



County of Fairfax, Virginia

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

February 12, 2014

E. John Regan, Jr.
Christopher Land, LLC
10461 White Granite Drive, Suite 103
Oakton, VA 22124

RE: Rezoning Application RZ 2013-SU-010

Dear Mr. Regan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 11, 2014, granting Rezoning Application RZ 2013-SU-010 in the name of Christopher Land, L.L.C. The Board's action rezones certain property in the Sully District from the R-1 and WS Districts to the PDH-2 and WS Districts to permit residential development with an overall density of 1.89 du/ac and approval of the conceptual development plans. The subject property is located at 13865 Walney Park Drive on approximately 3.7 acres of land, [Tax Map 44-4 ((1)) 18], subject to the proffers dated February 10, 2014.

Please note that on February 5, 2014, the Planning Commission approved Final Development Plan Application FDP 2013-SU-010.

The Board also:

- Modified the Zoning Ordinance to allow a private street to exceed 600 feet, as shown on the CDP/FDP.
- Directed the Director of the Department of Public Works and Environmental Services to permit:
 - A deviation to the tree preservation target per the Public Facilities Manual (PFM), in favor of the measures shown on the proposed plan and as proffered

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Modified the PFM to allow construction of a cul-de-sac with a radius of 30 feet, as shown on the CDP/FDP

- Modified the PFM to allow construction of sidewalks on one side of the north-south section of the private street and the extension of Walney Park Drive, as shown on the CDP/FDP.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully 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 11th day of February, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-SU-010**

WHEREAS, Christopher Land, L.L.C., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and WS Districts to the PDH-2 and WS Districts, and

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

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

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

Be, and hereby is, zoned to the PDH-2 and WS Districts, and said property is subject to the use regulations of said PDH-2 and WS Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 11th day of February, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFER STATEMENT

February 10, 2014

RZ/FDP 2013-SU-010
Christopher Land, LLC

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner/Applicant, in this rezoning proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 44-4 ((1)) 18 (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-2 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner/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) titled "Jennell Property", prepared by Charles P. Johnson & Associates, Inc. consisting of Ten (10) sheets, dated April 29, 2013 as revised through January 31, 2014 and further modified by these proffered conditions.
2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance. Additionally, except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including footprints, lot areas, dimensions, utility layouts and limits of grading and clearing and house location may be permitted in accordance with Section 16-403 of the Zoning Ordinance as long as such changes do not materially decrease the amount of open space, the building set backs are not violated on the CDP/FDP's typical lot layout, and the limits of clearing and grading are adhered to on the perimeter of the property. As shown on the typical lot layout in the CDP/FDP, under no circumstances shall the houses be less than 12' apart.

3. Architectural Design. The building elevations prepared by Devereaux & Associates, P.C., shown on Sheet 10 of the CDP/FDP, are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and revise architectural ornamentation based on final architectural design.

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

4. Universal Design. Dwelling units shall offer optional features designed with a selection of Universal Design features as determined by the Applicant which may include, but not be limited to, a seat in the Master Bath shower where possible, emphasis on lighting in stairs and entrances, lever door hardware, slip resistant flooring, optional hand-held shower heads at tubs and showers, and optional front-loading washers and dryers.
5. Parcel B. Parcel B is a +/- 6,358 square foot area of land that shall be dedicated to the future Homeowner's Association. This area is reserved for future driveway connections and/or development rights of Fairfax Tax Map 44-4 ((1)) 15, if/when that property is developed in the future, and has not been included in the density calculations for this rezoning. The Homeowners Association may be compensated for any connections or development rights it deems to be appropriate to convey. The Property owner of Tax Map 44-4 ((1)) 15 shall be responsible for removing any landscaping or retaining walls on the Applicant's property necessary to accommodate the future driveway connections and/or development. If any landscaping is removed from this Parcel as part of the redevelopment of the adjacent property, that property owner must replace the landscaping on the Jennell Property's Open Space area or another area that the Homeowner's Association deems appropriate.
6. Blasting. If blasting is required, the Applicant shall ensure that blasting is done pursuant to Fairfax County Fire Marshal requirements and all safety recommendations of the same, including without limitation, the use of blasting mats. In addition, the Applicant shall:
 - A. Retain a professional consultant, to perform a pre-blast survey of each occupied structure or building, to the extent that any of these structures are located within two hundred and fifty (250) feet of the property line of the

Application Property and within two hundred and fifty (250) feet of any off-site blasting area;

- B. Prior to any blasting being done, provide written confirmation to DPWES that the pre-blast survey has been completed and provide a copy of the survey to Fairfax County upon request. The blasting survey shall be deemed complete no later than thirty (30) days after notice to owners;
- C. Require the blasting consultant to request access to any houses, wells, buildings, businesses, or swimming pools, by notification to owners within two hundred and fifty (250) feet of the property line of the Application Property and within two hundred and fifty (250) feet of any off-site blasting area, if permitted by owner, to determine the pre-blast conditions of these structures. The Applicant's consultant will be required to give a minimum of fourteen (14) days' notice of the scheduling of the pre-blast survey. If an owner does not reply to the Applicant's consultant within the fourteen (14) day notice period, then the Applicant shall have no further obligation to inspect that property and the owner is deemed to have waived his right to a pre-blast inspection. The Applicant shall provide the residents entitled to pre-blast inspections, the name, address and phone number of the blasting contractor's insurance carrier;
- D. Require his consultant to place seismographic instruments prior to blasting to monitor shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request;
- E. Notify owners within two hundred and fifty (250) feet of the property line of the Application Property and within two hundred and fifty (250) feet of any off-site blasting area, ten (10) days prior to blasting. No blasting shall occur until such notice has been given;
- F. Upon receipt of a claim of actual damage resulting from said blasting, cause his consultant to respond within five (5) days of meeting at the site of the alleged damage to confer with the property owner;
- G. Require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures, which are directly attributable to the blasting activity and shall take necessary action to resolve any valid claims in an expeditious matter.

II. RECREATION FACILITIES

7. Recreation Contribution.

- A. Pursuant to Sect. 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide recreational facilities to serve the property as shown on the CDP/FDP. Per Sect. 16-404, recreational facilities such as tot lots, gazebos, trails and sitting areas, retaining walls and similar features may be used to fulfill this requirement. The siting and installation of such features shall not interfere with tree save areas. In the event it is demonstrated that the proposed facilities do not have sufficient value, at the time of the issuance of the first Residential Use Permit, the Applicant shall contribute funds in the amount needed to achieve the overall required amount of \$1,700 per unit for the seven (7) homes to be built on the Property.
- B. The Applicant shall construct a 6' wide asphalt trail connection from the extension of Walney Park Road to the Walney Woods subdivision trail, as shown on the CDP/FDP, provided that permission is received from the respective landowner.
- C. The Applicant shall construct a 5' wide asphalt trail from the terminus of the pond access road to the property boundary, as shown on the CDP/FDP. The Applicant shall in good faith attempt to obtain permission to extend the trail from the property boundary to Bennett Pond Court through the Preserve at Wynmar Community Association, Inc. open space by the time the Final Site Plan is approved, and to construct such trail. If the Applicant is unable to obtain permission to construct the trail as shown through the Preserve at Wynmar Community Association, Inc. open space or the trail connection is determined to be infeasible by DPWES, then the Applicant shall contribute \$10,000 to the Sully District trail fund to be used for this future connection or any other trail connection in the Sully District as identified by the District Supervisor's Office.
- D. The Applicant shall remove the existing gravel driveway that is serving the property and recondition the area in accordance with the PFM standards, provided that permission is received from the respective landowners. The reconditioned area and the ingress-egress easement shall be graded to ensure that stormwater runoff is not directed to the adjacent residential properties and shall be replanted, in accordance with the procedures established in Proffer 27.

III. SCHOOLS

- 8. Contribution. Prior to the issuance of the first Building Permit, a contribution of \$20,976 shall be made to Fairfax County to be transferred to the Fairfax County School Board to be utilized for capital improvements or capacity

enhancements to schools within the Chantilly High School pyramid which serve the Property.

IV. ESCALATION

9. Escalation. All monetary contributions required by these proffers shall be adjusted upward or downward based on the percentage change in the annual rate of inflation with a base year of 2014, and change effective each January 1 thereafter, as calculated by referring to the Consumer Price Index for all urban customers (CPI-U), (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of final site plan approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

V. CONSTRUCTION HOURS

10. Construction Hours. Construction shall occur only between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday, and 9:00 a.m. until 6:00 p.m. Saturday and Sunday. Construction activities shall not occur on the holidays of Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas, Easter, and New Year's Day. The construction hours shall be posted on the property. The allowable hours of construction as specified in this proffer shall be listed within any contract with future sub-contractors associated with construction on the site.

VI. SEPTIC TANK / WELL ABANDONMENT

11. Abandonment. The existing septic tank and well shall be properly abandoned as required by the Fairfax County Health Department prior to the approval and issuance of the demolition permit for the existing single family detached residential unit.

VII. ENERGY CONSERVATION

12. Energy Star Qualification. The dwelling units shall be constructed to achieve one of the following:
 - A. Qualification in accordance with ENERGY STAR[®] (version 3.0) or Homes, as demonstrated through documentation submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification within thirty (30) days after the issuance of the Residential Use Permit (RUP) for each dwelling; or

- B. Certification in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development Review Branch of DPZ and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification within thirty (30) days after the issuance of the Residential Use Permit (RUP) for each dwelling; or
- C. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to DPWES and the Environment and Development Review Branch of DPZ within thirty (30) days the issuance of the RUP for each dwelling.

Certification testing shall be accomplished prior to the issuance of a RUP for each dwelling. The Certification testing requirement shall be met by e-mailing the building inspector, the preliminary inspection report of the third party inspector prior to the issuance of the RUP. Prior to Bond Release, the Applicant shall show proof to DPWES that all units met one of the conditions A-C.

VIII. GARAGE CONVERSION

- 13. Garage Conversion. Any conversion of garages that will preclude the parking of vehicles within the garage shall be prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

VIX. HOME OWNERS ASSOCIATION

- 14. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation 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. Tax Map 44-4 ((1)) 15 shall be permitted to join the HOA at such time as it develops.
- 15. Dedication to HOA. At the time of subdivision plat recordation, open space, common areas, private streets, fencing, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by

the same. The HOA reserves the right to grant easements for any purpose on the common areas as the HOA deems necessary.

16. Best Management Practice ("BMP") Maintenance. After establishing the HOA, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMP facilities.
17. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the streets, any structural BMP facilities (if such structural BMP facilities are to be maintained by the homeowners' association), common area landscaping, and any other open space amenities and shall acknowledge receipt of this information in writing. The homeowner association covenants shall contain clear language delineating the tree save areas as shown on the CDP/FDP. The covenants shall prohibit the removal of the trees except those trees which are dead, diseased, noxious, or hazardous and shall outline the maintenance responsibility of the homeowners association and individual homeowners. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The HOA documents shall stipulate that a reserve fund be established by the HOA for the maintenance of common facilities. The Applicant shall be responsible for placing the sum of \$14,000 in such reserve fund prior to the issuance of the first Residential Use Permit (the "RUP") for the proposed single family dwelling units. At Final Site Plan Approval, if any structural BMP facilities are intended to be maintained by the future HOA, then the Applicant shall contribute an additional \$6,000 to the HOA fund for future maintenance or improvements to these facilities. If any such structural BMP facilities are to be maintained by the County, then there shall be no contribution by the Applicant. The Contribution shall be made prior to the issuance of the first Residential Use Permit (the "RUP") for the proposed single family dwelling units.
18. Public Access Easement. A public access easement in a form approved by the County Attorney shall be placed on the private streets, sidewalks and trails within the approved development. The requirements of this proffer condition shall be disclosed in the HOA documents.
19. Potential Interparcel Access. The applicant or the future homeowners association shall permit the recording of public or private access easement to permit the future connection of the private street to the adjacent property identified as Tax Map 44-4 ((1)) 15 within the 41-foot wide area designated on the CDP/FDP as a "Prop. Access Easement." The future connection is to be provided by others.

X. STORMWATER MANAGEMENT

20. Stormwater Management. Subject to review and approval by DPWES, stormwater management ("SWM") and Best Management Practice ("BMP") measures for the Property shall be provided in a Dry Pond and shall be developed in accordance with the PFM, unless waived or modified by DPWES. The stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures shall be employed to the satisfaction of DPWES.

XI. TREE PRESERVATION

21. Tree Preservation Plan. 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 ("UFMD"), Department of Public Works and Environmental Services ("DPWES").

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 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), located 25 feet outside the limits of clearing and grading and 10 feet inside of the limits of clearing and grading. Trees that are dead or a potential hazard to human health and property which are 12 inches in diameter or greater and located 100 feet outside the limits of clearing and grading and 10 feet within the limits of clearing and grading shall be identified in the inventory as well. The tree preservation plan and narrative shall include all applicable items specified in PFM 12-0501 and 12-0502. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

22. 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 appointed 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 and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying within the tree preservation area 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 associate understory vegetation and soil conditions.

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

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

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a Certified Arborist or Registered Consulting 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. No grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

25. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for

these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

- 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.
- An UFMD, DPWES representative shall be informed when all root pruning and tree protection fence installation is complete.

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

27. Reforestation Plan: A reforestation plan for the areas to be reforested, as designated on the CDP/FDP, shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval by the UFMD, and shall be implemented as approved. The plan shall provide seedling plantings that include an appropriate selection of native species based on existing and proposed site conditions to restore the area to a native forest cover type. In addition to the reforestation with seedlings, a minimum of 10 overstory and 10 understory deciduous trees having a minimum one-inch caliper shall be provided. The reforestation plan shall include, but not be limited to the following:

- A. Plant list detailing species, sizes, and stock type of trees and other vegetation to be planted;
- B. Soil treatments and amendments, if necessary;
- C. Methods to reduce deer browse;
- D. Methods to reduce weed competition;
- E. Mulching specifications;
- F. Details and methods of installation;
- G. Maintenance activities (such as weeding and watering);
- H. Mortality threshold; and
- I. Monitoring and replacement schedule.

XII. TRANSPORTATION

28. Transportation. The Applicant shall construct the extension of the public street Walney Park Drive to the proposed development. The Applicant will remove the temporary turn around on Tax Map 44-4 ((18)) parcels 1 & 2 and establish front yards on both parcels and extend the sidewalk along both parcels. Also the Applicant shall install two (2) Stop signs at the intersection of Walney Park and Autumn Glory with the permission of VDOT.

XIII. AFFORDABLE HOUSING

29. Housing Trust Fund. At the time each residential lot is issued a building permit, the Applicant shall contribute to Habitat for Humanity of Northern Virginia or the Fairfax County Housing Trust Fund, at the direction of the Sully District Supervisor, the sum of four thousand dollars (\$4,000.00) (equal to \$28,000 for seven (7) new dwelling units), which is equal to one half of one percent (1/2%) of the projected sale price for the new dwelling unit on the residential lot subject to the building permit. At the time of transfer to an initial third party purchaser, the Applicant shall contribute an amount equal to one half of one percent (1/2%) of that portion of the actual sale price over \$800,000 (i.e. if the sale price is \$850,000, the 1/2% of \$50,000) to Habitat for Humanity of Northern Virginia or the Fairfax County Housing Trust Fund, at the direction of the Sully District Supervisor.

XIV. SIGNS

30. Signs. Any sign installed by the Applicant shall be in conformance with Article 12 of the Zoning Ordinance.

XV. ARCHAEOLOGICAL STUDY

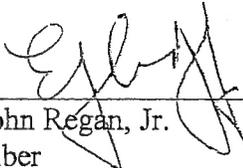
31. Archaeological Review. At least 30 days prior to any land disturbing activities on the Property and on the ingress-egress easement, the Applicant shall conduct a Phase I archaeological study on the entire Property and on any areas of the ingress-egress easement to be disturbed and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority ("CRMP") for review and approval. The study shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted until this study is submitted to CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to CRMP. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of site plan approval but rather shall be carried out in conjunction with site construction.

XVI. SUCCESSORS AND ASSIGNS

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

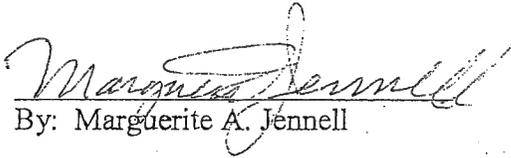
APPLICANT/CONTRACT PURCHASER OF TAX MAP
44-4 ((1)) 18

CHRISTOPHER LAND, LLC



By: E. John Regan, Jr.
Its: Member

TITLE OWNER OF TAX MAP
44-4 ((1)) 18



By: Marguerite A. Jennell

APPROVED DEVELOPMENT CONDITIONS

FDP 2013-SU-010

February 5, 2014

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2013-SU-010, located at 13865 Walney Park Drive, and consisting of 3.7 acres, more specifically described as Tax Map 44-4 ((1)) 18, for seven single-family detached dwellings, pursuant to Sect. 6-100 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Final Development Plan is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan shall be in substantial conformance with the approved Conceptual/Final Development Plan entitled "Jennell Property," consisting of 10 sheets, prepared by Charles P. Johnson & Associates, Incorporated, dated April 29, 2013, and revised through January 31, 2014, and these conditions.
2. If the Virginia Department of Transportation does not approve the proposed 30-foot cul-de-sac modification at the time of site plan review, the cul-de-sac may be enlarged to a radius of 45 feet without the need for an amendment to the Final Development Plan.

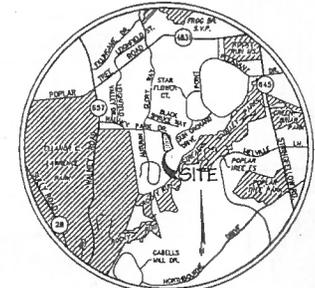
The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

CONCEPTUAL / FINAL DEVELOPMENT PLAN

JENNELL PROPERTY

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2013-SU-010



VICINITY MAP
SCALE: 1" = 200'



SOILS MAP / DATA
SCALE: 1" = 500'

SOIL #	SERIES NAME	FOUNDATION SUPPORT	FOUNDATION DRAINAGE	FOUNDATION STABILITY	SEDS	EROSION POTENTIAL	PROBLEM CLASS	CONSTRUCTION REPORT
25B	CHARITTY-POM COMPLEX	GOOD	FAIR	GOOD	GOOD	MED/AM	AVG	YES
81C	DATLANDS LOAM	GOOD	FAIR	GOOD	LOW	LOW	NO	NO
87	LEWIS LAM-CHARITTY	FAIR	FAIR	GOOD	GOOD	HIGH	NO	YES

NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 44-11118. THE SITE IS CURRENTLY ZONED R-1 & WSPD. THE PROPOSED ZONE IS PDH-2 & WSPD.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF MARGUERITE A. JENNELL IN DEED BOOK 4860 AT PAGE 838 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD P.M. SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED AUGUST 2012. CONTOUR INTERVAL EQUALS TWO FEET HIGHER 1928.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE IS A RESOURCE PROTECTION AREA (RPA) ON THIS SITE, BUT NO ENVIRONMENTAL QUALITY CORRIDOR (EQC). A WATER QUALITY IMPACT ASSESSMENT WILL 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 HUMAN 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.
- EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET J FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1970.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 114.4, 302.4, AND 303. ALL HAZARDOUS WASTE AS SET FORTH IN CONFORMANCE WITH VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 260, TO BE IDENTIFIED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THE SUBJECT PROPERTY LIES WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPD).
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADU) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 1.87 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW:
 - A DEVIATION FROM THE TREE PRESERVATION TARGET AREA OF PFM 813-506 IS HONESTY REQUESTED (SEE SHEET J).
 - A WAIVER OF THE MAXIMUM 800 PRIVATE STREET LENGTH OF 2.8 ARTICLE 11-202.2 IS HONESTY REQUESTED.
 - A WAIVER OF THE MINIMUM 60'-60'-SAC RADIUS IS HONESTY REQUESTED.
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED NEAR THE SOUTHWEST CORNER OF THE SITE.
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN SAN ORCHARD DRIVE.
- THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- A SITTING AREA IS BEING PROPOSED AS A SPECIAL AMENITY.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 10 FOR ARCHITECTURAL ELEVATIONS.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
- 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 6-808 OF THE ZONING ORDINANCE.
- MAJOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DWELLINGS, UTILITY LAYOUT, AND UNITS OF CLEANING AND GRADING THAT DEVIATE FROM THE FINAL ENGINEERING DESIGN IN SUBSTANTIAL CONFORMANCE WITH THE CDP/TDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MAJOR MODIFICATIONS PROVISION IN SECTION 18-403 OF THE ZONING ORDINANCE.
- EXISTING OUTLOT "A-1", OF 21,457 SQUARE FEET, IS RESERVED FOR PUBLIC STREET PURPOSES (RECORDED IN DEED BOOK 12145 AT PAGE 1945), AND IS BEING DESIGNATED FOR PUBLIC STREET PURPOSES BY PLAT #000217-RP-000.

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1	(1) REVISED DPL TABS (2) REVISED LAYOUT & CLEARING UNITS (3) REVISED LANDSCAPE, TREE COVER CALCS & TREE PRESERVATION TARGET REQUEST (4A) REVISED TREE PRESERVATION INVENTORY (5) REVISED CALCULATIONS & NARRATIVE (6) REVISED FINISHS & COMPUTATIONS (7) NEW SHEET	7-28-13
2	(1) REVISED SITE TIE & WATER REQUESTS (2) REVISED LAYOUT & CLEARING UNITS (3) REVISED TREE COVER CALCULATIONS (4) REVISED CALCULATIONS & NARRATIVE (5) REVISED FINISHS & COMPUTATIONS	9-18-13
3	(1) REVISED SITE TIE & TYPICAL LOT LAYOUT (2) REVISED P.M. 01-18-14C, OFF-SITE CONNECTION & CLEARING UNITS, ADDED TRAIL & SIGNAGE LOCATION, ADDED PARCEL B, TRAIL ALONG WATERSHED BOUNDARY & STREET SETBACK (3) REVISED DRAINAGE AREAS (4) REV. FINISHS & COMPS, ADDED SPECIAL ANALYSIS	10-11-13
4	(1) REVISED SITE TIE & TYPICAL LOT LAYOUT (2) ADDED SPECIAL AT FRONT OF 1019 5-7 (3) REVISED LANDSCAPE W/SHRUB POND	10-16-13
5	(1) REV. WIDTH OF WATNEY PARK DR. CONSERVATION LANDSCAPE, ADDED WATER EASEMENT (2) REV. OVERLAND FLOWY AND ADDED REFORESTATION & SHM SPECIAL NOTES	18-21-13
6	(1A) 2 NEW SHEETS	12-20-13
7	(1) REVISED OFF-SITE TRAIL FROM E. BROADWAY RD. TO SHRUB POND, REVISED SITING PLAN, ADDED PARCEL B (1A) 2 NEW SHEETS	1-31-14

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

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

- Plot is set 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 details of clearing and grading, ecomodis the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond wetlands, access roads, site utilities, energy dissipation devices, and stream stabilization measures as shown on Sheet .
- Provide:

Facility Name/Type & No.	On-site area	Off-site area	Drainage	Footprint	Storage	If pond, down slope (ft)	Volume (cfs)	Height (ft)
SW/DP/DP Pond	2,568	0,338	2,898	4,928	14,184	78		
- Outlet drainage channels, outfalls, and pipe systems as shown on Sheet . Pond inlet and outlet pipe systems are shown on Sheet .
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet . Type of maintenance access (road surface noted on the plot is).
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet .
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet .
- A description of the existing conditions of each numbered site utility extended downstream from the site to a point which is at least 100 linear feet from the site area or which has a drainage area of at least one acre (640 acres) is provided on Sheet .
- A description of how the outlet requirements, including known changes to contributing drainage areas (i.e. easement operations), of the Public Facilities Manual will be satisfied is provided on Sheet .
- Detailing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets & .
- A subdivision waiver is requested for (N/A).
- Stormwater management is not required because (N/A).

SITE TABULATIONS

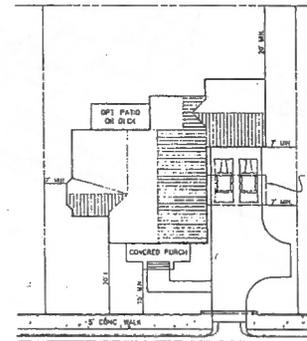
SITE AREA:		
LOT AREA	74,048.0	(1.881 Ac)
PARCEL "A"	79,175.0	(1.818 Ac)
PARCEL "B"	6,308.0	(0.146 Ac)
RIGHT-OF-WAY DEDICATION (ON-SITE)	1,589.0	(0.045 Ac)

TOTAL: 181,170.0 (3,700 AC)
NOTE: 21,457.0 OF RIGHT-OF-WAY IS TO BE DEDICATED OFF-SITE.

* PARCEL "B" IS TO BE DEDICATED FOR FUTURE DEVELOPMENT, AND HAS NOT BEEN INCLUDED IN THE DENSITY OR OPEN SPACE CALCULATIONS.

PDH-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	7 SINGLE-FAMILY DETACHED
MAXIMUM DENSITY	2 DU/AC	1.87 DU/AC
MINIMUM LOT AREA	N/A	9,300 sq ft
AVERAGE LOT AREA	N/A	18,500.0 sq ft
MAXIMUM BUILDING HEIGHT	N/A	35'
MINIMUM YARDS	N/A	SEE DETAIL THIS SHEET
OPEN SPACE	20% (0.74 Ac)	28% (1.04 Ac)
PARKING	3 spaces/unit 11 total spaces	3 spaces/unit 21 total spaces



TYPICAL LOT LAYOUT
SCALE: 1" = 20'

NOTES:

- EXCEPTIONS TO REQUIRED YARDS ARE TO BE PERMITTED IN ACCORDANCE WITH ARTICLE 7-412.
- EACH UNIT IS TO HAVE 1000'± S.S. & 140'± PARKING SPACES IN DR. DRIVEWAY.



DEVELOPER

THE CHRISTOPHER COMPANIES
19461 WHITE GRANITE ROAD
SUITE 101
DARTON, VIRGINIA 22024
(703) 352-3950

TABLE OF CONTENTS

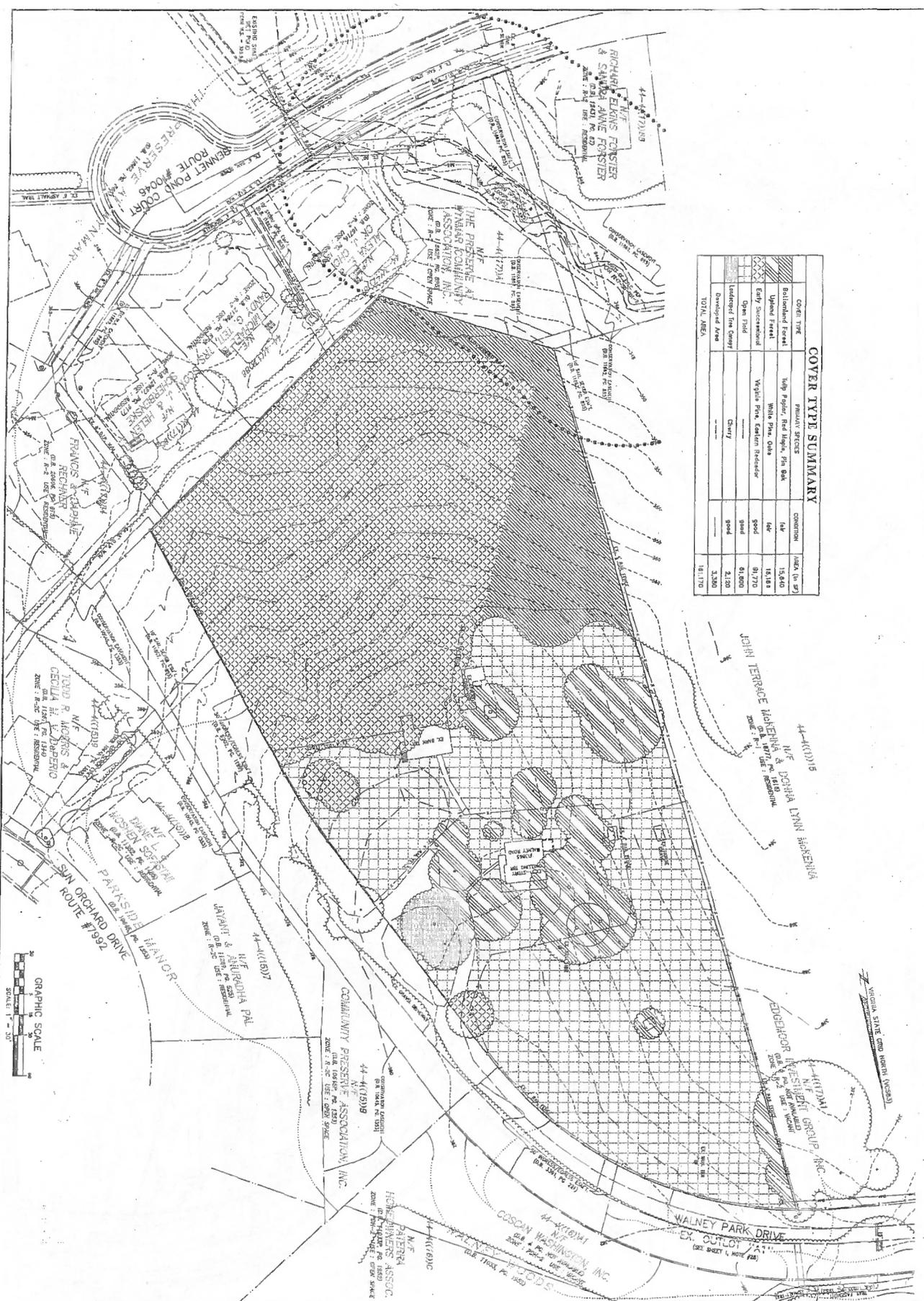
- COVER SHEET
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- TREE PRESERVATION PLAN
- DRAINAGE MAPS & NARRATIVES
- OVERALL GRADAGE MAP
- ARCHITECTURAL ELEVATION

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1999 Parker St., Ste. 201, Fairfax, VA 22030 703-352-3133 Fax: 703-352-6464
www.cpj.com • 1-800-833-1111 • 1-800-833-1111 • 1-800-833-1111

DATE: APRIL 29, 2013
REVISED: JULY 29, 2013
SEPTEMBER 15, 2013
OCTOBER 1, 2013
OCTOBER 10, 2013
OCTOBER 21, 2013
OCTOBER 20, 2013
JANUARY 31, 2014

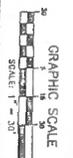
SHEET 1 OF 10

JENNELL PROPERTY



COVER TYPE SUMMARY

COVER TYPE	PRINCIPAL SPECIES	CONDITION	AREA (a) (sq ft)
Balanced Forest	Tulip Poplar, Red Maple, Pin Oak	fair	15,640
Upland Forest	White Pine, Oak	fair	18,148
Early Successional	White Pine, Eastern Redcedar	good	91,770
Open Field	Clay	good	81,000
Undeveloped Pine Cover		good	2,100
Developed Area			3,380
TOTAL AREA			181,170



EXISTING VEGETATION MAP

JENNELL PROPERTY



NO. DATE REVISION PRIOR TO APPROVAL

CPI Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

DATE	APRIL 2013
DESIGN	TRUMP, KJV
APPROVED	PAUL A. JOHNSON
SHEET	3

January 21, 2014

Fairfax County
 Urban Forest Management Division
 13055 Government Center Parkway
 Fairfax, Virginia 22035
 Attention: Mr. Mike Hopp
 Re: JENNELL Property
 Date: Mr. Hopp:

The purpose of this letter is to request a deviation from the Tree Preservation Target Area requirement of 7716 sq. ft. (25.00%) in the site plan that this deviation request makes the conditions allowed under 7716 § 12-200B(2A) met (3).

If the development seeks to meet the writer's required target area of 28,448 square feet, it would include the development of the site and canopy allowed by the Zoning Ordinance and Comprehensive Plan. It will be made up of the deficit in the target area, tree or herbicide would have to be removed (14% 20% of the total number of proposed trees).

The amount of tree area with this plan (12,258 square feet) has been maximized by limiting the amount of clearing and grading required as much as is feasible. The proposed site plan includes the preservation of all trees and canopy allowed by the Zoning Ordinance and Comprehensive Plan. The majority of any further permitted tree removal would be comprised of plants of Virginia Park, which covers most of the eastern side of the property. Many of these trees do not meet the criteria established for structure height and are not as desirable as 10 year trees. The development has also been designed to preserve as many large trees as possible and the areas below the proposed SWMA pond near Virginia. These areas will be reforested with more desirable species.

Proposed landscaping, in addition to the existing trees to be saved, will meet the level 10-year Tree Canopy requirement. Most of these proposed trees will be located in the open space areas for screening in the proposed common area management pond, and along the proposed private street. This area will be planted with a higher quality and diversity than most of the existing vegetation. The trees below the proposed pond provide the canopy area to be saved in the Virginia Park removal by request of USFAD, and will be replanted with trees a step up and placed in a conservation easement.

If you have any questions or concerns, please do not hesitate to contact me at 703-265-7555 or hjohn@cpj.com

Respectfully,

 Thomas J. Veale, II, AIA
 (703) 265-7555 / thjohn@cpj.com

3059 Fender Drive, Suite 218 • Fairfax, VA 22038 • 703-265-7555 • Fax: 703-273-8858 • www.cpj.com

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculation and Status (Table 12.1)	
A	Predevelopment area of existing tree canopy 28,448 SF
B	Percentage of base site area covered by existing tree canopy 66.9%
C	Percentage of 10-year canopy required for site 25%
D	Percentage of 10-year canopy requirement that should be met through tree preservation 100%
E	Proposed percentage of canopy requirement that will be met through tree preservation 100%
F	Use the Tree Preservation Target minimum base rule?
G	If no, provide sheet number where deviation request is located SHEET 5

B. Tree Canopy Requirement	
1	Identify gross site area 12,258 SF
2	Subtract area dedicated to road, bridge and park 1,347 SF
3	Subtract area of impervious 0 SF
4	Adjusted gross site area (B1 - B2 - B3) 10,911 SF
5	Identify area existing tree canopy 1,000 SF
6	Percentage of 10-year canopy required (5/6) 100%
7	Area of 10-year canopy required (B4 x B6) 10,911 SF
8	Is a modification of canopy requirement being requested? NO
9	If so, provide sheet number where modification request is located N/A

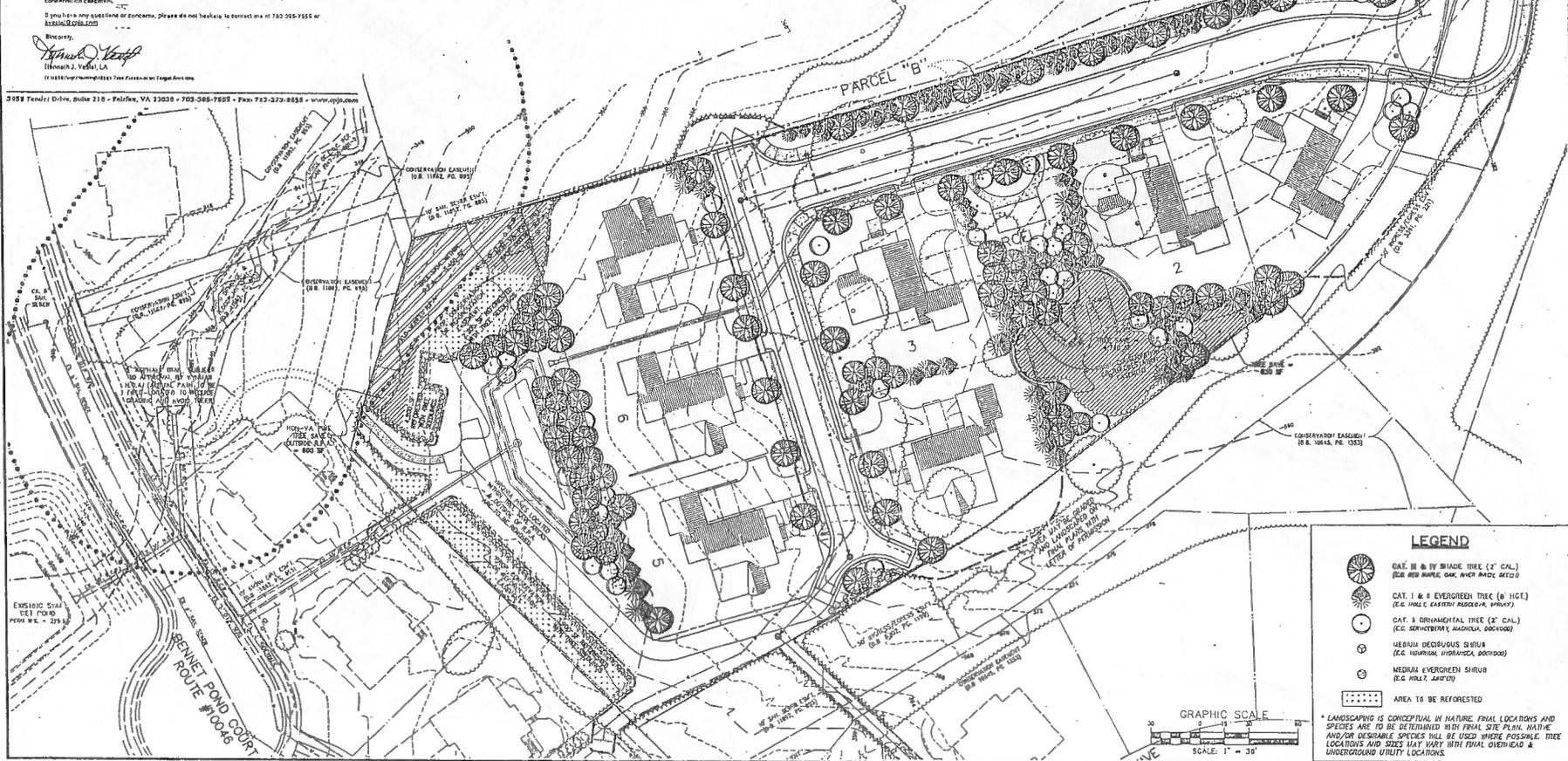
C. Tree Preservation	
1	Tree Preservation Target Area 28,448 SF
2	Total canopy area meeting conditions of 7716 12,258 SF
3	Deficit in canopy area 16,190 SF
4	Total canopy area of unique or valuable trees or woodland communities 1,000 SF
5	Total canopy area of heritage, Memorial, Specimen or Great Trees 0 SF
6	Total canopy area of trees within Resource Protection Areas and 100-year special-use 2,100 SF
7	Canopy area of trees within Resource Protection Areas and 100-year special-use 2,100 SF
8	Total of C2, C3, C4, C5, and C7 15,358 SF

D. Tree Planting	
1	Area of canopy to be met through tree planting (B7 - C1) 16,190 SF
2	Area of canopy provided by planted trees 28,265 SF
3	Area of canopy provided by improved existing tree canopy 0 SF
4	Area of canopy provided by improved existing tree canopy 0 SF
5	Area of canopy provided through tree planting 16,190 SF
6	Area of canopy provided through native shrubs or woody vines 0 SF
7	Area of canopy provided through native shrubs or woody vines 0 SF
8	Area of canopy provided through native shrubs or woody vines 0 SF
9	Percentage of the D6 required by the D8 (Final) (Final) 33% of D6 5,343 SF
10	Total canopy area to be provided through tree planting 10,847 SF
11	Is white planting required? NO
12	Tree Bank or Tree Fund? N/A
13	Amount to be deposited into the Tree Preservation and Planting Fund 0 SF
14	Amount to be deposited into the Tree Preservation and Planting Fund 0 SF

E. Total of 10-year Tree Canopy Provided	
1	Total canopy area provided through tree preservation (C12) 12,258 SF
2	Total canopy area provided through tree planting (D11) 10,847 SF
3	Total canopy area provided through other mechanisms (D14) 0 SF
4	Total 10-year tree canopy provided 23,105 SF

Total 10-year tree canopy provided (E4 of net site area) 23,105 SF / 14%
 * Plant species and different tree types (if applicable) are to be specified into the final landscape plan.
 Final 10-year tree canopy provided with this site plan shall be equivalent to that shown on the COMPOD.

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY



LEGEND

- CAT. III & IV SHADE TREE (2" CAL.) (E.G. RED BARK OAK, AMERICAN BEECH)
- CAT. I & II EVERGREEN TREE (6" HGT.) (E.G. NINE CANTON REDWOOD, SPRUCE)
- CAT. I ORNAMENTAL TREE (2" CAL.) (E.G. SPANISH BAY, MANHATTAN DOGWOOD)
- HERBIVOROUS SHRUB (E.G. HYDRANGEA, DOGWOOD)
- MEDIUM EVERGREEN SHRUB (E.G. HOLLY, JASMINE)
- AREA TO BE REFORESTED

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

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JENNEL PROPERTY
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



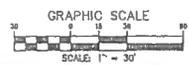
REVISION	DATE	BY	DESCRIPTION
SHEET 5 OF 10			
PROJECT NO. 12-821			
TYPE: COP / FDP			



THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

LEGEND

- TREE TO BE SAVED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE (1" RAD./1" DBH)
- LIMITS OF CLEARING & GRADING
- ROOT PROTECTION
- TREE PROTECTION OR SUPER SALT FENCE



TREE PRESERVATION PLAN

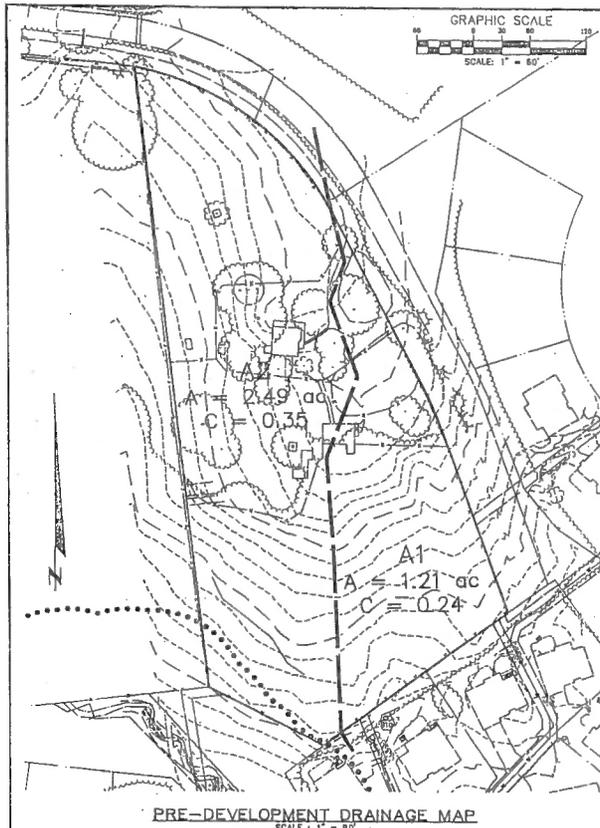
JENNELL PROPERTY

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FAIRFAX COUNTY, VIRGINIA

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SHEET 6 OF 10
PWA NO: 12-021
TYPE: CDP / FDP

Last Saved: 1/31/2014 Last Plotted: 1/31/2014 3:28 PM Sheet No: 12521\005\000-F6001



PRE-DEVELOPMENT DRAINAGE MAP
SCALE: 1" = 60'

OUTFALL SWM AND BMP NARRATIVE

THE SITE CONSISTS OF 3.70 ACRES, ON WHICH 7 SINGLE-FAMILY DETACHED UNITS ARE PROPOSED TO BE CONSTRUCTED. THE SITE IS HALF-OPEN AND HALF-WOODED, WITH SLOPES AVERAGING ABOUT 6%. EXISTING WELLS ARE TO BE ABANDONED.

A PORTION OF THE RUNOFF FROM THE SITE DRAINS TOWARD A RESIDENTIAL PROPERTY TO THE WEST AND TO A TRIBUTARY OF BIG ROCKY RUN. THE REMAINDER OF THE SITE DRAINS TOWARD AN EXISTING CLOSED STORM SEWER SYSTEM LOCATED IN THE SINGLE-FAMILY SUBDIVISION TO THE SOUTH (SEE THE PRESERVE AT MYHAIN SEC. 1'). THIS CLOSED STORM SEWER SYSTEM DISCHARGES INTO AN EXISTING STORMWATER MANAGEMENT POND THAT RELEASES INTO A TRIBUTARY OF BIG ROCKY RUN. STORMWATER MANAGEMENT FOR THIS SITE HAS NOT BEEN PROVIDED FROM THE EXISTING POND.

POST-DEVELOPMENT CONDITIONS

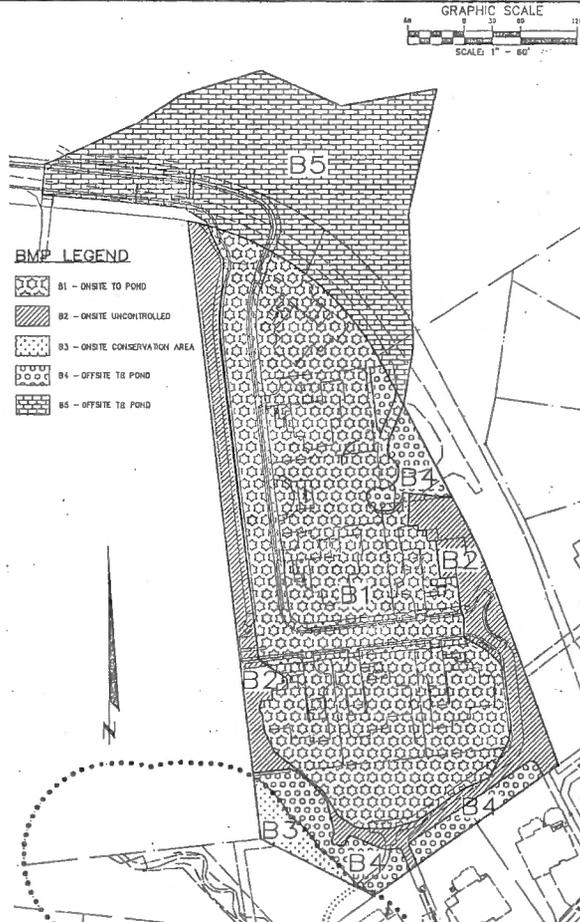
A STORMWATER MANAGEMENT DRY POND WITH SEPARATE EMERGENCY SPILLWAY, PUBLICLY MAINTAINED, WILL BE PROVIDED WITH THIS DEVELOPMENT ON THE SOUTHWEST PART OF THE SITE. A CLOSED STORM SEWER SYSTEM WILL BE INSTALLED TO COLLECT MOST OF THE SITE'S RUNOFF AND OFFSITE RIGHT-OF-WAY AREA INTO THE PROPOSED DRY POND. A SMALL PORTION OF THE SITE WILL CONTINUE TO FLOW UNCHANGED TO THE EXISTING SUBDIVISION TO THE SOUTH AND WEST. THE POND WILL OUTFALL INTO THE EXISTING CLOSED STORM SEWER SYSTEM PROVIDED WITH THE PRESERVE AT MYHAIN SEC. 1'. EXISTING STORM SEWER DOWNSTREAM IS SHOWN TO HAVE ADEQUATE CAPACITY (SEE COMPUTATIONS SHEET 9).

THE SITE HAS BEEN COVERED BY SUCH A LAMINA AS TO PROVIDE OVERLAND RELIEF FOR THE 100-YEAR STORM EVENT WITHOUT FLOODING THE SITE HAS BEEN COVERED BY SUCH A LAMINA AS TO PROVIDE OVERLAND RELIEF FOR THE 100-YEAR STORM EVENT WITHOUT FLOODING ANY BUILDINGS DOWNSTREAM. IN THE EVENT OF FAILURE OR BLOCKAGE OF THE STORM DRAINAGE SYSTEM, RUNOFF FROM 100-YEAR STORM WILL FLOW BEHIND LOTS 88 AND 87 AND INTO THE TRIBUTARY OF BIG ROCKY RUN. THE OVERLAND RELIEF DIRECTIONS HAVE BEEN SHOWN ON THE POST-DEVELOPMENT DRAINAGE MAP ABOVE.

THE OVERALL DRAINAGE AREA MAP SHOWN ON SHEET 8 DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALLS INTO THE EXISTING FLOODPLAIN FOR BIG ROCKY RUN. THE TOTAL SITE AREA (3.70 ACRES) DRAINING INTO THE EXISTING FLOODPLAIN AT POINT "A" IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (2,533 ACRES) OF BIG ROCKY RUN. THE EXISTING STREAM CHANNEL IS WELL-DEFINED WITH STABILIZED BED AND BANK, THEREFORE, PER FPM 6-8-2003.20, THE EXTENT OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT "A". SINCE THE FLOWS FROM THE SITE WILL BE REDUCED BELOW PRE-DEVELOPMENT LEVELS (SEE COMPUTATIONS THIS SHEET), IT IS THEREFORE THE ENGINEER'S OPINION THAT THIS CREATES AN ADEQUATE OUTFALL FOR THIS PROJECT.

SWMP WILL BE PROVIDED VIA A PROPOSED SWMP POND AND CONSERVATION AREAS. BMP CALCULATIONS HAVE BEEN PROVIDED FOR THE SITE. THE TOTAL PHOSPHORUS REMOVAL IS APPROXIMATELY 62.6LB, WHICH IS MORE THAN THE REQUIRED 50X BURF.

AN ANALYSIS OF THE DWA BREACH HAS BEEN INCLUDED ON SHEET 8.



BMP LEGEND

- B1 - ONSITE TO POND
- B2 - ONSITE UNCONTROLLED
- B3 - ONSITE CONSERVATION AREA
- B4 - OFFSITE TO POND
- B5 - OFFSITE TO POND

BMP MAP
SCALE: 1" = 60'

PRELIMINARY BMP COMPUTATIONS

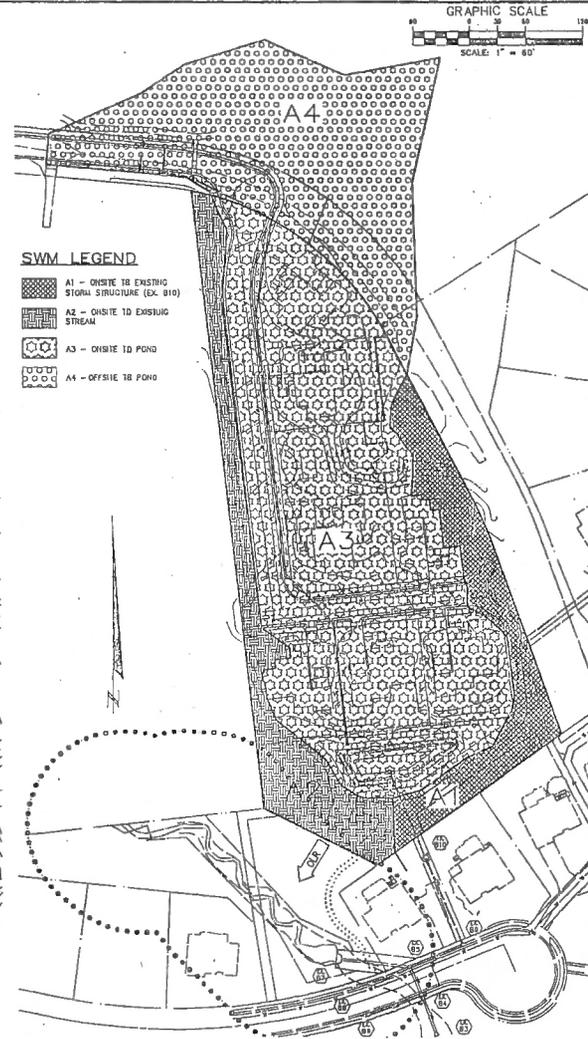
Part 1: List all of the Subareas and 'C' Factors used in the BMP Computations

Subarea	Designation	Type	Area (A)	'C' Factor	Area (D)
B1 - Onsite to Pond	(1)		0.29	0.29	0.29
B2 - Onsite Uncontrolled	(2)		0.31	0.27	0.27
B3 - Conservation Area	(3)		0.29	0.29	0.29
B4 - Offsite to Pond	(4)		0.24	0.24	0.24

Part 2: Compute the Total Phosphorus Removal for the BMPs

Subarea	SWMP Designation	Removal Type	EA (%)	Area (A)	'C' Factor	Area (D)	Phosphorus Removal (P)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
B1	Dry Pond	X	0.20	X	0.14	-	33.81
B2	Uncontrolled	X	0.18	X	0.18	-	6.20
B3	Conservation	X	0.25	X	1.00	-	2.31
B4	Retention	X	0.24	X	1.00	-	6.77
B5	Onsite Pond	X	0.29	X	0.29	-	19.87
(9) Total							62.66

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



SWM LEGEND

- A1 - ONSITE TO EXISTING STORM STRUCTURE (EX. 010)
- A2 - ONSITE TO EXISTING STREAM
- A3 - ONSITE TO POND
- A4 - OFFSITE TO POND

POST-DEVELOPMENT DRAINAGE MAP
SCALE: 1" = 60'

SWM SUMMARY

SWM Area	Area (A)	SWMP Type	'C' Factor	Existing Condition	SWMP Type	Area (D)	SWMP Type	SWMP Type
A1 - ONSITE TO EX. STORM STR. 10	0.29	0.24	0.24	0.24	0.24	0.24	0.24	0.24
A2 - ONSITE TO EXISTING STREAM	0.29	0.24	0.24	0.24	0.24	0.24	0.24	0.24
A3 - ONSITE TO POND	0.29	0.24	0.24	0.24	0.24	0.24	0.24	0.24
A4 - OFFSITE TO POND	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24
Pond Development Result in Pond								
Onsite area to Pond A1	2.08	Ac	0.24	0.24	0.24	0.24	0.24	0.24
Onsite area to Pond A2	1.44	Ac	0.24	0.24	0.24	0.24	0.24	0.24
Total area to Pond A	4.93	Ac	0.24	0.24	0.24	0.24	0.24	0.24
Composite 'C' in Pond av	0.90							
Loadings from SWM Pond Developments								
Q1 = 5.17 CFS								
Q2 = 2.41 CFS								
Alternative Pond Releases								
Q1 = 4.84	± 2.86		1.71	± 0.83	CFS			
Q2 = 0.46	± 3.58		2.37	± 7.18	CFS			

DRAINAGE MAPS & NARRATIVES

JENNELL PROPERTY

CPI Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

SULLY DISTRICT

SHEET 8 OF 10
PROJECT NO. 12-521
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RZ 2013-SU-010

Zoning Application Closeout Summary Report

Printed: 3/14/2014

General Information

APPLICANT: CHRISTOPHER LAND, L.L.C.
DECISION DATE: 02/11/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: JOE GORNEY
SUPERVISOR DISTRICT: SULLY

DECISION SUMMARY:

ON FEBRUARY 11, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ 2013-SU-010 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, ON A MOTION BY SUPERVISOR FREY, SUBJECT TO PROFFERS DATED FEBRUARY 10, 2014.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R-1	3.70 ACRES	PDH-2	3.70 ACRES	PDH-2	3.70 ACRES

Tax Map Numbers

0444 ((01)) ()0018

Approved Land Uses

Zoning District: PDH- 2

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFD	7	3.70 ACRES					
TOTALS	7	3.70 ACRES					

Approved Waivers/Modifications

- WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE
- MODIFY PFM STANDARDS FOR CUL-DE-SACS
- WAIVE SIDEWALKS
- WAIVE 600 FT. PRIVATE STREET LENGTH REQUIREMENT

Approved Proffers

PROFFER STATEMENT DATE: 02-10-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION - TRAILS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
DISCLOSURE - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
SCARIFY AND REMOVE PAVEMENT / RESTORE VEGETATION	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
RESTORATION / REFORESTATION / REPLANTING	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
STORMWATER MANAGEMENT POND - ON-SITE	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
EASEMENTS - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
HOA CONTRIBUTION FOR MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
BLASTING	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001

FDP 2013-SU-010

Zoning Application Closeout Summary Report

Printed: 3/11/2014

General Information

APPLICANT: CHRISTOPHER LAND, L.L.C.
DECISION DATE: 02/05/2014
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: JOE GORNEY
SUPERVISOR DISTRICT: SULLY

DECISION SUMMARY:

ON FEBRUARY 5, 2014, ON A MOTION BY COMMISSIONER LITZENBERGER, THE PLANNING COMMISSION UNANIMOUSLY APPROVED (WITH ONE ABSTENTION) FDP 2013-SU-010, SUBJECT TO DEVELOPMENT CONDITIONS, DATED FEBRUARY 5, 2014 AND TO THE BOARD APPROVED OF REZONING RZ 2013-SU-010.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PDH- 2	3.70 ACRES

Tax Map Numbers

0444 ((01))()0018

Approved Land Uses

Zoning District: PDH- 2

<u>LAND USE</u>	<u>DU'S</u>	<u>RES LAND AREA</u>	<u>ADU'S</u>	<u>WDU'S</u>	<u>GFA</u>	<u>FAR</u>	<u>NRES LAND AREA</u>
SFD	7	3.70					ACRES
TOTALS	7	3.70					ACRES

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 02-05-2014

DEVELOPMENT CONDITION	DUE	TRIG #	TRIG EVENT	CONTRIB	EXPIR DTE
OTHER - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001

3/11/2014

October 1, 2012

RECEIVED
Department of Planning & Zoning

FOR REZONING ONLY

NOV 07 2012

Description of
All of the property of
Marguerite A. Jennell
Deed Book 4880 at Page 838
Sully District - Fairfax County, Virginia

Zoning Evaluation Division

Description of all of the property acquired by Marguerite A. Jennell by deed recorded in Deed Book 4880 at Page 838, among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point lying on the southerly line of Outlot "A-1" – The Preserve at Wynmar – Section 1 (D.B. 12145, Pg. 1943); said point also marking the northeasterly corner of the property acquired by John T. and Donna L. McKenna (D.B. 18777, Pg. 1616); thence leaving said corner and running with a portion of said southerly line of Outlot "A-1", a portion of Outlot "A" – Walney Woods (D.B. 11033, Pg. 1952) and a portion of Parcel "B" – Parkside Manor (D.B. 10645, Pg. 1353)

- 1.) 267.64 feet along the arc of the non-tangent curve to the right having a radius of 295.00 feet and a chord bearing and distance of South 53°25'37" East, 258.55 feet to a point lying on the westerly line of the aforesaid Parcel "B" – Parkside Manor; thence continuing with a portion of said westerly line of Parcel "B" the following three (3) courses and distances:
- 2.) South 27°26'10" East, 197.76 feet to a point; thence
- 3.) 58.02 feet along the arc of the tangent curve to the right having a radius of 425.00 feet and a chord bearing and distance of South 23°31'30" East, 57.98 feet to a point; thence
- 4.) South 19°36'50" East, 208.50 feet to a point lying in the northerly line of Lot 84 – The Preserve at Walney Woods (D.B. 11862, Pg. 895); thence continuing with a portion of the northerly line of said Walney Woods the following two (2) courses and distances:
- 5.) South 54°19'10" West, 242.51 feet to a point; thence
- 6.) North 63°08'20" West, 135.65 feet to a point marking the southeasterly corner of the aforesaid property of McKenna; thence running with the easterly line of said McKenna
- 7.) North 06°23'42" West, 663.43 feet to the point of beginning containing 161,170 square feet or 3.69995 acres of land.