



County of Fairfax, Virginia

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

March 5, 2014

Kelly M. Atkinson
Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192

RE: Rezoning Application RZ 2013-HM-012

Dear Ms. Atkinson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 4, 2014, granting Rezoning Application RZ 2013-HM-012 in the name of Sekas Homes, Ltd. The Board's action rezones certain property in the Hunter Mill District from the R-1 District to the PDH-2 District to permit residential development with a total density of 1.66 du/ac and approval of the conceptual development plan. The subject property is located approximately 400 feet N. of the intersection of Old Courthouse Road and Besley Road on approximately 5.43 acres of land, [Tax Map 28-4 ((8)) 3, 4, 5, 6 and 7; 28-4 ((9)) A], subject to the proffers dated March 4, 2014.

Please note that on January 23, 2014, the Planning Commission approved Final Development Plan Application FDP 2013-HM-012, subject to the development conditions dated December 31, 2013.)

The Board also:

- Approved a waiver of Section 8-0201.3 of the Public Facilities Manual requiring a trail along Tetterton Avenue.

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

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

March 5, 2014

- Irrespective of that shown on the CDP/FDP, approved a waiver of Sections 8-0101.1 and 8-0102 of the Public Facilities Manual requiring a sidewalk along Besley Road, Tetterton Avenue, and both sides of the private street

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill 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 4th day of March, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-HM-012**

WHEREAS, Sekas Homes, Ltd. 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-2 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 Hunter Mill District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-2 District, and said property is subject to the use regulations of said PDH-2 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 4th day of March, 2014.



Catherine A. Chianese

Clerk to the Board of Supervisors

PROFFERS

Sekas Homes, Ltd.
Spring Lake, Section 3

RZ 2013-HM-012

March 4, 2014

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the Applicant, for himself and his successors or assigns (herein collectively referred to as the "Applicant") in this rezoning application filed on property identified on the Fairfax County Tax Map 28-4 ((8)) Parcels 3-7 and 28-4 ((9)) Parcel A hereinafter referred to as the "Application Property", agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property from the R-1 zoning district to the PDH-2 district.

1. Development Plan

- a) Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the portion of the Application Property identified on the Fairfax County Tax Map 28-4 ((8)) Parcels 3-7 and 28-4 ((9)) Parcel A shall be in substantial conformance with the Conceptual/Final Development Plan ("C/FDP") entitled "Spring Lake Section 3" containing nine sheets and prepared by Land Design Consultants, Inc., dated March, 2013 and revised through December 23, 2013.
- b) Pursuant to Paragraph 4a of Section 16-403 of the Zoning Ordinance, minor modifications from the C/FDP may be permitted as determined by the Zoning Administrator. These modifications may include the locations of utilities and landscaping, minor adjustment of property lines, and the general location, type and size of dwellings on the proposed lots, provided that the minimum building setbacks outlined on the C/FDP are honored, and the limits of clearing and grading are adhered to.

2. Homeowners Association

The Applicant shall establish a homeowners association for the proposed development for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development as well as for the ownership and maintenance of Parcels A, B and C. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the HOA and residential covenants. The initial deeds of conveyance shall expressly contain these disclosures.

3. Transportation

- a) Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein.
- b) Garages and Driveways. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each unit shall be a minimum of eighteen (18) feet in width and length to permit the parking of two (2) vehicles without overhanging onto the sidewalk, if provided. Garages shall be designed to accommodate two (2) vehicles.

- c) The Applicant shall provide an escrow to the Board of Supervisors for the future construction of a 5' sidewalk along the subject property's Besley Road frontage by others. These funds can also be used for transportation improvements in the vicinity of the site. This escrow amount will be determined at time of Subdivision Plan approval and will be based on the Unit Prices listed in the County's Comprehensive Unit Price Schedule at time of Subdivision Plan approval. This escrow shall be posted prior to subdivision plan approval.
- d) The on-site private street shall be constructed in conformance with the Public Facilities Manual ("PFM") and shall be constructed of materials and depth of pavement consistent with Sect. 7-0502 of the PFM, subject to any design modifications as to pavement and easement width and use of curb, that are approved by the Director of DPWES. The Homeowners' Association shall be responsible for the maintenance of the on-site private street. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents. The Applicant shall deposit the sum of \$2,000 into a maintenance account that will be available for utilization by the HOA for street maintenance after the Applicant turns over control of the HOA to the homeowners.
- e) Irrespective of the CDP/FDP, if the Board of Supervisors approves a waiver of sidewalk on Tetterton Avenue, Besley Road and the new private street, the applicant shall provide an escrow to the Board of Supervisors for future construction of the 5' sidewalks by others on the property's Besley Road and Tetterton Avenue frontage and one side of the private street. These funds can also be used for transportation improvements in the vicinity of the site. This escrow amount will be determined at time of Subdivision Plan approval and will be based on the Unit Prices listed in the County's Comprehensive Unit Price Schedule at time of Subdivision Plan approval. This escrow shall be posted prior to subdivision plan approval.

4. Landscaping

- a) The first submission of the subdivision plan and all subsequent plan submissions shall include a landscape plan and specifications, for review and approval by the Forest Conservation Branch. The landscape plan and specifications shall incorporate the following:
 - Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75% of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs. Areas proposed for turf and mulch beds shall be delineated on the landscape plan submitted with the subdivision plan.
 - Plant trees in areas to contribute to energy conservation for the dwelling on each lot where possible, as depicted in Plate 4-12 of the Public Facilities Manual (PFM), and as determined in consultation with Forest Conservation Branch.
 - Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
 - Landscaping implemented with the subdivision plan may be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.19) together with smaller understory type trees (Category II). The plan may show overlap of understory trees by overstory trees as might occur in a natural environment.
 - Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.

- The Applicant shall reserve the right to modify the location and species of trees at time of final subdivision plan subject to final engineering and approval by FCB.
- b) The Applicant shall plant a total of 80 large deciduous and evergreen trees inside any areas designated for clearing and grading. These locations shall be determined at time of subdivision plan in consultation with UFMD.

5. Tree Preservation

Existing Vegetation Map/Tree Preservation: The Applicant shall submit an Existing Vegetation Map/Tree Preservation Plan as part of the first and all subsequent subdivision plan submissions to identify the trees onsite and address the preservation of the trees, as shown on the Conceptual/Final Development Plan. The Existing Vegetation Map/Tree Preservation Plan shall be prepared by a professional with experience in the preparation of these plans, such as a certified arborist, Registered Consulting Arborist or landscape architect, and shall be subject to the review and approval of Forest Conservation Branch (FCB), SDID.

The Existing Vegetation Map/Tree Preservation Plan shall consist of tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the C/FDP for the entire site. The tree preservation plan shall provide those areas outside of the limits of clearing and grading shown on the C/FDP and those additional areas in which trees can be preserved as a result of final engineering and as determined by FCB. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. 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.

Tree Preservation Walk-through: The Applicant shall retain the services of a certified arborist, Registered Consulting Arborist or landscape architect and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an FCB, SDID representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions. The Applicant shall adjust the clearing limits on lots 1,6 and 7 to maximize the tree save area along Besley Road to be incorporated into the subdivision plan.

The Applicant shall notify the owner(s) of Fairfax County Tax Map 28-4 ((9)) 1A, via certified mail, the date of the pre-construction meeting. The owner(s) may attend this meeting and bring their own arborist, if desired. If agreed to by UFMD and owner(s) arborist, the Applicant shall incorporate owner(s) arborist recommendation(s) pertaining to the tree clearing along this property line.

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 and 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. The installation of all tree protection fencing shall be performed under the direct 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 FCB, SDID, 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 FCB, SDID.

Root Pruning: The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffers. All treatment 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 FCB, SDID, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not limited to the following:

- a) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches,
- b) Root pruning shall take place prior to any clearing and grading,
- c) Root pruning shall be conducted with the on-site supervision of a certified arborist;
- d) FCB, SDID shall be informed in writing when all root pruning and tree protection fence installation is complete.

Site Protection: This proffer shall preclude the removal, disturbance, cutting, destroying, or otherwise harming of any trees, shrubs, or other vegetation on the subject property, except as necessary for (a) the control of invasive species of vines and other vegetation; (b) removal of dead or dying vegetation; (c) the routine maintenance of existing conditions, such a minor tree limbing or trimming, provided that such activity is consistent with the Tree Preservation Plan; or (d) the removal of trees in order to prevent the endangerment of life or property, meet insurance requirements or damaged due to natural disasters beyond the control of the Applicant.

Site Monitoring: During any clearing or tree/vegetation/structure removal within twenty (20') feet of the clearing limit on the Application 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 FCB.

The Applicant shall retain the services of a certified arborist, Registered Consulting Arborist or landscape architect to monitor all construction and demolition work in order to ensure conformance with all tree preservation proffers, and FCB approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by FCB, SDID.

Tree Value Determination: The Applicant shall contract a Certified Arborist to determine the monetary value of each tree within twelve (12) feet of the clearing limits (herein, the "Tree Value") and 15 inches in diameter and larger shown to be preserved in the tree inventory. Tree Value shall be determined using the Trunk Formula Method contained in the 9th Edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture, and shall be subject to approval by the Forest Conservation Branch Division, DPWES (FCBD) with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placement ratings. The Site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved Tree Conservation Plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the Tree Bond, as discussed below.

Tree Bond: At the time of subdivision plan approval, the Applicant shall both post a cash bond and a letter of credit (herein, the "Tree Bond") payable to the County of Fairfax to ensure preservation and/or replacement of the trees within twelve (12') of the clearing limits for which a Tree Value has been determined as described above (herein, the "bonded trees"). The Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, replacement, removal and/or treatment of the trees identified in the Tree Conservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undisturbed areas identified on the approved C/FDP. The letter of credit shall be equal to 50% of the replacement value of the bonded trees. The cash deposit shall consist of 33% of the amount of the letter of credit.

At any time prior to final bond release, should any bonded trees die, be removed, or severely decline as determined by FCB due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equal size, species and/or canopy cover as approved by FCB. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be equal to the Tree Value determined during reviewed and approved of the subdivision and paid to a fund established by the County for the furtherance of tree conservation objectives. At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount up to 20% of the total amounts originally committed.

Any cash or funds remaining in the Tree Bond shall be released two years from the date of the project's final bond release, or sooner, if approved in writing by FCB.

Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading: The limits of clearing and grading shown on the C/FDP shall be strictly adhered to. The subdivision plan shall clearly identify these areas as shown on the C/FDP.

As part of the subdivision plan, the Applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the FCB. The Applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The Applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of FCB if these are found to be damaged, removed or altered in a manner not allowed in writing by the FCB.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by FCB in coordination with the Site Development and Inspections Division, DPWES. In addition, the Applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by FCB. The use of power

equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by FCB.

Homeowner's Association: As a permittee that will convey ownership of forested areas in Parcels "A and C" to the Homeowner's Association, the Applicant shall, at the time the HOA takes over management of Parcels A and C, convey to the HOA any long-term tree and forested management information that was prepared to satisfy tree conservation plan requirements of the subdivision plan. Information shall include data collected for the Tree Inventory, updated to note completion of tree preservation activities required by the Tree Preservation Plan approved with the subdivision plan and any additional work performed for preservation and/or maintenance of trees located in Parcels A and C. Transfer of tree and forested area management information shall be verified with an acknowledgement of receipt signed by the buyer prior to issuance of the RUP.

Property Boundary Delineation: Where private lots share boundaries with common open space and where trees have been preserved, the Applicant shall mark all private lot corners with a 36" tall Aluminum Survey Pipe rising 12 inches above grade so that the property lines of private lots adjacent to forested common open space can be clearly and accurately delineated on the site. Pipes shall bear the initials HOA to clearly identify the boundary of the private lot and the common open space on top of the pipes. The location of the pipes shall be shown on the Subdivision Plan and Grading Plan.

6. Storm Water Management

- a) If approved by SDID, Stormwater Management and Best Management Practices (BMP's) shall be accomplished through the provision of a Conservation Area, Gravel Aggregate Infiltration Trench, Stormtech chambers and/or a bioretention facility as generally shown on Sheets 2 and 7 of the C/FDP and in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) or any approved modifications. Maintenance access will be provided as shown on the C/FDP. The size and location of the facilities may be subject to final modifications based on final engineering provided it is in substantial conformance with the C/FDP. The stormwater facility shall be designed to meet the adequate outfall requirements as outlined in the PFM.
- b) The Homeowner's Association shall be responsible for the ownership of Parcels A, B and C. The Homeowner's Association shall also be responsible for routine maintenance of Parcels A, B and C, outside of any storm drainage easements, to include, but not limited to, (a) lawn maintenance, (b) the removal of vegetation to control the invasive species of vines and other vegetation; (c) removal of dead or dying vegetation; (d) the routine maintenance of existing conditions, such a minor tree limbing or trimming, provided that such activity is consistent with the Tree Preservation Plan; or (e) the removal of trees in order to prevent the endangerment of life or property, meet insurance requirements or damaged due to natural disasters beyond the control of the Applicant. The homeowners of the lots within Spring Lake, Section 3 shall also be responsible for implementing the maintenance contract and funding mechanism to provide maintenance for the proposed stormwater facilities. The maintenance responsibilities and funding mechanisms for the lots within Spring Lake, Section 3 will be outlined in the Homeowner's Association documents as well as in a disclosure memorandum for any contract for sale
- c) Prior to bond release, the Applicant shall contribute \$5,000 to the Homeowner's Association for the subject property for use in maintaining the proposed stormwater facilities. This contribution is above and beyond that required per Letter to Industry 01-11.

- d) After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the stormwater facilities in accordance with the PFM and County guidelines.
- e) Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the requirement to amend the CDP/FDP or these proffers. Such changes to the stormwater management design shall not materially impact the limits of clearing and grading, building locations, or road layouts.

7. Contributions

- a) Prior to subdivision plan approval, the Applicant shall contribute \$13,350 to the Fairfax County Park Authority for its use in establishing and maintaining parks and recreational facilities in the Hunter Mill District of Fairfax County.
- b) Prior to subdivision plan approval, Applicant shall contribute \$31,464 to the Board of Supervisors for capital improvements to the public schools in the Marshall High School pyramid and/or to Cluster II schools that encompass this area at the time of Building Permit approval. Said contribution shall be deposited with SDID for transfer to Fairfax County Public Schools. Following approval of this Application and prior to the Applicant's payment of the amounts set forth in this Proffer, if Fairfax County should increase the ratio of students per high rise multifamily 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 ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts. Prior to beginning construction of the proposed development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date.
- c) Prior to the subdivision plan approval, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the value of all of the units approved on the property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be as determined by the Department of Housing and Community Development (HCD) in consultation with the Applicant to assist the County in its goal to provide affordable dwellings.
- d) Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance and prior to subdivision plan approval, the Applicant shall contribute one thousand seven hundred dollars (\$1,700) per approved unit to the Fairfax County Park Authority (FCPA) for its use in providing recreational facilities in Fairfax County.

8. Escalation in Contribution Amounts

For all proffers specifying contribution amounts or budgets for operational expenses, the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in Proffer 7b, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase

of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

9. Architecture

- a. The design and architecture of the approved units shall be in substantial conformance with the illustrative elevations contained in the C/FDP, or of comparable quality. The Applicant reserves the right to use an alternative product than what is shown on the illustrative elevations provided it is consistent with the illustrative elevations. The exterior facades of the new homes constructed on the site shall be covered with masonry (cultured stone, stone or brick) from finished grade to first floor on all four sides. Masonry and/or cementitious siding (e.g., HardiPlank by James Hardie Building Products), or a combination thereof shall be applied from the first floor to the roof line. All units shall be limited to a maximum of thirty-five (35) feet in height as measured in the Fairfax County Zoning Ordinance.
- b. The side façade treatments on Lots 1 and 7, which face the adjacent public street, shall contain a similar façade treatment to that shown on the front of Lots 1 and 7. Additional landscaping, to include three large deciduous trees, shall be provided behind Lot 7

10. Green Building

Qualification in accordance with ENERGY STAR® for Homes as determined by the submission of documentation to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Residential Energy Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR® for Homes qualification prior to issuance of the Residential Use Permit.

11. Lighting and Signs

- a) All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
- b) No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this Proffer.

12. Telecommuting

All dwellings shall be pre-wired with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines.

13. Universal Design

At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1st floor level 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, first floor bedroom and 1st floor bathroom, clear space under the kitchen counters, curb less shower (or shower with a curb of less than 4.5" high), five foot turning radius near 1st floor bathroom commode, grab bars in 1st floor bathroom that are ADA compliant, 1st floor bathroom console sink in lieu of cabinet style vanity.

14. Other

- a) During development of the subject site, the telephone number of the site superintendent that shall be present on-site during construction shall be provided to the Hunter Mill District Supervisor's Office.
- b) Outdoor construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners.
- c) Any extension into the minimum required side and rear yards for covered and uncovered decks shall be permitted in accordance with Section 2-412 of the Fairfax County Zoning Ordinance. Restrictions placed on the location of covered and uncovered decks per Section 2-412 of the Zoning Ordinance shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. In accordance with the Zoning Ordinance, any sunrooms or enclosed porches may not encroach into the minimum required setbacks as shown on Sheet 2 of the C/FDP. This shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.
- d) The Applicant shall include the Approved Landscaping Plan from the Subdivision Plan, including a detail for each lot that clearly identifies the Environmental Quality Corridor, Conservation Areas, trees to be preserved, any Maintenance Responsibilities for the proposed vegetation (to be prepared by a Certified Arborist) and information regarding the County's Tree Conservation Ordinance to all prospective homeowners. This shall be provided to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.
- e) The Applicant shall show the limits of the Environmental Quality Corridor and Conservation Area on any future Subdivision or Grading Plans and have the limits marked with a continuous line of flagging prior to the walk-through meeting with FCB, SDID representative. 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 the adjacent trees and associated understory vegetation and soil conditions.

The limits of the Environmental Quality Corridor and Conservation Area shown to be preserved 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 the Environmental Quality Corridor and Conservation Area.

All tree protection fencing shall be installed after the walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the direct 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 FCB, SDID, 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 FCB, SDID.

- f) The Applicant shall rotate 10 degrees counterclockwise the house on lot 2 at time of subdivision plan.
- g) The Applicant and Fairfax County shall meet with the owner(s) of Fairfax County Tax Map 28-4 Parcel 12 prior to the submission of the subdivision plan to reach an agreement that would enhance the existing outfall on Parcel 12. This agreement will be in harmony with the property owner and the PFM. This resolution would be incorporated into the subdivision plan.

Signatures:

Sekas Homes, Ltd., Applicant, Tax Map 28-4 ((8)) Parcels 3-7 and 28-4 ((9)) Parcel A

By: John P. Sekas, Pres 3/4/14
John P. Sekas, President

Oakcrest Farms, L.C., Title Owner of Tax Map 28-4 ((8)) Parcels 3-7 and 28-4 ((9)) Parcel A

By: John P. Sekas, Man 3/4/14
John P. Sekas, Manager

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2013-HM-012

December 31, 2013

The Planning Commission approved FDP 2013-HM-012 for residential development at Tax Map 28-4 ((8)) 3, 4, 5, 6, and 7, and 28-4 ((9)) A. The approval was subject to conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the FDP entitled "Spring Lake Section 3" submitted by LDC consisting of 9 sheets dated March, 2013 as revised through December 23, 2013.
2. The applicant shall provide an underdrain with the design of the bio-retention filter facility, if recommended by the Department of Public Works and Environmental Services (DPWES) at the time of subdivision plan review.

YES

THE PROPERTY DEPICTED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY CADASTRAL PLAN NO. 20-4 (78) PARCELS 3-7 AND 20-4 (74) A AND CURRENTLY ZONED R-1.

2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE FOLLOWING ALL AGENCIES OF FAIRFAX COUNTY:

- LOT 3 - OAKCREST FARMS, L.C. BY DEED RECORDED IN DEED BOOK 22067 AT PAGE 330
- LOTS 4, 5 - OAKCREST FARMS, L.C. BY DEED RECORDED IN DEED BOOK 22074 AT PAGE 1540
- LOT 6 - OAKCREST FARMS, L.C. BY DEED RECORDED IN DEED BOOK 22074 AT PAGE 208
- LOT 7 - OAKCREST FARMS, L.C. BY DEED RECORDED IN DEED BOOK 22067 AT PAGE 641
- PARCELS A - OAKCREST FARMS, L.C. BY DEED RECORDED IN DEED BOOK 22074 AT PAGE 696.

THE APPLICANT IS SIKAS HOMES, LTD.

3. THE INSTRUMENT SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIES FIRM PERFORMED ON NOVEMBER 26, 2002, TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER DV-1008, WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 2002 (LOT 3), FILE NUMBER DV-1011, WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 2002 (LOT 4), FILE NUMBER DV-1009, WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 2002 (LOT 5), FILE NUMBER DV-1010, WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 2002 (LOT 6) AND FILE NUMBER DV-1006, WITH AN EFFECTIVE DATE OF SEPTEMBER 5, 2002 (LOT 7).

4. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY OF THIS FIRM PERFORMED ON NOVEMBER 26, 2002. THE VERTICAL DATUM IS REFERENCED TO NAVD 83. THE CONTOUR INTERVAL IS 1.00 (2) FEET.

5. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMPANYS MAP NO. 1305-02-046, DATED SEPTEMBER 17, 2000.

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS MODIFIED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE INDICATORS OF FTH DESIGN CRITERIA AT THE TIME OF SUBSEQUENT MODIFICATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CITY.

7. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

8. LAND DESIGN COVENANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.

9. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THESE SHOWN HEREON.

10. AN QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

11. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

12. A RESOURCE PROTECTION AREA (RPA) IS NOT LOCATED ON THE SUBJECT PROPERTY, A RESOURCE MANAGEMENT AREA (RMA) IS LOCATED ON THE SUBJECT PROPERTY.

13. THE COMPREHENSIVE PLAN RECOGNIZES DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 1-2 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 144 DWELLING UNITS PER ACRE MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN, INCLUDING LINES AND PROPOSED PRESERVATION AND PLANTINGS WILL CHANGE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.

14. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS DESIGNATED ON THE SUBJECT PROPERTY. THE APPLICANT REQUESTS A WAIVER, AS NOTED BELOW.

15. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

16. UTILITY ROAD AND TERTIARY AVENUE ARE NOT SHOWN ON THE COUNTY'S TRANSPORTATION PLAN OR VDOT 4 YEAR PLAN TO BE MODIFIED OR IMPROVED. NO ADDITIONAL DEDICATION IS PROPOSED. THE PROPOSED PRIVATE STREET WILL BE PRIVATELY MAINTAINED.

17. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A HIGHWAY DENSITY REDUCTION DO NOT EXIST ON SITE.

18. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, MOVED, DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

19. DEVELOPMENT OF THIS PROJECT SHALL OCCUR AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.

20. A GEOLOGICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN.

21. THE SUBJECT PROPERTY WILL MEET SUBDIVISION REQUIREMENTS THROUGH LOC OF AN ON-SITE INFILTRATION TRENCH, DDO-RETENTION FILTER AND CONSERVATION AREA. PLEASE SEE SHEETS 2 & 7 FOR ADDITIONAL INFORMATION. THESE FACILITIES WILL BE PRIVATELY MAINTAINED.

22. ALL DIMENSIONS ARE APPROXIMATE AND TYPICAL HOUSE FOOTPRINTS AND ELEVATIONS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CITY AND THE TYPICAL TARDER ARE PROVIDED.

23. THE APPLICANT HAS BEEN ADVISED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENTS AND WILL MINIMIZE ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON SHEETS 2 & 8. ADDITIONAL PLANTINGS ALONG THE PROPOSED STREET WILL BE PROVIDED. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT BURNUP IS LESS THAN THE PRE DEVELOPMENT BURNUP.

24. ADDITIONAL TREE PLANTINGS AND PRESERVATION, AS SHOWN ON THE CITY, WILL PROVIDE SCREENING AND AN AMENITY TO THIS DEVELOPMENT.

25. FENCE ADJUSTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE PROPOSED HEREON.

26. EXISTING STRUCTURES CONSTRUCTED IN 1960, 1963 AND 1975 AND SHALL BE REPEARED. THE APPROXIMATE HEIGHT OF THE EXISTING STRUCTURES IS 30 FEET. A CONSERVATION PLAN HAS BEEN APPROVED TO REMOVE THE CHANGING ON LOT 3 AND LOT 7 PRIOR TO ISSUING APPROVAL (24-000-001-1 AND 24-000-004-1).

27. LOCATION OF EXISTING STRUCTURES ON ADJACENT PROPERTIES ARE APPROXIMATE AND FROM INFORMATION OF RECORD.

28. THE APPLICANT IS PROPOSING OPEN SPACE AND TREE PRESERVATION ALONG THE PROPOSED PRESERVATION OF AN ON-SITE INTERMITTENT STREAM AND ADJACENT BUFFER, AND PRESERVATION OF STEEP TOPOGRAPHY AS AN AMENITY WITH THIS PLANNED DEVELOPMENT.

29. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY ON-SITE SEPTIC AND PRIVATE WELLS. THE SEPTIC TANKS, SEPTIC FIELDS AND WELLS WILL BE PROPERLY ABANDONED PRIOR TO APPROVAL OF ANY DEVELOPMENT PERMITS BEING RELEASED.

30. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE TRAIL REQUIREMENT AS NOTED IN SECTION 20-200-003 OF THE PUBLIC FACILITIES MANUAL AND SECTION 20-2-2(2)(D) OF THE COUNTY CODE AND AS SHOWN ON THE COUNTYNISE TRAILS MAP IN ALLY OF THE PROPOSED SCHEDULE ALONG TERTIARAY AVENUE, WHICH WILL PROVIDE A PEDESTRIAN ACCESSWAY, AN ADDITIONAL CONNECTION, PARALLEL TO THE SCHEDULE, WILL BE AN UNNECESSARY HARDSHIP BECAUSE THE TRAIL WOULD BE LIMITED EFFECTIVENESS, BUT STILL REQUIRE MAINTENANCE.

31. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE SCHEDULE REQUIREMENTS ALONG ONE SIDE OF THE PROPOSED PRIVATE STREET AND BUSLEY ROAD AS NOTED IN SECTION 20-200-001 AND 20-200-002 OF THE PUBLIC FACILITIES MANUAL AND SECTION 20-2-2(2)(D) OF THE COUNTY CODE. THE APPLICANT RESPECTFULLY REQUESTS THIS WAIVER TO PRESERVE EXISTING TREES, THE EXISTING SEVERE SLOPED TOPOGRAPHY, AND PRESERVE THE RURAL CHARACTER OF THE NEIGHBORHOOD. THERE IS NO EXISTING SCHEDULE LOCATED ALONG BUSLEY ROAD, AS THERE IS SCHEDULE ON TERTIARAY AVENUE, ACROSS THE STREET FROM THE SUBJECT PROPERTY IN THE PHASES AT HOLLYHART SUBDIVISION, THE APPLICANT WILL PROVIDE A MIDDLEWALK ALONG THE TERTIARAY AVENUE FRONTAGE TO PROVIDE A PEDESTRIAN CONNECTION TO BUSLEY ROAD.

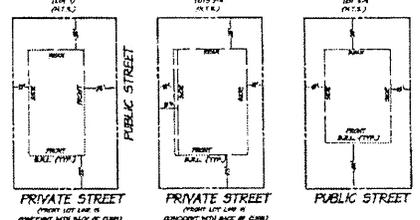
32. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE STREETLIGHT REQUIREMENT AT THE PROPOSED PRIVATE STREET ENTRANCE AS NOTED IN SECTION 7-100-002 OF THE PUBLIC FACILITIES MANUAL AND SECTION 20-2-2(2)(D) OF THE COUNTY CODE IN ORDER TO PRESERVE THE RURAL CHARACTER OF THE NEIGHBORHOOD AND PRESERVE THE DARK SKY.

33. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE TRAIL REQUIREMENT AS NOTED IN SECTION 20-200-003 OF THE PUBLIC FACILITIES MANUAL AND SECTION 20-2-2(2)(D) OF THE COUNTY CODE AND AS SHOWN ON THE COUNTYNISE TRAILS MAP IN ALLY OF THE PROPOSED SCHEDULE ALONG TERTIARAY AVENUE, WHICH WILL PROVIDE A PEDESTRIAN ACCESSWAY, AN ADDITIONAL CONNECTION, PARALLEL TO THE SCHEDULE, WILL BE AN UNNECESSARY HARDSHIP BECAUSE THE TRAIL WOULD BE LIMITED EFFECTIVENESS, BUT STILL REQUIRE MAINTENANCE.

TABULATIONS

- SITE AREA = 236,431 SF OR 5.43 ACRES
- EXISTING ZONING = R-1
- PROPOSED ZONING = PDH-2
- PROPOSED LANE = SINGLE FAMILY DETACHED
- FAMILY BUILDING HEIGHT REQUIRING PRODUCED = 35 FEET
- MINIMUM DISTRICT SIZE REQUIRED = 3 ACRES
- AVERAGE LOT SIZE REQUIRED = NONE REQUIRED
- AVERAGE LOT SIZE PROVIDED = 16,000 SF
- MINIMUM LOT SIZE REQUIRED = NONE
- MINIMUM LOT SIZE PROVIDED = 14,000 SF
- MINIMUM LOT WIDTH REQUIRED = NONE REQUIRED
- MINIMUM LOT WIDTH PROVIDED = NONE REQUIRED
- PROVIDED SEE BELOW
- OPEN SPACE REQUIRED: 20% OR 47,286 SF
- OPEN SPACE PROVIDED: 130% OF 173,000 SF
- ENVIRONMENTAL QUALITY CORRIDOR: 10% OR 23,643 SF
- CONSERVATION EASEMENTS: 14% OR 33,100 SF
- PARKING:
 - REQUIRED (2 SPACES/LOT FOR LOTS WITH FRONTAGE ON PUBLIC STREET) = 10 SPACES
 - REQUIRED (2 SPACES/LOT FOR LOTS WITH FRONTAGE ON PRIVATE STREETS) = 12 SPACES
 - PROVIDED (4 SPACES/LOT) = 34 SPACES (10% BY DRIVEWAY WITH 2 SPACES IN DRIVEWAY 12 SPACES IN GARAGE)
- DISABILITY:
 - PERMITTED = 3.0% DRAIN
 - PROPOSED = 1.4% DRAIN

TYPICAL LOT DETAIL

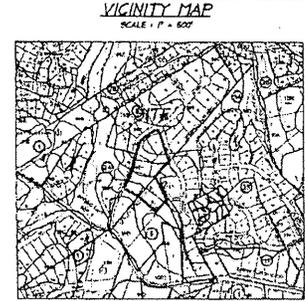
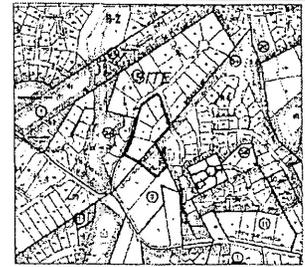


NOTE: A EASTERN PERENNIAL SITE YARD SETBACK IN ACCORDANCE WITH SECTION 2-2(2) OF THE ZONING ORDINANCE, ANY OPEN SPACE WITH NO PART OF ITS FLOOR LOWER THAN 4 ABOVE FINISHED GRADE LEVEL THAT EXTENDS INTO THE SIDE YARD IS NOT NOT CLOSER THAN 5' TO ANY SIDE LOT LINE AND INTO THE REAR YARD BUT NOT CLOSER THAN 8' TO ANY SIDE OR REAR LOT LINE.

IN ACCORDANCE WITH SECTION 2-2(2) OF THE ZONING ORDINANCE, ANY OPEN SPACE WITH ANY PART OF ITS FLOOR HIGHER THAN 4 ABOVE FINISHED GRADE LEVEL THAT NOT EXTENDS INTO A SIDE YARD AND MAY EXTEND INTO A REAR YARD, BUT NOT CLOSER THAN 5' TO ANY REAR LOT LINE AND NOT CLOSER THAN 2' DISTANCE EQUAL TO THE MINIMUM REQUIRED SIDE YARD TO THE SIDE LOT LINE.

SHEET INDEX

- 1. COVER SHEET
- 2. CONCEPTUAL DEVELOPMENT PLAN
- 3. LANDSCAPE PLAN
- 4. EXISTING CONDITIONS PLAN
- 5. EXISTING VEGETATION MAP
- 6. TREE PRESERVATION AND PROTECTION PLAN
- 7. TREE PRESERVATION NARRATIVES
- 8. ELEVATIONS
- 9. STORMWATER MANAGEMENT APPROPRIATION



SOIL INFORMATION

| SOIL # | SOIL NAME | PROBABLE CLASS | FOUNDATION SYSTEM | DRAINAGE | SEASONAL POTENTIAL |
|--------|-------------------------|----------------|-------------------|----------|--------------------|
| 30 | COLEMAN - MATRIANO | III | POOR | POOR | LOW |
| 34 | GLENN'S SILT LOAM | I | GOOD | GOOD | HIGH |
| 65 | MADISON-GLENN'S COMPLEX | III | GOOD | GOOD | HIGH |

RESIDUE PARENT SUBDIVISION DENSITY

EXISTING SPRING LAKE SECTION 2 (PARENT SUBDIVISION):
THE PARCELS LOCATED ON TAX MAP 20-4 (78) 2-7 ARE CURRENTLY PART OF THE SPRING LAKE SECTION 2 SUBDIVISION. THIS SUBDIVISION WAS CREATED IN DEED BOOK 1704, PAGE 22 PER THIS DEED. PLEASE NOTE THE FOLLOWING:
TOTAL AREA SUBJECT TO SUBDIVISION AFTER RIGHT-OF-WAY DEDICATION: 26.4 ACRES (PLEASE NOTE PARCEL A, WHICH IS 1.5 ACRES, IS NOT INCLUDED)
DENSITY: 88 DWELLINGS

SUPPLEMENT TO THIS DEED, THE APPROXIMATELY PARCELS A (3.6 ACRES) AND LOTS 1 AND 24 (8.1 ACRES) OF SPRING LAKE SECTION 2 WERE RE-SUBDIVIDED IN DEED BOOK 1040, PAGE 104 AND INCLUDED IN SPRING LAKE SECTION 2. PLEASE NOTE THE FOLLOWING:
TOTAL AREA SUBJECT TO SUBDIVISION AFTER RIGHT-OF-WAY DEDICATION IS 30 ACRES
NUMBER OF NEW LOTS: 10 (PLEASE NOTE THAT WHILE THIS RE-SUBDIVISION ULTIMATELY CREATED 12 LOTS, LOTS 1 AND 24 IN THE ORIGINAL SPRING LAKE SECTION 2 WERE INCLUDED IN THIS RE-SUBDIVISION SO THERE IS A NET INCREASE OF 10 LOTS)
DENSITY: 96 DWELLINGS

FINAL ACREAGE OF SPRING LAKE SECTION 2 AFTER RE-SUBDIVISION AND RIGHT-OF-WAY DEDICATION: 33.4 ACRES
FINAL NUMBER OF LOTS IN SPRING LAKE SECTION 2 AFTER RE-SUBDIVISION: 34
FINAL DENSITY OF SPRING LAKE SECTION 2: 104 DWELLINGS

PROPOSED SPRING LAKE SECTION 2 (PARENT SUBDIVISION AND REMOVAL OF LOTS 1-7, 24) (PARENT SUBDIVISION) = 4.8 ACRES
ACREAGE OF SPRING LAKE SECTION 2: 24.52 ACRES
NUMBER OF LOTS: 2
DENSITY: 24 DWELLINGS, WHICH IS BELOW THE MAXIMUM OF 1 DWELLING

EXISTING LEEDY SUBDIVISION (BEFORE REZONING):
THE PARCELS LOCATED ON TAX MAP 20-4 (78) 4 IS CURRENTLY PART OF THE LEEDY SUBDIVISION. THIS SUBDIVISION WAS CREATED IN DEED BOOK 176, PAGE 71, PER THIS DEED. PLEASE NOTE THE FOLLOWING:
TOTAL AREA SUBJECT TO SUBDIVISION AFTER RIGHT-OF-WAY DEDICATION: 7.4 ACRES
NUMBER OF LOTS: 2
DENSITY: 26 DWELLINGS

PROPOSED LEEDY SUBDIVISION (AFTER REZONING AND REMOVAL OF PARCELS A, PARCELS B, PARCELS C, PARCELS D, PARCELS E, PARCELS F, PARCELS G, PARCELS H, PARCELS I, PARCELS J, PARCELS K, PARCELS L, PARCELS M, PARCELS N, PARCELS O, PARCELS P, PARCELS Q, PARCELS R, PARCELS S, PARCELS T, PARCELS U, PARCELS V, PARCELS W, PARCELS X, PARCELS Y, PARCELS Z)
ACREAGE OF LEEDY SUBDIVISION: 3.6 ACRES
NUMBER OF LOTS: 2
DENSITY: 54 DWELLINGS, WHICH IS BELOW THE MAXIMUM OF 1 DWELLING

EXISTING LEEDY SUBDIVISION (BEFORE REZONING):
THE PARCELS LOCATED ON TAX MAP 20-4 (78) 4 IS CURRENTLY PART OF THE LEEDY SUBDIVISION. THIS SUBDIVISION WAS CREATED IN DEED BOOK 176, PAGE 71, PER THIS DEED. PLEASE NOTE THE FOLLOWING:
TOTAL AREA SUBJECT TO SUBDIVISION AFTER RIGHT-OF-WAY DEDICATION: 7.4 ACRES
NUMBER OF LOTS: 2
DENSITY: 26 DWELLINGS

PROPOSED LEEDY SUBDIVISION (AFTER REZONING AND REMOVAL OF PARCELS A, PARCELS B, PARCELS C, PARCELS D, PARCELS E, PARCELS F, PARCELS G, PARCELS H, PARCELS I, PARCELS J, PARCELS K, PARCELS L, PARCELS M, PARCELS N, PARCELS O, PARCELS P, PARCELS Q, PARCELS R, PARCELS S, PARCELS T, PARCELS U, PARCELS V, PARCELS W, PARCELS X, PARCELS Y, PARCELS Z)
ACREAGE OF LEEDY SUBDIVISION: 3.6 ACRES
NUMBER OF LOTS: 2
DENSITY: 54 DWELLINGS, WHICH IS BELOW THE MAXIMUM OF 1 DWELLING

LDC

LAND DEVELOPMENT CORPORATION

11415 BURNING TREE DRIVE
FAIRFAX COUNTY, VIRGINIA 22031

COVER SHEET

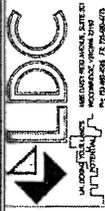
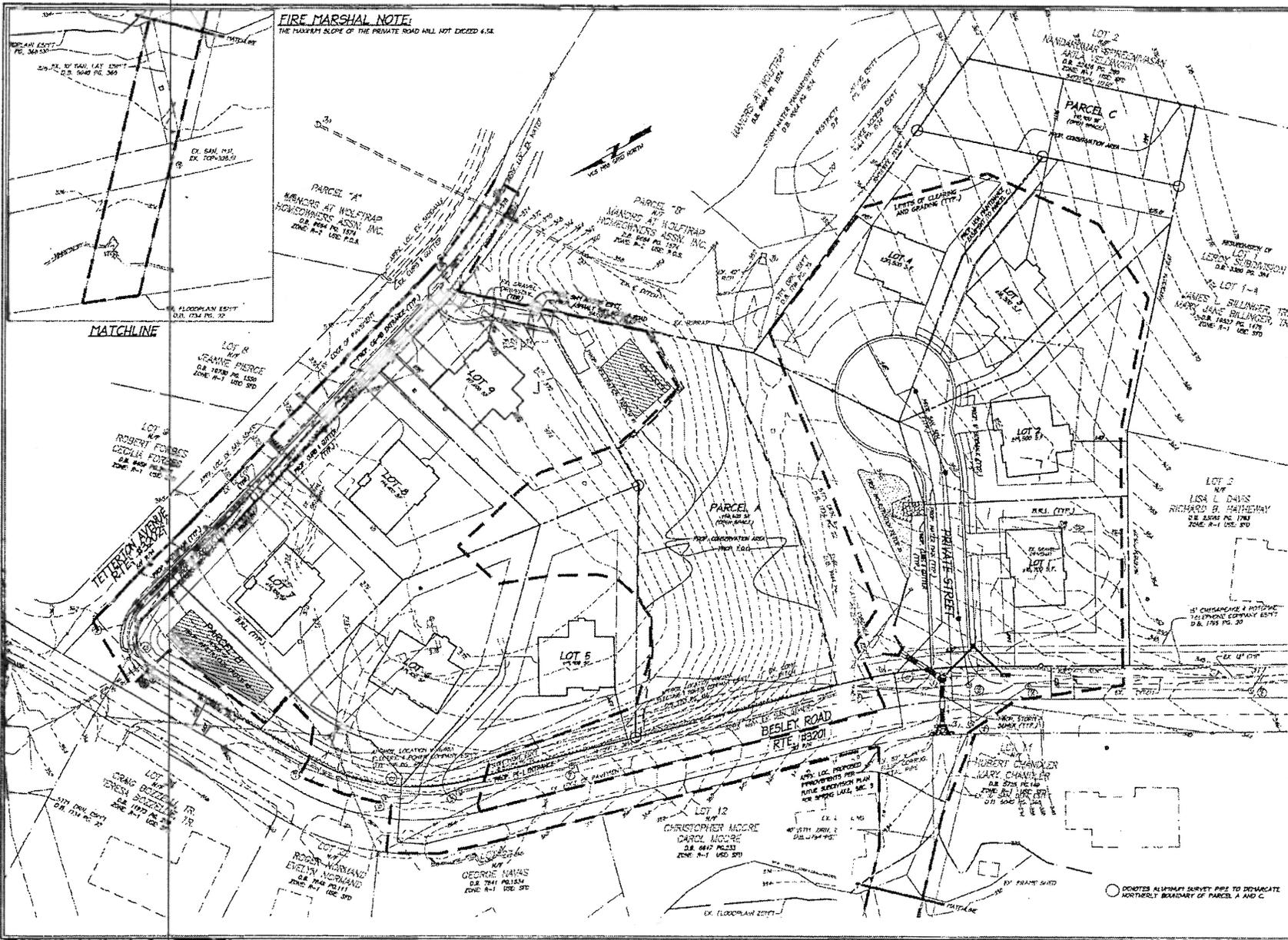
SPRING LAKE SECTION 3

SHEET 1 OF 7

DATE: FEBRUARY 2003
DRAFT: CIBER
KSM
FILE: 02-000-001-1
02-03-11-0 3:08

SCALE: AS SHOWN

KSA



CONCEPTUAL/FINAL
DEVELOPMENT
PLAN

SPRING LAKE
SECTION 3

| | | | |
|------|-------------|----|-------------|
| DATE | DESCRIPTION | BY | APPROVED BY |
| | | | |
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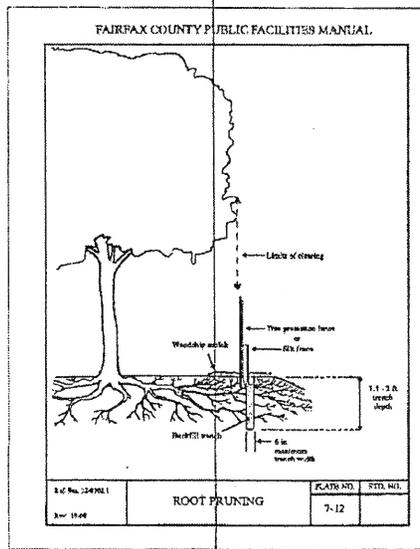
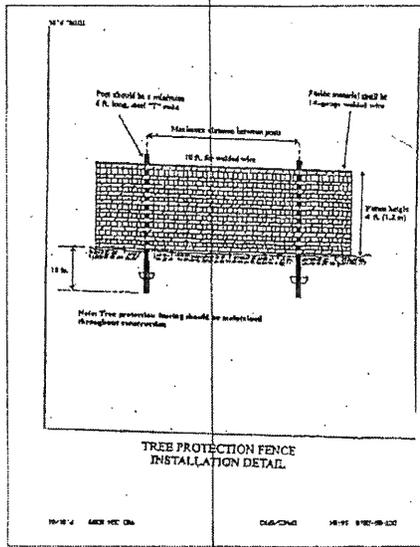
I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
HEREIN NO OTHER
CHANGES HAVE BEEN MADE



SCALE
1" = 30'

SHEET 2
OF 7

DATE: MARCH, 2013
DRAFT: [] CHECK: []
LVS: [] TTT: []
FILE NUMBER: 026-1-0-3-03



TREE CONDITION ANALYSIS

ECS Mid-Atlantic, LLC (ECS) conducted a site reconnaissance to evaluate the wooded habitat on the project site in February 2013. The undeveloped portions of the site are categorized primarily of Upland Hardwoods (i.e. Oak species, Red Maple, and Tulip Poplar). The species of trees assessed near the limits of clearing are listed in the Tree Table on the Existing Vegetation Map. In addition to these species, American Sycamore, Red Cedar, Virginia Pine, White Pine, Eastern Hemlock, American Holly, and American Beach were also observed onsite.

Based on our site reconnaissance, invasive and/or noxious species (i.e. Japanese Honeyuckle and English Ivy) are present in the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. The trees onsite are in Good/Fair condition, except where otherwise noted on the EVM (i.e.: Poor or Dead). On-site trees within 100-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.2A and 12-0403.2B and are identified on the Existing Vegetation Map. At the time of inspection there were poor and dead trees located within 100-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0507.22(1), trees designated for preservation shall be protected during construction.

TREE PRESERVATION NARRATIVE

§ 12-0509.3B: Dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (i.e. chainsaw) wherever practical and will be conducted in a manner that incurs the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

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

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

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

§ 12-0509.3F: Non-impacted Specimen trees located on an off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by § 12-0507.22(1).

§ 12-0509.3G: Prior to land disturbing activities, root pruning with a vibratory plow, trencher or other device approved by the Director shall be conducted along the limits of clearing adjacent to tree preservation areas. Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Localized root pruning and tree protection fencing are shown on the Tree Preservation & Protection Plan.

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

§ 12-0509.3I: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances. 14-gauge galvanized wire (fence shall be used at devices to protect trees and forested areas. The protective device shall be placed within the disturbed area at the limits of clearing and extend at a minimum height of 4 feet, except for open sill fence where height may be 3.5 feet. The fencing material shall be mounted on 6-foot tall steel posts driven 1.5 feet into the ground and placed a maximum of 10 feet apart.

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

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

| Tree ID | Species | DBH (in) | Height (ft) | Health | Notes |
|---------|---------------------|----------|-------------|--------|------------------|
| T001 | Red Maple | 12 | 25 | Good | |
| T002 | White Pine | 8 | 30 | Fair | |
| T003 | American Holly | 10 | 20 | Good | |
| T004 | Japanese Honeyuckle | 6 | 15 | Poor | Invasive species |
| T005 | English Ivy | 4 | 10 | Poor | Invasive species |
| T006 | Red Cedar | 14 | 35 | Good | |
| T007 | American Sycamore | 18 | 40 | Good | |
| T008 | Tulip Poplar | 16 | 38 | Good | |
| T009 | Virginia Pine | 10 | 25 | Fair | |
| T010 | American Beach | 12 | 28 | Good | |
| T011 | Eastern Hemlock | 14 | 32 | Good | |
| T012 | Oak species | 10 | 22 | Good | |
| T013 | Oak species | 12 | 24 | Good | |
| T014 | Oak species | 14 | 26 | Good | |
| T015 | Oak species | 16 | 28 | Good | |
| T016 | Oak species | 18 | 30 | Good | |
| T017 | Oak species | 20 | 32 | Good | |
| T018 | Oak species | 22 | 34 | Good | |
| T019 | Oak species | 24 | 36 | Good | |
| T020 | Oak species | 26 | 38 | Good | |
| T021 | Oak species | 28 | 40 | Good | |
| T022 | Oak species | 30 | 42 | Good | |
| T023 | Oak species | 32 | 44 | Good | |
| T024 | Oak species | 34 | 46 | Good | |
| T025 | Oak species | 36 | 48 | Good | |
| T026 | Oak species | 38 | 50 | Good | |
| T027 | Oak species | 40 | 52 | Good | |
| T028 | Oak species | 42 | 54 | Good | |
| T029 | Oak species | 44 | 56 | Good | |
| T030 | Oak species | 46 | 58 | Good | |
| T031 | Oak species | 48 | 60 | Good | |
| T032 | Oak species | 50 | 62 | Good | |
| T033 | Oak species | 52 | 64 | Good | |
| T034 | Oak species | 54 | 66 | Good | |
| T035 | Oak species | 56 | 68 | Good | |
| T036 | Oak species | 58 | 70 | Good | |
| T037 | Oak species | 60 | 72 | Good | |
| T038 | Oak species | 62 | 74 | Good | |
| T039 | Oak species | 64 | 76 | Good | |
| T040 | Oak species | 66 | 78 | Good | |
| T041 | Oak species | 68 | 80 | Good | |
| T042 | Oak species | 70 | 82 | Good | |
| T043 | Oak species | 72 | 84 | Good | |
| T044 | Oak species | 74 | 86 | Good | |
| T045 | Oak species | 76 | 88 | Good | |
| T046 | Oak species | 78 | 90 | Good | |
| T047 | Oak species | 80 | 92 | Good | |
| T048 | Oak species | 82 | 94 | Good | |
| T049 | Oak species | 84 | 96 | Good | |
| T050 | Oak species | 86 | 98 | Good | |
| T051 | Oak species | 88 | 100 | Good | |
| T052 | Oak species | 90 | 102 | Good | |
| T053 | Oak species | 92 | 104 | Good | |
| T054 | Oak species | 94 | 106 | Good | |
| T055 | Oak species | 96 | 108 | Good | |
| T056 | Oak species | 98 | 110 | Good | |
| T057 | Oak species | 100 | 112 | Good | |
| T058 | Oak species | 102 | 114 | Good | |
| T059 | Oak species | 104 | 116 | Good | |
| T060 | Oak species | 106 | 118 | Good | |
| T061 | Oak species | 108 | 120 | Good | |
| T062 | Oak species | 110 | 122 | Good | |
| T063 | Oak species | 112 | 124 | Good | |
| T064 | Oak species | 114 | 126 | Good | |
| T065 | Oak species | 116 | 128 | Good | |
| T066 | Oak species | 118 | 130 | Good | |
| T067 | Oak species | 120 | 132 | Good | |
| T068 | Oak species | 122 | 134 | Good | |
| T069 | Oak species | 124 | 136 | Good | |
| T070 | Oak species | 126 | 138 | Good | |
| T071 | Oak species | 128 | 140 | Good | |
| T072 | Oak species | 130 | 142 | Good | |
| T073 | Oak species | 132 | 144 | Good | |
| T074 | Oak species | 134 | 146 | Good | |
| T075 | Oak species | 136 | 148 | Good | |
| T076 | Oak species | 138 | 150 | Good | |
| T077 | Oak species | 140 | 152 | Good | |
| T078 | Oak species | 142 | 154 | Good | |
| T079 | Oak species | 144 | 156 | Good | |
| T080 | Oak species | 146 | 158 | Good | |
| T081 | Oak species | 148 | 160 | Good | |
| T082 | Oak species | 150 | 162 | Good | |
| T083 | Oak species | 152 | 164 | Good | |
| T084 | Oak species | 154 | 166 | Good | |
| T085 | Oak species | 156 | 168 | Good | |
| T086 | Oak species | 158 | 170 | Good | |
| T087 | Oak species | 160 | 172 | Good | |
| T088 | Oak species | 162 | 174 | Good | |
| T089 | Oak species | 164 | 176 | Good | |
| T090 | Oak species | 166 | 178 | Good | |
| T091 | Oak species | 168 | 180 | Good | |
| T092 | Oak species | 170 | 182 | Good | |
| T093 | Oak species | 172 | 184 | Good | |
| T094 | Oak species | 174 | 186 | Good | |
| T095 | Oak species | 176 | 188 | Good | |
| T096 | Oak species | 178 | 190 | Good | |
| T097 | Oak species | 180 | 192 | Good | |
| T098 | Oak species | 182 | 194 | Good | |
| T099 | Oak species | 184 | 196 | Good | |
| T100 | Oak species | 186 | 198 | Good | |
| T101 | Oak species | 188 | 200 | Good | |
| T102 | Oak species | 190 | 202 | Good | |
| T103 | Oak species | 192 | 204 | Good | |
| T104 | Oak species | 194 | 206 | Good | |
| T105 | Oak species | 196 | 208 | Good | |
| T106 | Oak species | 198 | 210 | Good | |
| T107 | Oak species | 200 | 212 | Good | |
| T108 | Oak species | 202 | 214 | Good | |
| T109 | Oak species | 204 | 216 | Good | |
| T110 | Oak species | 206 | 218 | Good | |
| T111 | Oak species | 208 | 220 | Good | |
| T112 | Oak species | 210 | 222 | Good | |
| T113 | Oak species | 212 | 224 | Good | |
| T114 | Oak species | 214 | 226 | Good | |
| T115 | Oak species | 216 | 228 | Good | |
| T116 | Oak species | 218 | 230 | Good | |
| T117 | Oak species | 220 | 232 | Good | |
| T118 | Oak species | 222 | 234 | Good | |
| T119 | Oak species | 224 | 236 | Good | |
| T120 | Oak species | 226 | 238 | Good | |
| T121 | Oak species | 228 | 240 | Good | |
| T122 | Oak species | 230 | 242 | Good | |
| T123 | Oak species | 232 | 244 | Good | |
| T124 | Oak species | 234 | 246 | Good | |
| T125 | Oak species | 236 | 248 | Good | |
| T126 | Oak species | 238 | 250 | Good | |
| T127 | Oak species | 240 | 252 | Good | |
| T128 | Oak species | 242 | 254 | Good | |
| T129 | Oak species | 244 | 256 | Good | |
| T130 | Oak species | 246 | 258 | Good | |
| T131 | Oak species | 248 | 260 | Good | |
| T132 | Oak species | 250 | 262 | Good | |
| T133 | Oak species | 252 | 264 | Good | |
| T134 | Oak species | 254 | 266 | Good | |
| T135 | Oak species | 256 | 268 | Good | |
| T136 | Oak species | 258 | 270 | Good | |
| T137 | Oak species | 260 | 272 | Good | |
| T138 | Oak species | 262 | 274 | Good | |
| T139 | Oak species | 264 | 276 | Good | |
| T140 | Oak species | 266 | 278 | Good | |
| T141 | Oak species | 268 | 280 | Good | |
| T142 | Oak species | 270 | 282 | Good | |
| T143 | Oak species | 272 | 284 | Good | |
| T144 | Oak species | 274 | 286 | Good | |
| T145 | Oak species | 276 | 288 | Good | |
| T146 | Oak species | 278 | 290 | Good | |
| T147 | Oak species | 280 | 292 | Good | |
| T148 | Oak species | 282 | 294 | Good | |
| T149 | Oak species | 284 | 296 | Good | |
| T150 | Oak species | 286 | 298 | Good | |
| T151 | Oak species | 288 | 300 | Good | |
| T152 | Oak species | 290 | 302 | Good | |
| T153 | Oak species | 292 | 304 | Good | |
| T154 | Oak species | 294 | 306 | Good | |
| T155 | Oak species | 296 | 308 | Good | |
| T156 | Oak species | 298 | 310 | Good | |
| T157 | Oak species | 300 | 312 | Good | |
| T158 | Oak species | 302 | 314 | Good | |
| T159 | Oak species | 304 | 316 | Good | |
| T160 | Oak species | 306 | 318 | Good | |
| T161 | Oak species | 308 | 320 | Good | |
| T162 | Oak species | 310 | 322 | Good | |
| T163 | Oak species | 312 | 324 | Good | |
| T164 | Oak species | 314 | 326 | Good | |
| T165 | Oak species | 316 | 328 | Good | |
| T166 | Oak species | 318 | 330 | Good | |
| T167 | Oak species | 320 | 332 | Good | |
| T168 | Oak species | 322 | 334 | Good | |
| T169 | Oak species | 324 | 336 | Good | |
| T170 | Oak species | 326 | 338 | Good | |
| T171 | Oak species | 328 | 340 | Good | |
| T172 | Oak species | 330 | 342 | Good | |
| T173 | Oak species | 332 | 344 | Good | |
| T174 | Oak species | 334 | 346 | Good | |
| T175 | Oak species | 336 | 348 | Good | |
| T176 | Oak species | 338 | 350 | Good | |
| T177 | Oak species | 340 | 352 | Good | |
| T178 | Oak species | 342 | 354 | Good | |
| T179 | Oak species | 344 | 356 | Good | |
| T180 | Oak species | 346 | 358 | Good | |
| T181 | Oak species | 348 | 360 | Good | |
| T182 | Oak species | 350 | 362 | Good | |
| T183 | Oak species | 352 | 364 | Good | |
| T184 | Oak species | 354 | 366 | Good | |
| T185 | Oak species | 356 | 368 | Good | |
| T186 | Oak species | 358 | 370 | Good | |
| T187 | Oak species | 360 | 372 | Good | |
| T188 | Oak species | 362 | 374 | Good | |
| T189 | Oak species | 364 | 376 | Good | |
| T190 | Oak species | 366 | 378 | Good | |
| T191 | Oak species | 368 | 380 | Good | |
| T192 | Oak species | 370 | 382 | Good | |
| T193 | Oak species | 372 | 384 | Good | |
| T194 | Oak species | 374 | 386 | Good | |
| T195 | Oak species | 376 | 388 | Good | |
| T196 | Oak species | 378 | 390 | Good | |
| T197 | Oak species | 380 | 392 | Good | |
| T198 | Oak species | 382 | 394 | Good | |
| T199 | Oak species | 384 | 396 | Good | |
| T200 | Oak species | 386 | 398 | Good | |
| T201 | Oak species | 388 | 400 | Good | |
| T202 | Oak species | 390 | 402 | Good | |
| T203 | Oak species | 392 | 404 | Good | |
| T204 | Oak species | 394 | 406 | Good | |
| T205 | Oak species | 396 | 408 | Good | |
| T206 | Oak species | 398 | 410 | Good | |
| T207 | Oak species | 400 | 412 | Good | |
| T208 | Oak species | 402 | 414 | Good | |
| T209 | Oak species | 404 | 416 | Good | |
| T210 | Oak species | 406 | 418 | Good | |
| T211 | Oak species | 408 | 420 | Good | |
| T212 | Oak species | 410 | 422 | Good | |
| T213 | Oak species | 412 | 424 | Good | |
| T214 | Oak species | 414 | 426 | Good | |
| T215 | Oak species | 416 | 428 | Good | |
| T216 | Oak species | 418 | 430 | Good | |
| T217 | Oak species | 420 | 432 | Good | |
| T218 | Oak species | 422 | 434 | Good | |
| T219 | Oak species | 424 | 436 | Good | |
| T220 | Oak species | 426 | 438 | Good | |
| T221 | Oak species | 428 | 440 | Good | |
| T222 | Oak species | 430 | 442 | Good | |
| T223 | Oak species | 432 | 444 | Good | |
| T224 | Oak species | 434 | 446 | Good | |
| T225</ | | | | | |



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

APPLICATION No: RZ/FDP 2013-HM-012
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 MAY 09 2013
 Zoning Evaluation Division

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

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Sekas Homes, Ltd., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the PDH-2 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

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

LEGAL DESCRIPTION:

| Lot(s) | Block(s) | Subdivision | Deed Book | Page No. |
|--------|----------|---------------------|----------------|--------------------------------|
| 3-7 | | Spring Lake, Sec. 2 | 22876 22956 | 332, 681 1590, 1592 2191 |
| A | | Leroy | 22876 | 1595 |

TAX MAP DESCRIPTION:

| Map No. | Double Circle No. | Single Circle No. | Parcel(s)/Lot(s) No. | Total Acreage |
|---------|-------------------|-------------------|----------------------|---------------|
| 28-4 | 8 | | 3-7 | 4.13 |
| 28-4 | 9 | | A | 1.30 |
| | | | | 5.43 |

POSTAL ADDRESS OF PROPERTY:

1717, 1711, 1707 Besley Road and 9123, 9119 Tetterton Avenue

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

Appx. 450' N Intx. Besley Road and Old Courthouse Road

| | |
|--|-------------------------------------|
| PRESENT USE: SF Residential | PROPOSED USE: SF Residential |
| MAGISTERIAL DISTRICT: Hunter Mill | OVERLAY DISTRICT (S): None |

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

Kelly M. Atkinson

Type or Print Name
 4585 Daisy Reid Avenue, Suite 201
 Woodbridge, VA 22192
Address

Signature of Applicant or Agent
 (Work) 703-680-4585 (Mobile)
Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: June 27, 2013 Margaret Ruffner Fee Paid \$ 35,350.00
 RZ/FDP 2013-0076/0077

RZ 2013-HM-012

Zoning Application Closeout Summary Report

Printed: 3/7/2014

General Information

APPLICANT: SEKAS HOMES, LTD.
DECISION DATE: 03/04/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MEGAN BRADY
SUPERVISOR DISTRICT: HUNTER MILL (PREV C)

DECISION SUMMARY:

ON MARCH 4, 2014, THE BOARD UNANIMOUSLY APPROVED RZ 2013-HM-012 ON A MOTION BY SUPERVISOR HUDGINS SUBJECT TOPROFFERS DATED MARCH 4, 2014.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

| Existing Zoning | | Proposed Zoning | | Approved Zoning | |
|-----------------|------------|-----------------|------------|-----------------|------------|
| DISTRICT | AREA | DISTRICT | AREA | DISTRICT | AREA |
| R- 1 | 5.43 ACRES | PDH- 2 | 5.43 ACRES | PDH- 2 | 5.43 ACRES |

Tax Map Numbers

| | | | |
|---------------------|---------------------|-------------------|-----------------------|
| 0284 ((08)) ()0006 | 0284 ((08)) ()0007 | 0284 ((09)) () A | 0284 ((08)) ()0005 |
| 0284 ((08)) ()0004 | 0284 ((08)) ()0003 | | 0284 ((48)) ()0001 Z |

Approved Land Uses

Zoning District: PDH- 2

| LAND USE | DU'S | RES LAND AREA | ADU'S | WDU'S | GFA | FAR | NRES LAND AREA |
|---------------|----------|-------------------|-------|-------|-----|-----|----------------|
| SFD | 9 | 5.43 ACRES | | | | | |
| TOTALS | 9 | 5.43 ACRES | | | | | |

Approved Waivers/Modifications

WAIVE TRAIL REQUIREMENT
 WAIVE SIDEWALKS

3/7/2014

Approved Proffers

PROFFER STATEMENT DATE: 03-04-2014

| PROFFER | DUE | TRIG # | TRIG EVENT | CONTRIB AMT | EXPIR. DTE |
|--|------------|---------------|-------------------|--------------------|-------------------|
| HOA ESTABLISH | 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 |
| ESCROW - TRANSPORTATION | 01-01-0001 | 0 | SUBDIV PLAN | \$0 | 01-01-0001 |
| CONTRIBUTION - FCPA / RECREATION | 01-01-0001 | 0 | SUBDIV PLAN | \$13,350 | 01-01-0001 |
| ARCHITECTURE / BUILDING MATERIALS / COLORS | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| ENVIRONMENTAL QUALITY CORRIDOR (EQC) | 01-01-0001 | 0 | SUBDIV PLAN | \$0 | 01-01-0001 |
| CONTRIBUTION / OTHER LAND USE | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| LIGHTING / GLARE | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| TELEWORK - PRE-WIRED | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| TREE PRESERVATION / SURVEY | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| PROFFERED PLANS | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| PRIVATE STREET - STANDARDS | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| LANDSCAPING - ENVIRONMENT | 01-01-0001 | 0 | SUBDIV PLAN | \$0 | 01-01-0001 |
| BEST MANAGEMENT PRACTICES (BMP) | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| ALTERNATIVE SWM MEASURES | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| HOUSING TRUST FUND | 01-01-0001 | 0 | SUBDIV PLAN | \$0 | 01-01-0001 |
| DRIVEWAYS AND DRIVEWAY ENTRANCES | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| PRIVATE STREET - MAINTENANCE/NOTICE | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| LANDSCAPE PLAN REQUIRED | 01-01-0001 | 0 | SUBDIV PLAN | \$0 | 01-01-0001 |
| TREE SAVE FENCING | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| CONTRIBUTION - SCHOOLS | 01-01-0001 | 0 | SUBDIV PLAN | \$31,464 | 01-01-0001 |
| SETBACK | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| HOA NOTIFICATION / DISCLOSURE | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| ARCHITECTURE / GREEN BUILDING / LEEDS | 01-01-0001 | 0 | RUP | \$0 | 01-01-0001 |
| SIGNAGE | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| DESIGN AMENITIES | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| MINOR MODIFICATION | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| OUTFALL (ADEQUATE ETC) | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| EASEMENT / MAINTENANCE - SWM | 01-01-0001 | 0 | SUBDIV PLAN | \$5,000 | 01-01-0001 |
| CONSTRUCTION - HOURS / NOISE | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |
| BUILDING FOOTPRINT | 01-01-0001 | 0 | N/A | \$0 | 01-01-0001 |

FDP 2013-HM-012

Zoning Application Closeout Summary Report

Printed: 3/7/2014

General Information

APPLICANT: SEKAS HOMES, LTD.
DECISION DATE: 01/23/2014
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: MEGAN BRADY
SUPERVISOR DISTRICT: HUNTER MILL (PREV C)

DECISION SUMMARY:

ON JANUARY 23, 2014, THE PLANNING COMMISSION APPROVED FDP 2013-HM-012 ON A MOTION BY COMMISSIONER DE LA FE SUBJECT TO FDP CONDITIONS DATED DECEMBER 31, 2013 AND TO THE BOARD'S APPROVAL OF THE REZONING RZ 2013-HM-012.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

| Existing Zoning | | Proposed Zoning | | Approved Zoning | |
|-----------------|------|-----------------|------|-----------------|------------|
| DISTRICT | AREA | DISTRICT | AREA | DISTRICT | AREA |
| | | | | PDH- 2 | 5.43 ACRES |

Tax Map Numbers

0284 ((08)) ()0006 0284 ((08)) ()0007 0284 ((09)) () A 0284 ((08)) ()0005 0284 ((08)) ()0004
 0284 ((08)) ()0003

Approved Land Uses

Zoning District: PDH- 2

| LAND USE | DU'S | RES LAND AREA | ADU'S | WDU'S | GFA | FAR | NRES LAND AREA |
|---------------|----------|-------------------|-------|-------|-----|-----|----------------|
| SFD | 9 | 5.43 ACRES | | | | | |
| TOTALS | 9 | 5.43 ACRES | | | | | |

Approved Waivers/Modifications

WAIVE TRAIL REQUIREMENT
 WAIVE SIDEWALKS

3/7/2014

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 12-31-2013

| <u>DEVELOPMENT CONDITION</u> | <u>DUE</u> | <u>TRIG #</u> | <u>TRIG EVENT</u> | <u>CONTRIB</u> | <u>EXPIR DTE</u> |
|---------------------------------------|------------|---------------|-------------------|----------------|------------------|
| CONDITION - DEVELOPMENT PLAN | 01-01-0001 | 0 | N/A | 0 | 01-01-0001 |
| SWM / BEST MANAGEMENT PRACTICES (BMP) | 01-01-0001 | 0 | SUBDIV PLAN | 0 | 01-01-0001 |

3/7/2014



RECEIVED
Department of Planning & Zoning
MAR 22 2013
Zoning Evaluation Division

March 12, 2013
Description of
Lots 3, 4, 5, 6 and 7
Section Two – Spring Lane Subdivision
(Deed Book 1734, Page 22)
and
Outlot “A”
Resubdivision of
Lot 1
Leroy Subdivision
(Deed Book 3380, Page 384)
Hunter Mill District
Fairfax County, Virginia

Beginning at the southwesterly corner of the parcel herein described, said corner being an iron pipe set at the easterly 50 foot right-of-way line of Besley Road, Route #3201, and a corner to Lot 2, Section Two, Spring Lane Subdivision (Deed Book 1734 at Page 22).

Thence departing said Lot 2 and running with said right-of-way line of Besley Road, the following five (5) courses and distances:

N. 28° 12' 47" E. 112.50 feet to an iron pipe set;
105.61 feet along the arc of a curve to the left, said curve having a radius of 432.23 feet, a central angle of 14° 00' 00" and a chord which bears N. 21° 12' 47" E. 105.35 feet to an iron pipe found;
N. 14° 12' 47" E. 285.00 feet to an iron pipe set;
122.89 feet along the arc of a curve to the right, said curve having a radius of 157.87 feet, a central angle of 44° 36' 01" and a chord which bears N. 36° 30' 47" 119.81 feet to an iron pipe set; and

N. 58° 48' 47" E. 135.71 feet to an iron pipe found.

Thence departing said Besley Road 45.25 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a central angle of 103° 42' 02" and a chord which bears S. 69° 17' 13" E. 39.32 feet to an iron pipe found, said iron pipe being on the westerly 50 feet right-of-way line of Tetterton Avenue, Route #3202.

Thence running with said Tetterton Avenue, S. 17° 27' 13" E. 336.65 feet to an iron pipe set, said iron pipe being a corner to Parcel B, Manors at Wolftrap (Deed Book 9664 at Page 1574).

Thence departing said Tetterton Avenue and running with said Parcel B, S. 40° 32' 27" W. 225.62 feet to a concrete monument found.

Thence continuing with said Parcel B and with the same line extended with Lot 6, Manors at Wolftrap, S. 24° 55' 33" E. 270.97 feet to an iron pipe found, said iron pipe being a corner to Lot 2, Leroy Subdivision (Deed Book 1716 at Page 73).

SEE PAGE 2 FOR DESCRIPTION CONTINUED

www.ldc-va.com

DESCRIPTION CONTINUED

Thence departing Lot 6 and running with said Lot 2, S. 40° 32' 58" W. 172.60 feet to an iron pipe found, said iron pipe being a corner to Lot 1-A, resubdivision of Lot 1, Leroy Subdivision (Deed Book 3380 at Page 384).

Thence departing Lot 2 and running with said Lot 1-A, N. 49° 26' 33" W. 246.61 feet to an iron pipe found, said iron pipe being a corner to the aforementioned Lot 2, Section Two, Spring Lake Subdivision.

Thence departing Lot 1-A and running with said Lot 2, N. 61° 47' 13" W. 175.22 feet to the point of beginning, and containing 5.42772 acres of land, more or less.