



County of Fairfax, Virginia

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

March 26, 2014

Sara V. Mariska
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RE: Rezoning Application RZ 2013-SP-011
Resource Protection Area Encroachment Exception Request #5072-WRPA-001-1
Water Quality Impact Assessment Request #5072-WQ-001-1

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 25, 2014, granting Rezoning Application RZ 2013-SP-011, Resource Protection Area Encroachment Exception Request #5072-WRPA-001-1, and Water Quality Impact Assessment Request #5072-WQ-001-1 in the name of Van Metre Communities, L.L.C. The Board's action rezones certain property in the Springfield District from the R-1 District to the R-3 District to permit residential development with a total density of 2.33 dwelling units per acre (du/ac), subject to the proffers dated March 24, 2014, and the applicant's Water Quality Impact Assessment Request #5072-WQ-001-1 and Resource Protection Area Encroachment Exception Request #5072-WRPA-001-1 under Section 118-6-9 of Chapter 118 of the Code of the County of Fairfax (Chesapeake Bay Preservation Ordinance) to permit the encroachment within a Resource Protection Area (RPA) for the purpose of Storm Water Management and related improvements, subject to the development conditions dated February 5, 2014. The subject property is located on the E. side of Gambrell Road approximately 600 feet S. of its intersection with Hooes Road on approximately 7.72 acres of land, [Tax Map 89-3 ((1)) 39 and 42].

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Office of the Clerk to the Board of Supervisors

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Fairfax, Virginia 22035

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RZ 2013-SP-011
March 26, 2014

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Cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield 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
Hahay Rawat, Coordinator, Facilities Planning/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 25th day of March, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-SP-011**

WHEREAS, Van Metre Communities 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 District to the R-3 District, and

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

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

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

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

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

GIVEN under my hand this 25th day of March, 2014.



Catherine A. Chianese

Clerk to the Board of Supervisors

PROFFERS

Van Metre Communities, L.L.C.
RZ 2013-SP-011

March 24, 2014

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owners and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County 2013 tax maps as Tax Map 89-3 ((1)) 39 and 42 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ 2013-SP-011 (this "Rezoning") is granted.

1. **Development Plan.** Development of the Property and off-site areas shall be in substantial conformance with the Generalized Development Plan ("GDP") entitled "Park Pointe" consisting of 12 sheets prepared by Paciulli Simmons & Associates and dated June 3, 2013, as revised through March 20, 2014. A maximum of 18 dwelling units shall be constructed on the Property.
2. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP, such as, but not limited to, locations of utilities, minor adjustment of property lines, and the general location of dwellings on the proposed lots, may be permitted when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the GDP and provided that the modifications do not increase the total number of dwelling units, decrease the setbacks from the peripheries, decrease landscaping, or alter the limits of clearing and grading.
3. **Advanced Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or the Virginia Department of Transportation ("VDOT") at time of site plan approval.
4. **Gambrill Road Improvements.**
 - A. At the time of final record plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way along the Property's Gambrill Road frontage approximately 39 feet from the centerline as shown on Sheet 5 of the GDP.
 - B. Subject to the approval of VDOT, the Applicant shall construct improvements along the Property's Gambrill Road frontage to accommodate a twelve (12) foot wide left turn lane at the Property's new site access, and shall install curb, gutter, and an eight (8) foot wide sidewalk as shown on Sheet 5 of the GDP. The

Applicant shall also install drainage improvements to intercept stormwater on the west side of Gambrill Road as shown on Sheet 5 of the GDP. Said improvements shall be substantially complete prior to the issuance of the first Residential Use Permit ("RUP"). Substantially complete as used herein shall be defined as installation of curb and gutter, storm drainage improvements, base paving, and open to traffic but not final paving or accepted for operation and maintenance by VDOT.

- C. During construction, the Applicant shall ensure that unobstructed, safe, and continuous pedestrian access is provided along Gambrill Road to the park and ride facility located north of Parcel 42.

5. **Swope Court.**

- A. At the time of final record plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors right-of-way forty-two (42) feet in width for Swope Court, the new public street providing access to the Property, plus a sidewalk easement six (6) feet in width adjacent to one (1) side of Swope Court.
- B. Subject to VDOT approval, the Applicant shall construct Swope Court as a public street in accordance with the details shown on Sheet 3 of the GDP.
- C. The Applicant and the successor homeowners association shall maintain the sidewalk that VDOT will not accept for maintenance.

6. **Pedestrian Connection.** To provide continuity and connectivity of the pedestrian circulation network, the Applicant shall provide for future pedestrian interparcel connection to the adjacent Westwater Point community by constructing a six (6) foot wide asphalt trail from the end of the access road for the stormwater management pond to the joint property line between Outlot A and the Westwater Point community as shown as Sheet 3 of the GDP. A public access easement in a form acceptable to the County Attorney shall be recorded over the pond access road and the asphalt trail.

Prior to site plan approval, the Applicant shall work with the Westwater Point Homeowners Association to address the potential removal of Swope Lane, on property identified as Fairfax County tax map reference 89-3 ((25)) C and D. The option to retain or remove Swope Lane shall be subject to consensus of the Westwater Point Homeowners Association. The Applicant shall contact the Westwater Point Homeowners Association in writing regarding this issue. Should the Westwater Point Homeowners Association not respond in writing to the Applicant with a conclusion within forty-five (45) days, the Applicant shall have the authority to either retain or remove Swope Lane in its sole discretion and shall have no further obligation under this proffer. Should the consensus of the Westwater Point Homeowners Association be to remove the private driveway, the Applicant shall remediate the driveway in accordance with PFM standards.

7. Landscape Plan.

- A. A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheets 9 and 10 of the GDP. As part of the site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the GDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual ("PFM"). Plantings shall include only non-invasive species and, to the extent practical, plant species native to Fairfax County. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD.
- B. Subject to VDOT approval, and in consultation with UFMD at time of site plan review, the Applicant shall install a vegetated buffer, with a mixture of deciduous and evergreen trees, on land adjacent to the northwest boundary of the Property in order to buffer the Property from activity at the Gambrill Road Park and Ride Lot as shown on Sheet 9. Such buffer shall be installed prior to bond release.
- C. Prior to bond release, the Applicant shall install six (6) foot fences along Gambrill Road as shown on Sheet 9 and consistent with the typical lot layout shown on Sheet 4 of the GDP. Fences shall be constructed of board on board, solid board, if required for noise attenuation purposes as determined by the noise study required by Proffer 22, brick, stone, or a combination of those elements.
- D. Prior to bond release for walls not adjacent to individual lots, and prior to issuance of RUPs for the houses on a lot with a retaining wall immediately adjacent to the lot, the Applicant shall install fences or handrails on all walls shown on Sheet 9 in accordance with PFM requirements.
- E. Retaining walls three (3) feet in height or greater shall be architecturally treated with masonry, excluding cinder block. Retaining walls shall not be constructed of wood.

8. Tree Preservation.

- A. Tree Preservation Plan. For the purposes of maximizing the preservation of trees in tree conservation areas shown on Sheets 11 and 12 of the GDP, the Applicant shall prepare a Tree Preservation Plan. The Applicant shall contract with a certified arborist or registered consulting arborist (the "Project Arborist") to prepare a Tree Preservation Plan to be submitted as part of the first site plan submittal and subsequent site plan submissions. The Tree Preservation Plan shall be reviewed and approved by UFMD. The Tree Preservation Plan shall seek to preserve the trees identified on the GDP for preservation. The Tree Preservation Plan shall provide a Tree Inventory which includes the location, species, size,

crown spread and condition rating percent of all trees ten (10) inches or greater in diameter, measured 4½ feet from the ground and located within twenty (20) feet of the limits of clearing and grading of the tree conservation areas shown on the GDP. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.

- B. Invasive Species Management. The Applicant shall create and implement an invasive species management program to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc.
- C. Limits of Clearing and Grading. Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the GDP, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.
- D. Tree Preservation Walk-Through. The Applicant 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 Project Arborist shall walk the limits of clearing and grading with a UFMD 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. The Applicant shall also work with UFMD to identify areas adjacent to the limits of clearing and grading where a mix of understory plantings and shrubs may be provided, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- E. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot-high, 14 gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther 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 placed at the limits of clearing

and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

- F. Root Pruning and Mulching. The Applicant shall (1) root prune roots one inch in diameter or larger of trees to be preserved that may be damaged during clearing, demolition, grading, utility installation and/or the installation of retaining walls; and (2) mulch to a minimum depth of three (3) inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas that will be root pruned and mulched shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- (i) Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen (18) inches, or as specified by UFMD at the pre-construction meeting.
- (ii) Root pruning shall take place prior to installation of tree protection fencing.
- (iii) Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- (iv) Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- (v) Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- (vi) Immediately after the Phase II erosion and sedimentary control activities are complete, mulch shall be applied at a depth of three (3) inches within designated areas. Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation. Motorized equipment may be used to reach over tree

protection fence to place mulch at designated points. Mulch shall be spread by hand within tree preservation areas.

(vii) Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.

(viii) UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.

G. Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to be left undisturbed.

H. Site Monitoring. During the installation of tree protection fencing, performance of root pruning and during any clearing or removal of trees, vegetation, or structures, or other activities in or adjacent to tree conservation areas prior to the approval of Phase I of the Erosion and Sediment Control Plan, the Project Arborist shall be present to effectively monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFMD. Following approval of Phase I of the Erosion and Sediment Control Plan the Project Arborist shall actively monitor the Property to ensure that protection measures are maintained and functioning as intended and activities are conducted in accordance with the proffers and as approved by the UFMD. The monitoring schedule shall be described and detailed in the Tree Preservation Plan and shall be reviewed and approved in writing by UFMD. Inappropriate activities such as storage of construction materials, dumping of construction debris, and traffic by construction personnel shall not occur within these areas. Damage to understory plant materials, leaf litter and soil conditions resulting from activities not approved in writing by UFMD shall be restored to the satisfaction of UFMD.

9. **Native Plant Transplantation.** The Applicant shall provide an opportunity for not-for-profit organizations, identified by Department of Planning and Zoning (DPZ), to remove and transplant native plant species located outside the tree save area on the Property. The Applicant shall notify these not-for-profit organizations via certified mail and e-mail. In order to facilitate rescue and transplantation of native plants prior to the commencement of land disturbing activities, the Applicant will mark the general area of the tree save areas sixty (60) days prior to commencement of grading and will notify the Springfield District Supervisor's office and provide reasonable opportunity for not-for-profit organization(s) to access the Property and remove vegetation that is not proposed to be saved, unless such plant removal is determined by the UFMD to present a significant threat to offsite vegetation and/or native plant communities due to the potential for the spread of invasive plant species, plant pests, and/or plant disease.

The Applicant shall provide a schedule to the not-for-profit organization(s) identifying dates for the removal of the native plant species. This notice shall be provided not less than thirty (30) days prior to the earliest removal date. Right of access shall be subject to the party seeking access maintaining reasonable insurance and providing indemnification to the Applicant and the landowners against all risk of loss, damage, injury or death resulting from such access and/or transporting of vegetation from the Property. The Applicant will notify the Springfield District Supervisor's office again at the time of second site plan submission for the first site plan/public improvement plan submitted for the Property. The marking of the tree save areas and provision of notice as required herein shall fully satisfy the Applicant's obligation under this proffer.

10. **RPA and EQC Restoration.** The Applicants shall replant and restore existing disturbed areas within the Resource Protection Area ("RPA") and Environmental Quality Corridor ("EQC") as shown on Sheet 9 of the GDP. Plantings shall be in conformance with the requirements of Chesapeake Bay Preservation Ordinance Section 118-3-3(f) and subject to UFMD approval. Such plantings shall be complete prior to the issuance of the sixth (6th) RUP for new dwellings on the Property.
11. **Green Building Practices.** Dwelling units on the Property shall be constructed to achieve one of the following programs, or an alternative third-party certification that meets the substantive intent of the choices identified below. Selection of one of the following certification methods, or an alternative, shall be within the Applicant's sole discretion at time of site plan submission:
 - A. Qualification in accordance with ENERGY STAR[®] for Homes as demonstrated through documentation to the Environment and Development Review Branch of DPZ ("EDRB") from a home energy rater certified through the Residential Energy Services Network (RESNET) that demonstrates each dwelling unit has attained qualification prior to the issuance of the RUP for each dwelling;
 - B. Certification in accordance with the National Green Building Standard using the ENERGY STAR[®] Qualified Homes path for energy performance, as demonstrated through documentation submitted to EDRB and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling;
 - C. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to EDRB prior to the issuance of the RUP for each dwelling; or
 - D. Certification in accordance with the National Association of Home Builders (NAHB) National Green Building Program, Bronze level, as demonstrated through submission of a copy of the "Green Certificate" issued by NAHB in accordance with its "Green Certificate Program" prior to issuance of the RUP for each dwelling.

12. **Stormwater Management.**

- A. Subject to review and approval by DPWES, stormwater management ("SWM") and Best Management Practice ("BMP") measures for the Property shall be provided in a wet pond located partially on the Property and partially on adjacent property identified on the Fairfax County 2013 tax maps as Tax Map 89-3 ((25)) A ("Outlot A") pursuant to an agreement between the Applicant and the owner of Outlot A. The SWM and BMP measures shall be provided as shown on Sheet 6 of the GDP and shall be developed in accordance with the PFM, unless waived or modified by DPWES. The Applicant shall further comply with conditions as may be approved in conjunction with #5072-WRPA-001-1 and #5072-WQ-001-1.
- B. Maintenance of the SWM facilities shall be the responsibility of the Applicant and the successor homeowners association. Prior to site plan approval, the Applicant shall execute an agreement with the county in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the SWM facilities. The SWM Agreement shall require the Applicant and the successor homeowner's association to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM facilities and to provide a maintenance report every five (5) years to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The maintenance responsibilities under the SWM Agreement shall be disclosed to future purchasers prior to entering into a contract for sale and specified in the homeowner's association documents.
- C. Prior to the issuance of the first RUP on the Property, the Applicants shall establish an account (the "SWM Maintenance Account") to be used as an escrow account for the initial maintenance of the SWM facilities. The Applicants shall make an initial contribution to the SWM Maintenance Account in an amount equal to the estimated cost for the homeowner's association maintenance responsibility for the first ten (10) years of the facilities, as approved by DPWES. Thereafter, the SWM Maintenance Account shall be funded through pro-rata assessments of subsequent owners of the Property.
- D. Should future County policy permit all or part of the SWM facilities on the Property to be eligible for County maintenance, then the Applicant or the successor homeowner's association may request County maintenance for eligible facilities and thereby void the applicability of Paragraphs B and C for such facilities.

13. **Housing Trust Fund.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at time of site plan. 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 proposed by the Applicant in consultation with the Fairfax

County Department of Housing and Community Development ("HCD") and shall be approved by HCD.

14. **Public School Contribution.** Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised September 1, 2012, the Applicant shall contribute \$10,488 per expected student (based on a ratio of 0.536 students per dwelling unit) to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools that students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for the Property and shall be based on the actual number of dwelling units built. Such contribution shall be directed to schools in Cluster VI or to schools in the West Springfield High School pyramid.
15. **Recreation Contribution.** At the time of the issuance of the first RUP on the Property, the Applicant shall provide a monetary contribution of \$44,650.00 to the Board of Supervisors for recreational opportunities as determined in consultation with the Springfield District Supervisor.
16. **Homeowners Association.** The Applicant shall form a homeowners association ("HOA") for the Property. The HOA shall be responsible for maintenance of any common elements. At the time that the HOA takes over the maintenance of common elements and Outlot A, the Applicant shall convey to the HOA any long-term tree and forested area 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 tree preservation and/or maintenance of trees located on Outlot A, identification of any trees on the lot lost during development of the Property, any change in condition rating resulting from storm damage or construction impact, and any additional work performed for preservation and/or maintenance in tree preservation easements. A draft of the tree and forest management plan shall be submitted for review by UFMD prior to issuance of the first RUP. UFMD shall be furnished with a copy of the agreement by the HOA accepting maintenance responsibilities of the common areas and a copy of the final tree and forest management plan.
17. **Use of Garages.** A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.
18. **Property Boundary Delineation.** The Applicant shall mark all private lot corners with a thirty-six (36) inch solid aluminum survey pipe or concrete monument post rising twelve

(12) inches above grade so that the property lines of property lots adjacent to forested common open space can be clearly and accurately delineated on the Property. Pipes/posts shall bear the initials HOA to clearly identify the boundary of the private lot and the common open space. The location of markers delineating common open space shall be shown on the subdivision plan and individual lot grading plans.

19. **Architectural Features.** The façades of Lots 1, 14, 15 and 16 adjacent to Gambrill Road shall be architecturally treated with features which may include, but not be limited to, windows, shutters, trim, and/or cornices, to be consistent with the front facades. The building materials shall vary and may be a combination of brick, stone, and siding supplemented with trim and detail features. Any façade visible from public or private streets shall vary and may be a combination of brick, stone, or siding supplemented with the trim and detail features noted herein. The character and composition of dwellings shall be of quality similar to existing homes in the area, and shall include, but not be limited to such features as brick or stone waterables, architectural doors, and/or architectural moldings around windows and around the ends of rooflines, brick soldier courses, shudders, or varying roof lines and pitches.
20. **Universal Design.** Dwelling units shall be designed with options for purchasers to add certain Universal Design features which may include, but not be limited to, front entrance doors that are a minimum of 36 inches wide, thermostats a maximum of 48 inches high, rocker light switches 44-48 inches high, electrical outlets a minimum of 18 inches high, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, clear knee space under the sink in the kitchen, a first-floor bathroom console sink, hand-held shower heads at tubs and showers, ADA compliant grab bars in the bathrooms, curbless showers or showers with a curb of less than 4.5 inches high, seat in master bathroom showers, and front loading washers and dryers.
21. **Heritage Resources.** Prior to commencement of land disturbing activities, the Applicant shall submit photo documentation of the current conditions of the dwelling on Parcel 42 and an existing conditions location map showing the footprint of the existing house and site conditions with the photographic angle of views and identification of each photograph to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning (DPZ) Historic Preservation planner. The Applicant shall provide written documentation to DPZ that the required documentation has been submitted to the Virginia Room.
22. **Noise Attenuation.** Prior to site plan approval, the Applicant shall provide to DPWES and DPZ an acoustical study that assesses the impact of transportation noise from Gambrill Road on the proposed development. In the event that the predicted traffic noise levels for any home will be in excess of 65 dBA, the Applicant shall implement industry accepted noise attenuation measures during the construction of homes on each lot for which noise levels will be in excess of 65 dBA, in order to ensure that the interior noise level is no greater than DNL 45 dBA.

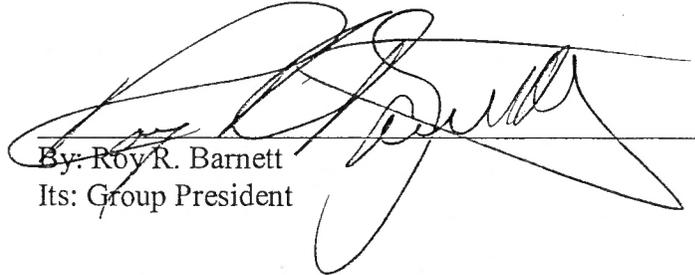
23. **Septic Tank Abandonment.** Prior to issuance of a demolition permit for the existing house on Parcel 39, the Applicant shall abandon the existing septic tank and well in conformance with Fairfax County Health Department regulations and requirements.
24. **Adjustments in Contribution Amounts.** For all proffers specifying contribution amounts, with the exception of Proffer 13 related to the Housing Trust Fund, the contribution shall adjust 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.
25. **Timing of Improvements.** Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for the completion of such improvements.
26. **Severability.** Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.
27. **Successors and Assigns.** These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
28. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 89-3 ((1)) 42, 39

VAN METRE COMMUNITIES, L.L.C.

By: Van Metre Homes, Inc., its Manager

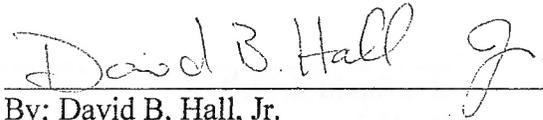


By: Roy R. Barnett
Its: Group President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 89-3 ((1)) 42

ESTATE OF HELEN M. HALL



By: David B. Hall, Jr.
Its: Heir

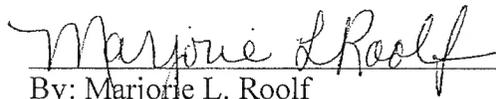
By: Marjorie L. Roof
Its: Heir

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 89-3 ((1)) 42

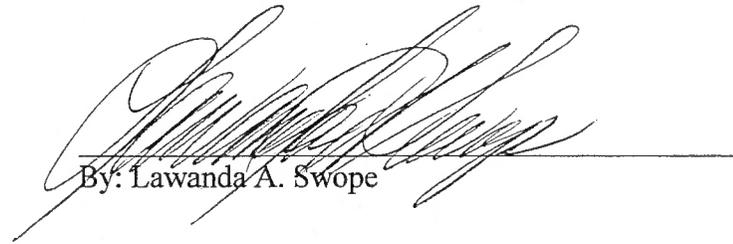
ESTATE OF HELEN M. HALL

By: David B. Hall, Jr.
Its: Heir


By: Marjorie L. Roolf
Its: Heir

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 89-3 ((1)) 39



By: Lawanda A. Swope

[SIGNATURES END]

Daniel C. Lucey, P.E.
ENCROACHMENT EXCEPTION #5072-WRPA-001-1 &
WATER QUALITY IMPACT ASSESSMENT #5072-WQ-001-1

Appendix A

February 5, 2014

PROPOSED DEVELOPMENT CONDITIONS

5072-WRPA-001-1 and 5072-WQ-001-1

If it is the intent of the Board of Supervisors to approve Resource Protection Area (RPA) Encroachment Exception #5072-WRPA-001-1 and Water Quality Impact Assessment #5072-WQ-001-1 for the property located at Tax Map #0893 01 0039 and 42 to allow encroachment in the RPA pursuant to Section 118-6-9 of the Fairfax County Chesapeake Bay Preservation Ordinance (CBPO), staff recommends the following development conditions:

1. This RPA Encroachment Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This RPA Encroachment Exception is granted only for the purposes, structures or uses indicated on the plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this RPA Exception shall be in substantial conformance with the approved plat entitled *Park pointe RPAE Plat* prepared by Wetland Studies and Solutions, Inc., dated November 13, 2013.
4. In order that the land disturbed within the RPA can be considered to be the minimum necessary to afford relief for the proposed construction, indigenous vegetation shall be preserved to the maximum extent possible, the limits of clearing and grading must be clearly shown on any development plan, and adequate access and areas for stockpiles must be included. Any development plan will be subject to approval by the Department of Public Works and Environmental Services (DPWES). The limits of clearing and grading must be strictly observed and enforced. Any encroachment into, and/or disturbance of, the RPA not shown on the approved plan will be considered a violation of the CBPO and is subject to the penalties of CBPO Article 9.
5. In order that the project is in harmony with the purpose and intent of the CBPO, does not have a substantial detriment to water quality, and meets the additional performance criteria for RPAs, vegetated buffer area(s) shall be established in the disturbed areas

within the RPA on the property and shall be of a total area of at least 23,958 square feet (0.55 acre). 17 additional trees (2" caliber or greater) that are not counted towards tree canopy or RPA reforestation requirements will be planted within outside of RPA. The size, species, density and locations shall be consistent with the planting requirements of CBPO Section 118-3-3(f), or a vegetation plan that is equally effective in retarding runoff, preventing erosion, and filtering non-point source pollution from runoff, as determined by the Department of Public Works and Environmental Services (DPWES). The vegetation shall be randomly placed to achieve a relatively even spacing throughout the buffer. Notwithstanding any statements on the Plat and in the Water Quality Impact Assessment (WQIA), the size, species, density, and locations of the trees, shrubs, and groundcover will be subject to approval of the Director of the DPWES. In the absence of sufficient area required for the vegetative buffer within the RPA, the applicant may choose to place some buffer outside the RPA.

6. In order that the proposed construction activity does not degrade water quality, adequate erosion and sediment control measures, including, but not limited to, a super-silt fence shall be employed during construction within the RPA, and shall remain in place, and be properly maintained, for the duration of the land disturbing activity within the RPA until such time that the disturbed area is completely stabilized.
7. Detailed hydrologic and hydraulic computations should be included with subdivision plan in support of the proposed SWM/BMP facility that will provide SWM/BMP treatment for the entire 7.72 acre project reducing nonpoint source pollutants by 50.5% and will provide SWM/BMP treatment for the entire 25.3 acre offsite area reducing nonpoint source pollutants by 42%. Proposed wet pond will have a forebay to trap silt and sediment and improve pollutant removal.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable Federal, State, or County ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the approval of any required plans and permits through established procedures, and this RPA Exception shall not be valid until this has been accomplished.

PARK POINTE

RZ 2013-SP-011

GENERALIZED DEVELOPMENT PLAN

APPLICANT
 VAN METRE COMMUNITIES L.L.C.
 BY VAN METRE HOMES, INC., ITS MANAGER
 9900 MAIN STREET, SUITE 500
 FAIRFAX, VIRGINIA 22031
 703-425-2614

SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 JUNE 3, 2013
 REVISION: SEPTEMBER 13, 2013
 REVISION: NOVEMBER 13, 2013
 REVISION: JANUARY 7, 2014
 REVISION: JANUARY 31, 2014
 REVISION: MARCH 20, 2014

ENGINEER
 PACIULLI SIMMONS & ASSOCIATES
 3975 FAIR RIDGE DRIVE
 SUITE 300 SOUTH
 FAIRFAX, VIRGINIA 22030
 703-934-0900

ATTORNEY
 WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
 2200 CLARENDON BLVD, 13TH FLOOR
 ARLINGTON, VIRGINIA 22201
 703-528-4700

SOILS MAP DATA

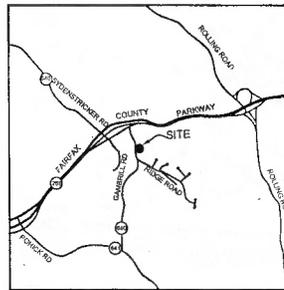
SCALE: 1"=500'



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
75C	NATHALIE GRAVELY LOAM	FAIR	GOOD	HIGH	I
87D	RHODISS SANDY LOAM	FAIR	GOOD	MEDIUM	I
35A	CODORUS AND HATBORO SOILS	POOR	POOR	LOW	III
4D	BARKER CROSSROADS NATHALIE COMPLEX	FAIR	GOOD	HIGH	III

VICINITY MAP

SCALE: 1"=2,000'



TAX MAP REFERENCE NUMBER(S)

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
88-7	1		LOTS 38 AND 42

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	GENERALIZED DEVELOPMENT PLAN
4	GENERALIZED DEVELOPMENT PLAN- NOTES
5	GAMBRILL ROAD PLAN AND PROFILE
6	DRAINAGE DIVIDES NARRATIVE SWM
7	DRAINAGE DIVIDES MAP SWM
8	EVM INFORMATION (by others)
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN, NOTES AND DETAILS
11	TREE CONSERVATION PLAN
12	TREE IDENTIFICATION TABLE

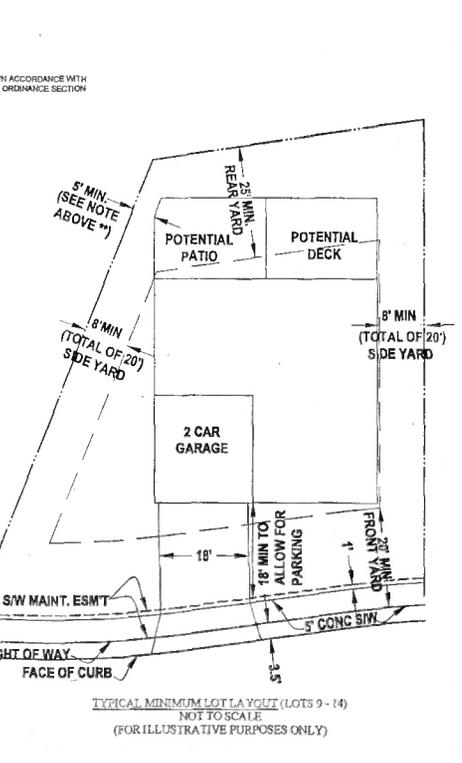
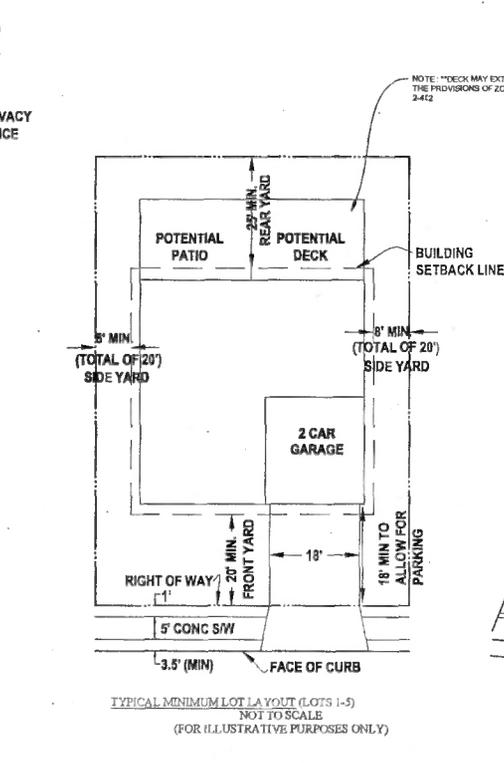
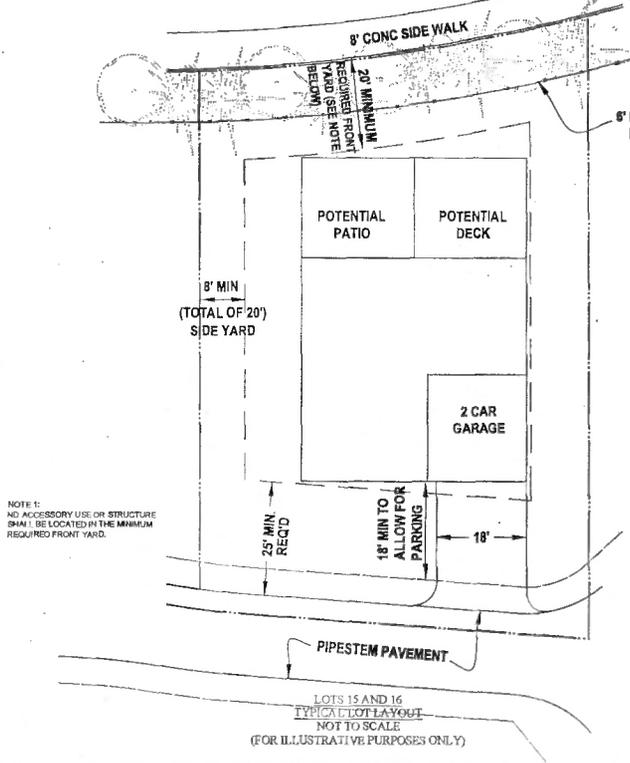


DATE: 01-31-14
 FILE NO: F 4570
 DRN: LC
 CKD: AGG
 SHEET 1 OF 12

GENERAL NOTES:

1. THE PROJECT THAT IS THE SUBJECT OF THIS ZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 80-311139 AND 42. PARCELS 39 IS OWNED BY THE ESTATE OF HELEN WALL (DB 0002, PG 0269), PARCELS 42 IS OWNED BY LAWANDA SMOKE (DB 0176, PG 1676). THE APPLICANT/CONTRACT PURCHASER IS VAN METRE COMPANIES, L.L.C.
2. THE PROPOSED USE FOR THE SITE IS RESIDENTIAL, DETACHED DWELLINGS.
3. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE.
4. EXISTING TOPOGRAPHY FOR THE SITE WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY PACIULLI, SIMMONS & ASSOCIATES, LTD IN FEBRUARY, 2013, NCHD 26.
5. ACCORDING TO FAIRFAX COUNTY MAPS, THE PROPOSED SITE LOCATION HAS A NATURAL STREAM LOCATED ON THE SITE. A PORTION OF THE SITE IS LOCATED WITH AN RPA BOUNDARY.
6. THERE ARE NO FLOOD HAZARD AREAS LOCATED ON THE SITE.
7. AREAS THAT ARE OUTSIDE OF THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED DURING THE CONSTRUCTION OF THE PROPOSED PROJECT, AND WILL BE MARKED ACCORDINGLY.
8. NATURAL FEATURES LOCATED ON-SITE, SUCH AS THE RPA AREA AND STREAM, THAT ARE NOT TO BE DISTURBED SHALL BE PROTECTED DURING CONSTRUCTION BY THE IMPLEMENTATION OF EROSION AND SEDIMENT CONTROLS. STREAMS ARE LOCATED NEAR THE NORTHERN AND SOUTHERN BORDERS OF THE SITE. A POND IS LOCATED ON THE SOUTHEAST CORNER OF THE SITE. THERE IS NO ENVIRONMENTAL DISTRESS ON THE SITE.
9. AS STATED IN THE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT BY ECS MID-ATLANTIC, LLC, HISTORICAL REVIEW DID NOT IDENTIFY ADJACENT OR NEARBY PRIORITIES THAT ARE CONSIDERED RECOGNIZED ENVIRONMENTAL CONDITIONS (REC) OF THE SITE. AS PART OF THE PHASE 1 REGULATORY DATABASE SEARCH REPORT DID NOT INCLUDE THIS SITE ON ANY LIST. ECS HAS NOTED THE PRESENCE OF AN ON-SITE LANDFILL/UNDERGROUND STORAGE TANK TO BE A RECOGNIZED ENVIRONMENTAL CONDITION FOR THE PROPERTY.
10. THE IMPLEMENTATION OF EROSION AND SEDIMENT CONTROLS AROUND THE PERIMETER OF THE PROPOSED LIMITS OF CLEARING AND GRADING SHALL HAVE ADVERSE EFFECTS ON ADJACENT PROPERTIES AS A RESULT OF THE PROPOSED DEVELOPMENT.
11. PARCELS 42 CONTAINS A 1,844 SQUARE FOOT SINGLE FAMILY HOUSE THAT WAS CONSTRUCTED IN 1987. AN ADDITION TO THE HOUSE WAS CONSTRUCTED IN 1973. PARCELS 39 CONTAINS A 1,200 SQUARE FOOT SINGLE FAMILY HOUSE THAT WAS CONSTRUCTED IN 1900. ALL EXISTING STRUCTURES ARE TO BE REMOVED FOR THE PROPOSED PROJECT.
12. A GROSS FLOOR AREA CALCULATION IS NOT REQUIRED FOR THE GDP DUE TO THE PROPOSED RESIDENTIAL USE OF THE PROJECT SITE.
13. THE MAXIMUM NUMBER OF DWELLINGS PROPOSED FOR THE SITE IS 18 UNITS WITH A DENSITY OF 2.33 DWELLINGS/ACRE. THERE WILL BE 2.82 ACRES (OR 30%) OF OPEN SPACE PROVIDED.
14. FRONTAGE IMPROVEMENTS WILL BE PROVIDED WITHIN 100' RIGHT OF WAY ACROSS THE SITE FRONTAGE. AN 8" SANITARY SEWER MAIN WILL BE CONSTRUCTED WITHIN AN EXISTING SANITARY SEWER EASEMENT ON OFF-SITE PROPERTY TAX MAP 80-40259. A STORMWATER MANAGEMENT POND WILL BE CONSTRUCTED PARTIALLY ON-SITE AND PARTIALLY OFF-SITE ON PROPERTY OWNED BY VAN METRE COMPANIES. THE LOCATION FOR THE POND CAN BE SEEN ON TAX MAP 80-3 AND TAX MAP 80-4. ON-SITE IMPROVEMENTS WILL INCLUDE THE FOLLOWING AND WILL BE IMPLEMENTED DURING THE CONSTRUCTION OF THE PROJECT:
 - 14.1 THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
 - 14.2 ALL EXISTING WELLS AND/OR DRAIN FIELDS WILL BE PROPERLY ABANDONED PRIOR TO DEMOLITION OF THE EXISTING BUILDINGS AT 7401 DAMBRILL ROAD.
 - 14.3 A POND LOCATED AT THE SOUTHEASTERN CORNER OF THE SITE WILL BE IMPLEMENTED TO PROVIDE BOTH QUALITY AND QUANTITY STORMWATER MANAGEMENT.
 - 14.4 A 6" CONCRETE SIDEWALK WILL BE CONSTRUCTED ACROSS THE FRONTAGE OF THE SITE TO SATISFY THE MINOR PAVED TRAIL REQUIREMENT OF THE COMPREHENSIVE TRAILS PLAN. ACCESS TO THE OPEN SPACE IS PROVIDED VIA THE STORMWATER ACCESS ROAD AT THE SOUTH OF THE SITE.
 15. THERE ARE NO SPECIAL AMENITIES PROPOSED FOR THE PROPOSED PROJECT. SPECIAL AMENITIES ARE AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 19-102.
 16. THE PROPOSED PROJECT SCHEDULE WILL BE BASED ON MARKET DEMAND.
 17. THERE IS NO FLOODPLAIN LOCATED ON-SITE. AN RPA ARE DELINEATION WAS PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC. (WSS) IN FEBRUARY, 2013 AND APPROVED ON 7/10/13. RPA BOUNDARY HAS BEEN DELINEATED AND APPROXIMATE DISTANCES FROM THE PROPOSED STRUCTURES TO THE RPA BOUNDARY ARE SHOWN ON THE PLAN. EXISTING STRUCTURES IN THE RPA ARE TO BE REMOVED. THE ENVIRONMENTAL QUALITY CORRIDOR HAS BEEN DELINEATED PER WSS INVESTIGATION.
 18. DAMBRILL ROAD WILL BE WIDENED AS SHOWN ON SHEET 5.

19. AN EXISTING VEGETATION MAP (EVM) MAP HAS BEEN PROVIDED BY WSS AND IS INCLUDED AS SHEET 6.
20. THERE IS NO BURIAL GRAVE, OBJECT, OR STRUCTURE MARKING THE PLACE OF BURIAL ON THE PROPOSED SITE.
21. ALL LOTS SHALL BE ACCESSED FROM THE PROPOSED SUBDIVISION STREET.
22. LOTS 15 AND 16 ARE REVERSE FRONTAGE LOTS AND LOTS 17 AND 18 ARE PIPESTEM LOTS.
23. TREE PRESERVATION AND CANOPY REQUIREMENTS WILL BE MET AT FINAL SITE PLAN.
24. THE DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN, WHICH RECOMMENDS RESIDENTIAL USE AT 2-3 DWELLING UNITS PER ACRE.
25. THIS DEVELOPMENT CONFORMS TO PROVISION OF ALL APPLICABLE ORDINANCES.
26. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON-SITE.
27. THERE WILL BE 6.14 ACRES RETURNED TO THE RPA DUE TO THE DEMOLITION OF SMOKE LAKE AND THE SMOKE RESIDENCE.
28. DRIVEWAY LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.



NOTE 1:
NO ACCESSORY USE OR STRUCTURE SHALL BE LOCATED IN THE MINIMUM REQUIRED FRONT YARD.

NOTE: **DECK MAY EXTEND IN ACCORDANCE WITH THE PROVISIONS OF ZONING ORDINANCE SECTION 2-412

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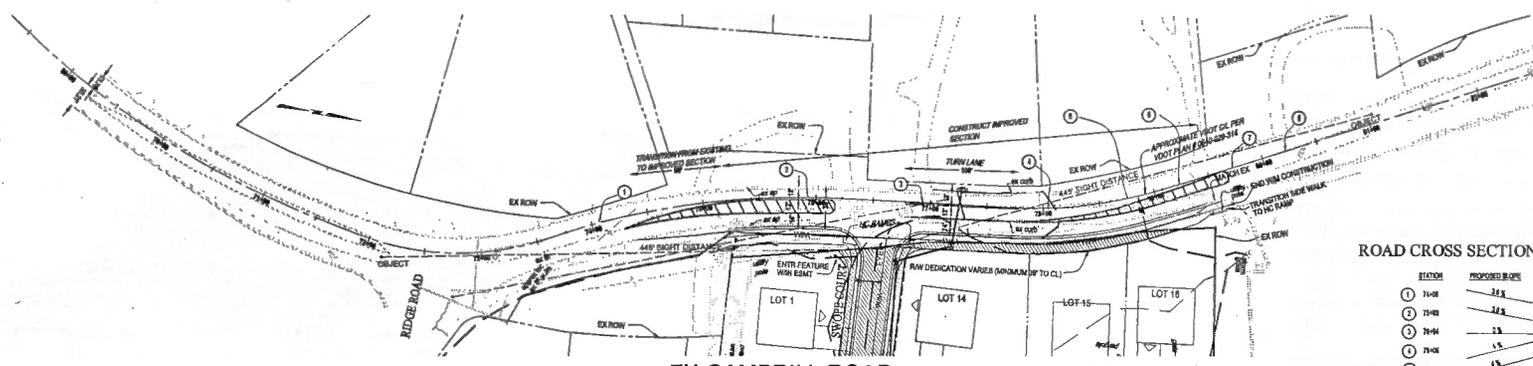
Engineers
Planners
Surveyors
Landscape Architects
Water Resources
Environmental Scientists
Architects

PARK POINTE

GENERALIZED DEVELOPMENT
PLAN-NOTES

APPROVED FOR SUBMITTAL
DATE: 10/15/13
DRAWN BY: [Signature]
CHKD: [Signature]

SHEET 4 OF 12

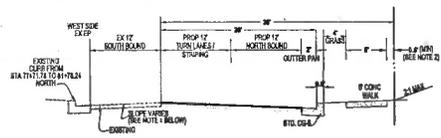


**EX GAMBRILL ROAD
 ROUTE 640**
 R/W VARIES
 POSTED SPEED = 35 MPH
 DESIGN SPEED = 40 MPH

ROAD CROSS SECTION TABLE

STATION	PROPOSED B/W
① 71+00	36.5'
② 71+40	34.5'
③ 71+80	33'
④ 71+80	1.5'
⑤ 71+20	1.5'
⑥ 71+20	2.0' x 3.5'
⑦ 71+20	2.0' x 3.5'
⑧ 80+22	2.0' x 2.0' x 3.5'

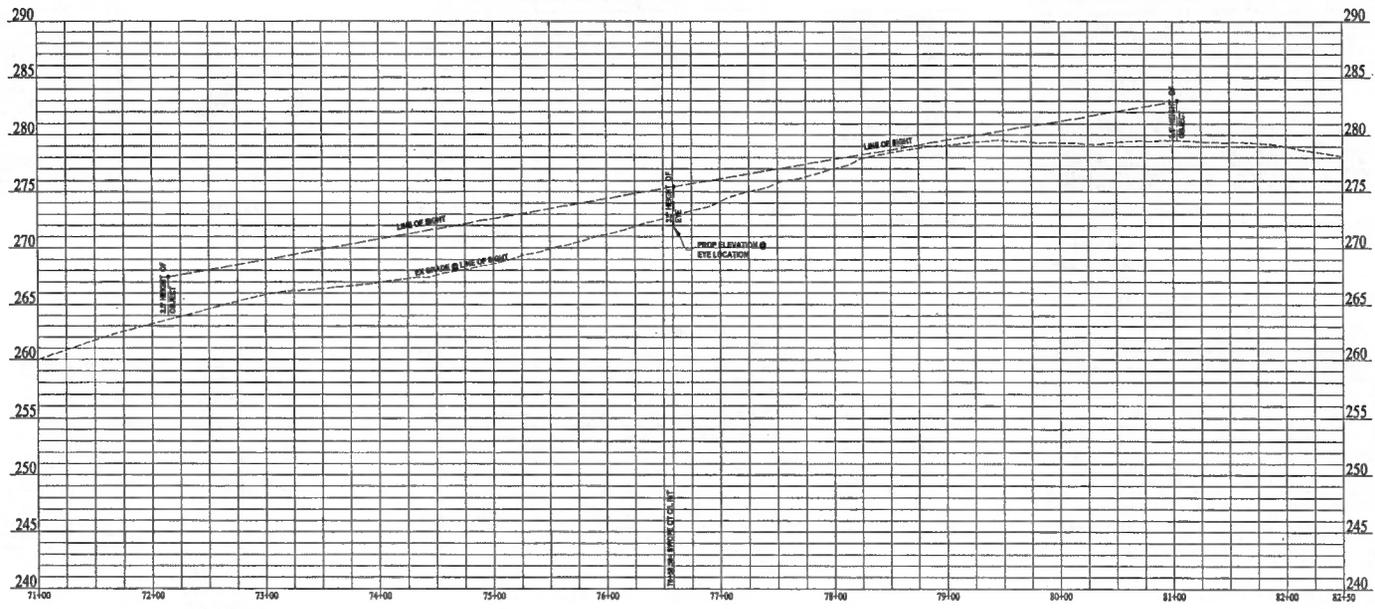
NOTES:
 1- SLOPES ARE VIEWED FROM BOTH LOOKS NORTH ALONG GAMBRILL ROAD
 2- SLOPES OF CROSS SECTIONS ARE TO BE LINEARLY INTERPOLATED IN BETWEEN STATIONS SHOWN



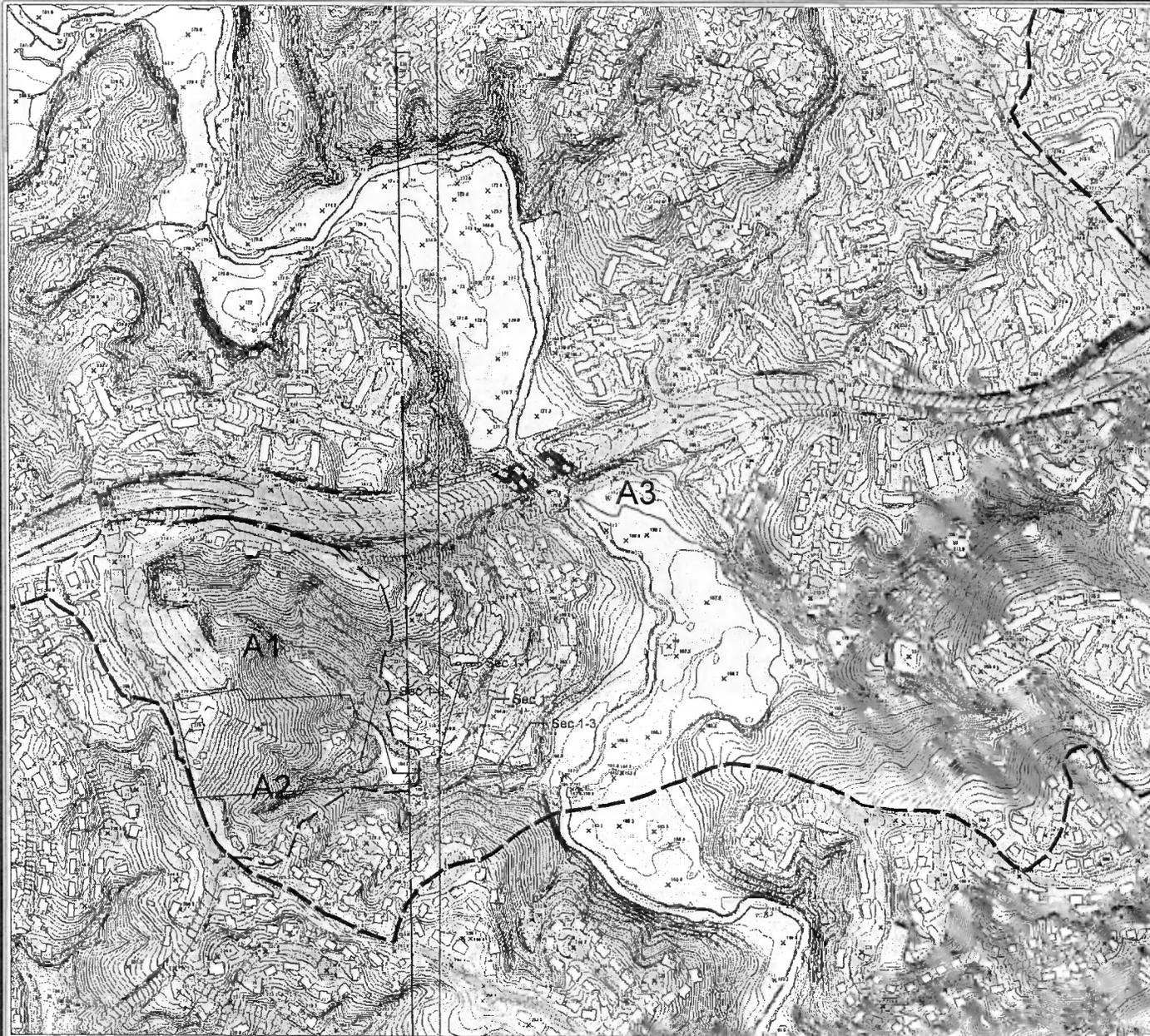
IMPROVED ROAD SECTION

NOTES:
 1- ROAD TO BE REPERVALENT TO WORK WITH EXISTING TRAILS
 2- EXISTING DEDICATION EXCEEDS MINIMUM ON NORTH AND SOUTH ENDS. R/W WIDTH VARIES IN THOSE LOCATIONS

EX GAMBRILL RD



Scale: 1" = 50'H
 1" = 5'V



Drainage Divides

The site has been shaded and identified in the map on the sheet. Map is taken from Fairfax County GIS mapping tool, 89-3 and 89-4.

The drainage divides shown are for the area going to the pond (A1), the area going to the intermittent stream (A2), and the drainage area to the floodplain confluence with the Pohick Creek (A3) where the total drainage area is more than 100 times greater than the area to the site and the pond.

Cross sections are shown in this plan for the intermittent stream along the southern boundary (section 1-0) and the perennial stream outfall to the east of the site (sections 1-1 to 1-3)

A detailed drainage study will be done with the subdivision plan to assure that channels within the site and the perennial stream outfall from the site will not be eroded from the peak flows of the stormwater system. Detention of the 1, 2 and 10 year storms will be provided to meet stormwater and adequate outfall requirements. See narrative on Sheet 6.

A1= 32.86 acres
 A2= 6.84 acres
 A3= +3900 acres
 Site Area= 7.72 acres



PACIULLI



SIMMONS & ASSOCIATES
 CONSULTING ENGINEERS

3975 Fair Ridge Drive
 Suite 301 South
 Fairfax, VA 22033
 PH 703.334.0900
 FX 703.334.9787
 EM fairfax@pacidul.com

Engineers
 Planners
 Surveyors
 Landscape Architects
 Wetland Specialists
 Environmental Scientists
 Archaeologists

PARK POINTE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DRAINAGE DIVIDES MAP SWM

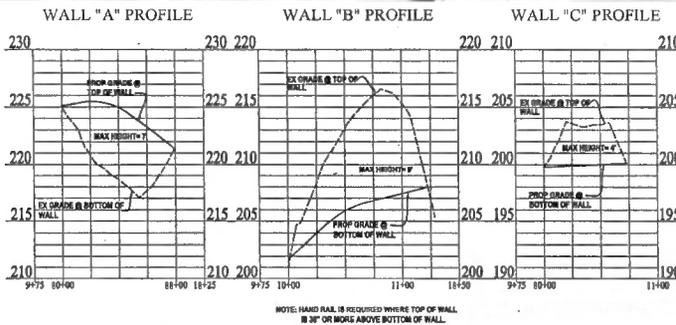


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 CKD: AOG

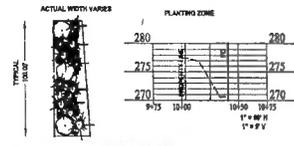
LEGEND:

- TREE CONSERVATION AREA
- CLEARING AND GRADING LIMITS
- PROPOSED BUILDING
- VDOT PARKING BUFFER
- EXISTING TIE LINE
- RPA
- RPA & EDC TO BE RESTORED = 8.14 ACRES
- DISTURBED AREA TO BE REPLANTED TO RPA STANDARDS = 8.17 ACRES
- TOTAL DISTURBANCE IN RPA AND EDC INCLUDING DISTURBANCE TO ENHANCE WATER QUALITY.
- DECIDUOUS TREE (SEE NOTE 1)
- DECIDUOUS TREE
- EVERGREEN TREE

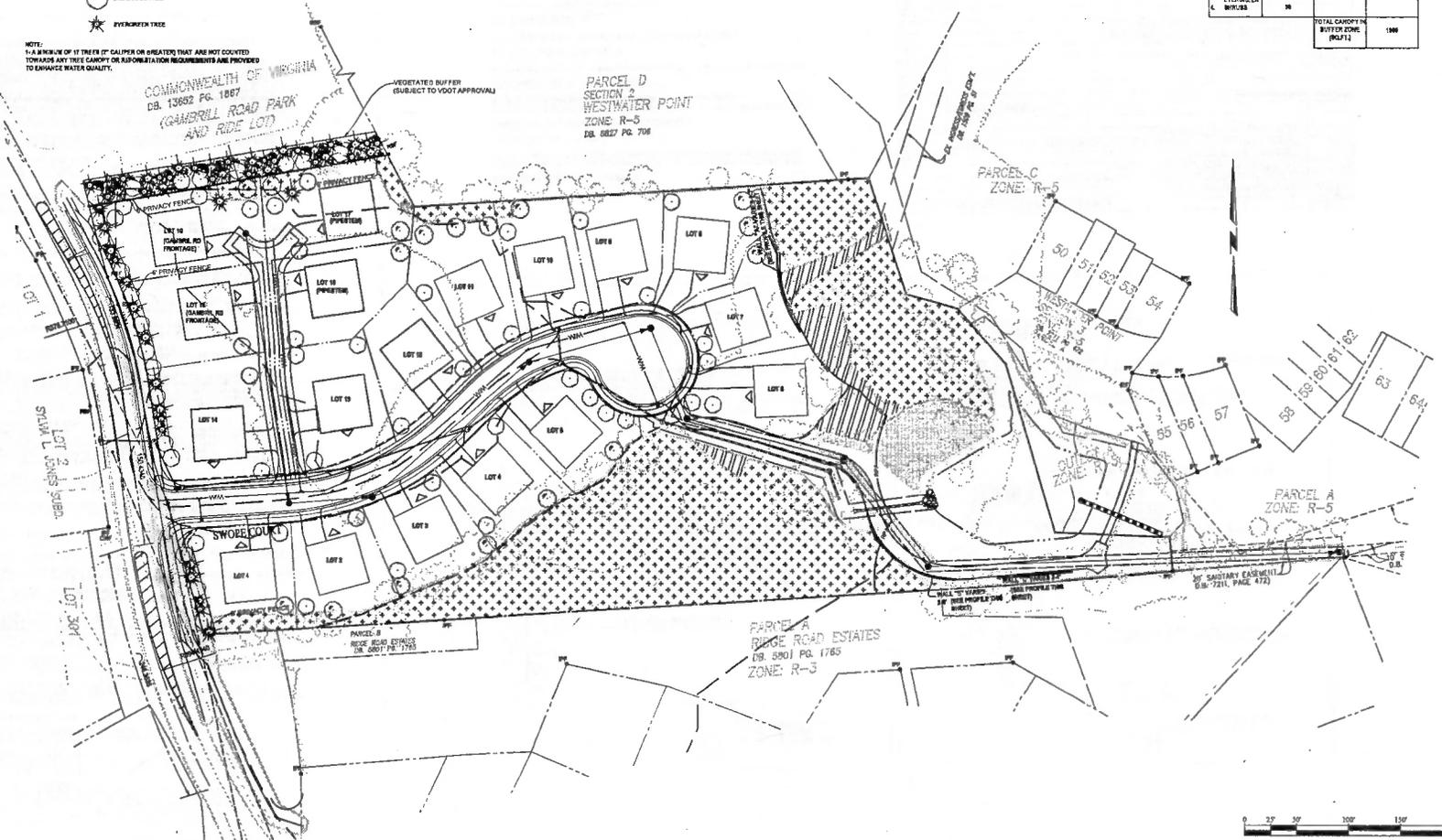
NOTE:
1. A MINIMUM OF 11 TREES (1" CALIPER OR GREATER) THAT ARE NOT COUNTED TOWARDS ANY TREE CANOPY OR RESTORATION REQUIREMENTS ARE PROVIDED TO ENHANCE WATER QUALITY.



PROPOSED VEGETATED BUFFER ON VDOT PROPERTY



PLANT TYPE	PLANT UNIT / 100	10-YEAR CANOPY	CANOPY COVER PERCENT
1. LARGE OXECORNER	2	260	8%
2. LARGE EYEDROWEEN	8	190	7%
3. MED. EYEDROWEEN	8	190	7%
4. WYOMING	28	1000	32%
TOTAL CANOPY IN BUFFER ZONE (R-1)		1000	



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 Suite 300 South
 Fairfax, VA 22033
 P: 703.534.0000
 F: 703.534.9787
 E: EMail@pacicoll.com

Engineers
 Planners
 Landscape Architects
 Wetland Scientists
 Environmental Scientists
 Archeologists

PARK POINTE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

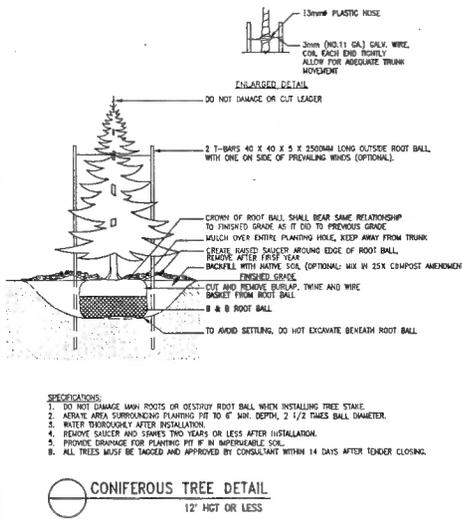
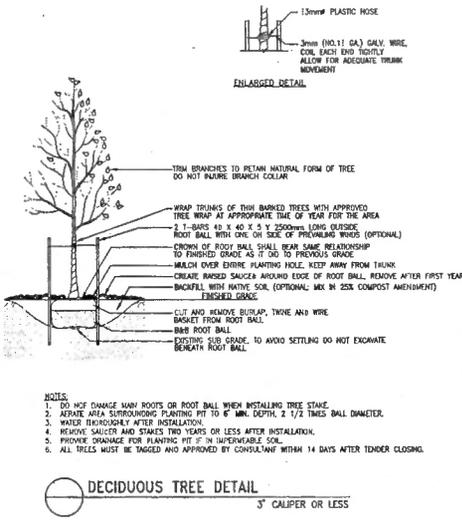
COMMONWEALTH OF VIRGINIA

 ARIN D. GERMAIN
 Lic. No. 628790
 PROFESSIONAL ENGINEER
 3/22/14

DATE: 11/14/14
 FILE NO.: 14-0000000000
 DRN: 14-0000000000
 CKD: ADD

GENERAL LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. THE LANDSCAPE CONTRACTOR SHALL STATE THE TOTAL NUMBER OF EACH PLANT WITH THE CONTRACT PRICE. THE PLANT LIST SUBMITTED WILL AUTOMATICALLY BECOME PART OF THE CONTRACT DOCUMENTS. NOTE: IF THE CONTRACTOR DEVS. ACCORDING TO THE PLANT LIST, HE/SHE SHOULD DOUBLE CHECK THE PLANT LIST QUANTITIES WITH THE OWNER TO BE SURE THERE ARE NO DISCREPANCIES. IF THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE LIST OF PLANTS, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS WILL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR HEDGERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF HEDGERY PLANT MATERIALS. PLANT MATERIALS MUST BE SELECTED FROM HEDGERIES THAT HAVE BEEN INSPECTED AND CERTIFIED BY STATE PLANT INSPECTORS.
4. WHEN REQUESTED BY THE OWNER OR OWNER'S REPRESENTATIVE, SAMPLES OF ALL MATERIALS OTHER THAN PLANTS SHALL BE SUBMITTED TO THE OWNER'S DESIGNATED REPRESENTATIVE FOR APPROVAL.
5. ALL APPROVALS WILL BE IN WRITING.
6. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAKE EVERY REASONABLE EFFORT TO FIND THE MATERIAL SPECIFIED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR QUALIFYING HIS/HER PROPOSAL TO DOCUMENT ANY PLANT AVAILABILITY OR AVAILABILITY PROBLEMS.
7. THE LANDSCAPE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND/OR THE GENERAL CONTRACTOR IN ADVANCE OF CONSTRUCTION TO LOCATE UTILITIES. IF THERE IS A CONFLICT WITH THE UTILITIES AND THE PLANTING, ANY COST DUE TO RELOCATIONS AFTER PLANTING SHALL BE BORNE BY THE OWNER.
8. DURING PLANTING, ALL AREAS SHALL BE KEPT NEAT AND CLEAN, AND PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING PLANTS, LARGE TREES, SOIL AND STRUCTURES. WHERE EXISTING TREES ARE TO BE PRESERVED, ADDITIONAL PRECAUTIONS SHOULD BE TAKEN TO AVOID UNNECESSARY ACCUMULATION OF EXCAVATED MATERIALS, SOIL COMPACTION OR ROOT DAMAGE. ANY DAMAGED AREAS CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
9. UPON COMPLETION, ALL DEBRIS AND WASTE MATERIAL RESULTING FROM PLANTING OPERATIONS SHALL BE REMOVED FROM THE PROJECT AND THE AREA CLEANED UP.
10. THE OWNER SHALL SUPPLY WATER ON SITE AT NO COST. IF THE LANDSCAPE CONTRACTOR HAS TO SUPPLY WATER TO THE SITE, IT SHALL BE AT AN ADDITIONAL COST TO THE OWNER.
11. CONTAINER-GROWN MATERIAL, AND HAND-DIGGED OR BARE ROOTED MATERIAL CAN BE PLANTED YEAR ROUND.
12. ALL PLANT ROOTS SHALL BE PROTECTED DURING HANDLING AND PLANTING TO AVOID DAMAGING OFFSET AND DAMAGE.
13. THE USE OF BARE-ROOT GROUND COVER (SHOVED CUTTINGS) SHOULD BE LIMITED TO OPTIMAL PLANTING TIMES AND ONLY SPECIES UNDER THESE CONDITIONS KNOWING THE RISK INVOLVED, UNLESS SPECIFICATION IS PROVIDED.
14. PERMANENTS CAN BE INSTALLED AS SOON AS THE GROUND IS WORKABLE IN SPRING UNTIL NOVEMBER 15. PLANTS INSTALLED AFTER NOVEMBER 15 REQUIRE A PROTECTIVE SUPPLEMENTAL MULCH APPLIED AFTER DECEMBER 15 AND REMOVED MARCH 1.
15. INSPECTION: A VERIFICATION OF PERFORMANCE FOR WORK BY CONTRACT DOCUMENTS, TO BE CONDUCTED BY THE OWNER OR HIS/HER REPRESENTATIVE ON-SITE AND IN THE PRESENCE OF THE LANDSCAPE FOR THE PURPOSE OF ACCEPTANCE. INSPECTION SHALL BE MADE WITHIN TWO (2) WEEKS OF WRITTEN NOTIFICATION FROM THE LANDSCAPE CONTRACTOR. FAILURE OF THE OWNER TO INSPECT THE WORK SHALL VOID THE GUARANTEE. DURING INSPECTION FOR INITIAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHOULD HAVE AN ACCEPTANCE FORM TO BE SIGNED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. INITIAL ACCEPTANCE & THE APPROVAL OF WORK INSPECTED: ACCEPTANCE CAN BE PARTIALLY COMPLETED WORK UNDER THE CONTRACT IF APPROVED BY THE OWNER. IF, FOR REASONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL, WORK HAS STOPPED, INSPECTION SHALL BE MADE ON PARTIALLY COMPLETED WORK. WARRANTY SHALL BEGIN AFTER LANDSCAPE INSPECTION AND ACCEPTANCE. MAINTENANCE AFTER INITIAL INSPECTION AND ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, UNLESS AN OPTIONAL MAINTENANCE CONTRACT HAS BEEN SPECIFIED.
17. THE LANDSCAPE CONTRACTOR SHOULD PERIODICALLY INSPECT THE SITE DURING THE WARRANTY PERIOD AND NOTIFY THE OWNER IN WRITING IF PROPER MAINTENANCE IS NOT BEING PERFORMED.
18. FINAL INSPECTION AND ACCEPTANCE: THE LANDSCAPE CONTRACTOR SHALL CONDUCT A FINAL INSPECTION WITH THE OWNER OR OWNER'S REPRESENTATIVE AT THE END OF THE ONE-YEAR PERIOD.
19. THE STANDARD WARRANTY IS FOR ONE (1) YEAR PERIOD, COMMENCING ON THE DATE OF INITIAL ACCEPTANCE. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD.
20. ANY MATERIAL THAT IS 25% DEAD OR MORE SHALL BE CONSIDERED DEAD AND MUST BE REPLACED AT NO CHARGE. IF TREES SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR 25% OF THE CROWN IS DEAD.
21. WARRANTY MAY BE VOID IF PROPER CARE, BY OWNER OR OWNER'S MAINTENANCE CONTRACTOR, IS NOT MAINTAINED.
22. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING PERIOD UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE. SPECIES: MARCH 15 - JUNE 15 FALL: SEPTEMBER 15 - NOVEMBER 15
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR A ONE-TIME REPLACEMENT ONLY.
24. REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE AND QUALITY AS ORIGINAL SPECIES UNLESS OTHERWISE NOTICED.
25. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY WEATHER, FIRE, ANIMAL, INCLINATION, INFLUENCE, THEFT, IMPROPER MAINTENANCE OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
26. PLANT ROOTS DUE TO UNUSUAL WEATHER CONDITIONS SUCH AS FLOOD, EXCESSIVE WIND DAMAGE, PRESENT, SEVERE FREEZING OR ANIMALS ARE NOT BEYOND THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
27. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL PLANT MATERIAL SHOWN ON THE DRAWINGS AND PLANT LIST. IF SUBMITTED WITH THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL MAKE THE SOURCES OF SUPPLY AND SATISFIED HIMSELF/HERSELF THAT HE/SHE CAN SUPPLY ALL THE PLANTS SPECIFIED ON THE DRAWINGS IN THE SAME QUANTITY AND QUALITY WITHIN THE CONTRACT PERIOD. FAILURE TO MAKE THIS PRECAUTION WILL NOT RELIEVE THE SUCCESSOR'S SILENCE FROM THE RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL THE PLANT MATERIAL IN STRICT ACCORDANCE WITH THE CONTRACT REQUIREMENTS AND WITHOUT ADDITIONAL EXPENSE TO THE OWNER. ON THE OTHER HAND, IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT AVAILABLE, A PROPOSAL WILL BE SUBMITTED FOR USE OF NEAREST EQUIVALENT SIZE OR VARIETY WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE. SUCH PROOF SHALL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT WITH COPIES TO THE OWNER.
28. NO MATERIALS OF UNUSUAL NEED ARE PROPOSED WITH THIS PLAN IN AREAS OUTSIDE OF THE LIMITS OF CONSTRUCTION.



- NOTES:**
1. DO NOT CHANGE MAIN ROOTS OR ROOT BALL WHEN INSTALLING TREE STAKE.
 2. AVOID AREA SURROUNDING PLANTING PIT TO 6" MIN. DEPTH, 2 1/2" TIMES BALL DIAMETER.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.
 5. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
 6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

- SPECIFICATIONS:**
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 2. AVOID AREA SURROUNDING PLANTING PIT TO 6" MIN. DEPTH, 2 1/2" TIMES BALL DIAMETER.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE SAUCER AND STAKES TWO YEARS OR LESS AFTER INSTALLATION.
 5. PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.
 6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

TRANSITIONAL BOUNDARIES AND BARBERS REMOVAL:

REMOVED FOR INFORMATIONAL PURPOSES. TRANSITIONAL SCREENING AND BARBER MODIFICATION REQUIRED APPLICATION AND TRANSITIONAL BOUNDARY CALCULATIONS BANNED UNDER BUREAU COVER.

EXISTING AREAS: N-1 CONVENTIONAL

NORTHWEST BOUNDARY (CONVENTIONAL) OF VIGNON PARK AND BORN

NO TRANSITIONAL SCREENING OR BARBERS ARE REQUIRED. IF PERMITTED BY THE COMMONWEALTH OF VIRGINIA, TRANSITIONAL SCREENING WILL BE PROVIDED ON THE PARK AND BORN LOT.

NORTHEAST AND EASTERN BOUNDARY (WATER/PAVED POINT)

NO TRANSITIONAL SCREENING OR BARBERS ARE REQUIRED. ADJACENT USE IS ZONED TO A HIGHER DENSITY (R-6).

SOUTHWEST BOUNDARY (ROSE ROAD/LETTERS)

NO TRANSITIONAL SCREENING OR BARBERS ARE REQUIRED. ADJACENT USE IS ALSO R-6.

WESTERN BOUNDARY (GUMMERS RD.)

NO TRANSITIONAL SCREENING OR BARBERS ARE REQUIRED.

A. TREE PRESERVATION TARGET CALCULATIONS		Totals (L.F.)
A1	Pre-development area of Existing Tree Canopy	264,109.00
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	79%
A3	Percentage of 10-year Tree Canopy Required for the Site	25%
A4	Tree Preservation Target (A2*B3)	60,027.25
A5	Proposed Percentage of Canopy Requirement that will be met through Tree Preservation (A4/B3)	108.0%
A6	Has the Tree Preservation Target been Met?	YES
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	336,283.20
B2		
B3		
B4	Adjusted Gross Site Area	336,283.20
B5		
B6	Percentage of 10-year Tree Canopy Required for the Site	25%
B7	Area of 10-year Tree Canopy Required (B4*B6)	84,070.80
B8		
B9		
C. TREE CANOPY PRESERVATION		
C1	Tree Preservation Target Area	84,070.80
C2	Tree Canopy Area meeting standards of 82-0400	73,136.20
C3		10,934.60
C4	Total	84,070.80

PACIULLI

SIMMON & ASSOCIATE
Established 1978

3975 Fair Ridge Drive
Suite 300 South
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EM PaciuLLi@paciuLLi.com

Engineers
Planners
Surveyors
Landscape Architects
Wildlife Specialists
Environmental Scientists
Arborealists

PARK POINTE

SPRINGSHEEP CONSULTING

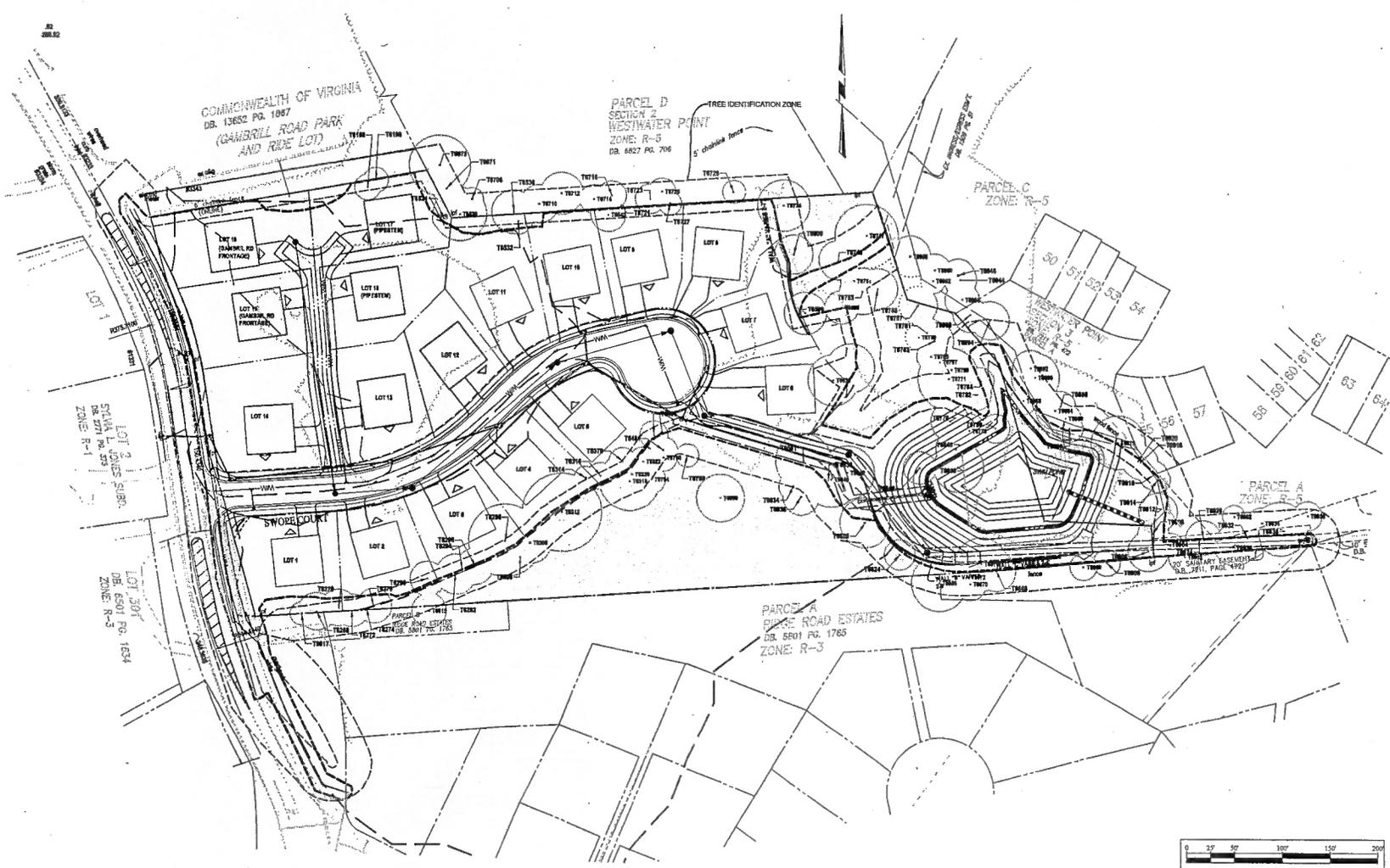
LANDSCAPE PLAN, NOTES AND DETAILS

CONTRACT NO. 2024-001
ANN O. GREGG
Lic. No. 628700
3/21/24
PROFESSIONAL SEAL

DATE: 3/21/24
FILE NO.:
DRN: LG
CHK: ADG

LEGEND:

- TREE CONSERVATION AREA
- PROPOSED BUILDING
- CLEARING AND GRADING LIMITS
- TREELINE
- CRITICAL ROOT ZONE



PACIULLI

SIMMONS & ASSOCIATES
Architects

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Engineers
 Planners
 Surveyors
 Landscape Architects
 Wetland Specialists
 Environmental Scientists
 Archaeologists

PARK POINTE

SWINFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TREE CONSERVATION PLAN



FILE NO. F-
 DRAWING NO. DRN-10
 CKD: AOG

Tree ID#	Species	DBH (in)	Condition	Comment
18185	Pinus virginiana, Virginia pine	13.5	Good	
18186	Pinus virginiana, Virginia pine	13	Fair	
18280	Liriodendron tulipifera, yellow-poplar	18.5	Good	
18290	Liriodendron tulipifera, yellow-poplar	19	Good	
18273	Liriodendron tulipifera, yellow-poplar	17	Good	
18274	Liriodendron tulipifera, yellow-poplar	12	Good	
18276	Liriodendron tulipifera, yellow-poplar	18	Good	
18290	Liriodendron tulipifera, yellow-poplar	18	Good	
18291	Quercus rubra, northern red oak	21	Good	
18294	Acer rubrum, red maple	15	Fair	
18298	Quercus rubra, northern red oak	19	Good	
18298	Acer rubrum, red maple	38	Good	
18300	Quercus alba, white oak	22	Good	
18312	Quercus alba, white oak	41	Good	
18314	Fagus grandifolia, American beech	14	Good	
18318	Liriodendron tulipifera, yellow-poplar	31	Good	
18320	Quercus alba, white oak	14	Good	
18322	Pinus virginiana, Virginia pine	15	Fair	
18379	Quercus alba, white oak	14	Good	
18491	Quercus alba, white oak	14	Good	
18493	Acer rubrum, red maple	14.5	Good	
18524	Pinus virginiana, Virginia pine	12	Fair	
18534	Liriodendron tulipifera, yellow-poplar	38	Fair	
18550	Quercus alba, white oak	23	Good	
18572	Quercus alba, white oak	13.5	Good	
18572	Liriodendron tulipifera, yellow-poplar	18	Good	
18595	Quercus alba, white oak	22	Good	
18598	Quercus alba, white oak	17.5	Good	
18600	Quercus alba, white oak	20	Good	
18634	Quercus alba, white oak	25	Good	
18635	Quercus alba, white oak	28	Good	
18708	Pinus virginiana, Virginia pine	12	Fair	
18710	Liriodendron tulipifera, yellow-poplar	20	Good	
18712	Liriodendron tulipifera, yellow-poplar	22	Good	
18714	Liriodendron tulipifera, yellow-poplar	18	Good	
18716	Liriodendron tulipifera, yellow-poplar	19	Good	
18713	Quercus rubra, northern red oak	18	Fair	
18725	Quercus rubra, northern red oak	14	Good	
18737	Quercus rubra, northern red oak	12	Good	
18729	Acer rubrum, red maple	12	Good	
18734	Quercus alba, white oak	27	Good	
18745	Quercus alba, white oak	20	Good	
18747	Liriodendron tulipifera, yellow-poplar	33	Good	
18751	Acer rubrum, red maple	14	Good	
18753	Quercus rubra, northern red oak	24	Good	
18763	Fagus grandifolia, American beech	21	Good	
18769	No ID	14	Dead	Dead
18741	Quercus alba, white oak	18	Good	
18763	Quercus alba, white oak	20	Good	
18767	Fagus grandifolia, American beech	19	Good	
18767	Quercus alba, white oak	17	Good	
18769	Quercus alba, white oak	14	Good	
18771	Fagus grandifolia, American beech	13	Good	
18778	Quercus alba, white oak	18	Good	
18782	Quercus alba, white oak	16	Good	
18784	Quercus alba, white oak	14	Good	
18788	Acer rubrum, red maple	12	Good	
18793	Acer rubrum, red maple	14	Good	
18794	Quercus alba, white oak	14	Good	
18800	Quercus alba, white oak	28	Good	
18805	Quercus rubra, northern red oak	13	Good	
18815	Acer rubrum, red maple	18	Good	
18817	Quercus rubra, northern red oak	12	Good	
18824	Fagus grandifolia, American beech	18	Good	
18826	Quercus rubra, northern red oak	26	Fair	Little leaf-out in canopy
18834	Fagus grandifolia, American beech	18	Good	
18836	Fagus grandifolia, American beech	19	Good	
18838	Fagus grandifolia, American beech	14	Good	
18840	Fagus grandifolia, American beech	28	Good	
18842	Quercus alba, white oak	28	Good	
18846	Quercus alba, white oak	20	Good	
18848	Quercus alba, white oak	21	Good	
18850	Quercus alba, white oak	28	Good	
18855	Quercus rubra, northern red oak	28	Good	
18866	Acer rubrum, red maple	15	Fair	
18868	Quercus alba, white oak	21	Good	
18870	Quercus alba, white oak	17	Good	
18872	Quercus alba, white oak	16	Good	
18874	Fagus grandifolia, American beech	28	Good	
18878	Quercus rubra, northern red oak	28	Good	
18880	Liriodendron tulipifera, yellow-poplar	14	Good	
18882	Liriodendron tulipifera, yellow-poplar	18	Good	
18884	Pinus virginiana, Virginia pine	20	Fair	Little canopy
18885	Fagus grandifolia, American beech	14	Good	
18888	Quercus rubra, northern red oak	14	Good	
18890	Quercus alba, white oak	25	Good	
18892	Quercus alba, white oak	18	Good	
18894	Quercus alba, white oak	28	Good	
18900	Pinus virginiana, Virginia pine	14	Fair	Little canopy
18902	Quercus alba, white oak	13	Good	
18904	Quercus alba, white oak	13	Good	
18906	Quercus alba, white oak	21	Good	
18908	Quercus alba, white oak	18	Good	
18912	Liriodendron tulipifera, yellow-poplar	20	Fair	Leaving unstable soil eroding
18914	Liriodendron tulipifera, yellow-poplar	13	Good	
18916	Liriodendron tulipifera, yellow-poplar	15	Good	
18918	Liriodendron tulipifera, yellow-poplar	18	Fair	
18920	Liriodendron tulipifera, yellow-poplar	17	Good	
18924	Liriodendron tulipifera, yellow-poplar	11	Good	
18928	Quercus rubra, northern red oak	13	Good	
18930	Quercus alba, white oak	22	Good	
18932	Liriodendron tulipifera, yellow-poplar	23	Fair	Large canopies
18934	Quercus rubra, northern red oak	18	Good	
18936	Liriodendron tulipifera, yellow-poplar	28	Good	
18938	Quercus alba, white oak	13	Good	
18944	Quercus alba, white oak	17	Good	
18946	Quercus alba, white oak	23	Good	
18958	Quercus alba, white oak	21	Good	
18960	Quercus alba, white oak	17	Good	
18962	No ID	18	Dead	Dead
18964	Quercus alba, white oak	18	Fair	
18966	Fagus grandifolia, American beech	18	Good	
18971	Quercus alba, white oak	13	Good	

PACIULL

SIMMONS & ASSOCIATE
Established 1978
 3975 Fair Ridge Drive
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 Fairfax, VA 22033
 PH 703.934.0900
 FX 703.934.9787
 EMail: info@simand.com

Regions
 Flomont
 Landscape Architecture
 Wetland Operations
 Environmental Science
 Archeology

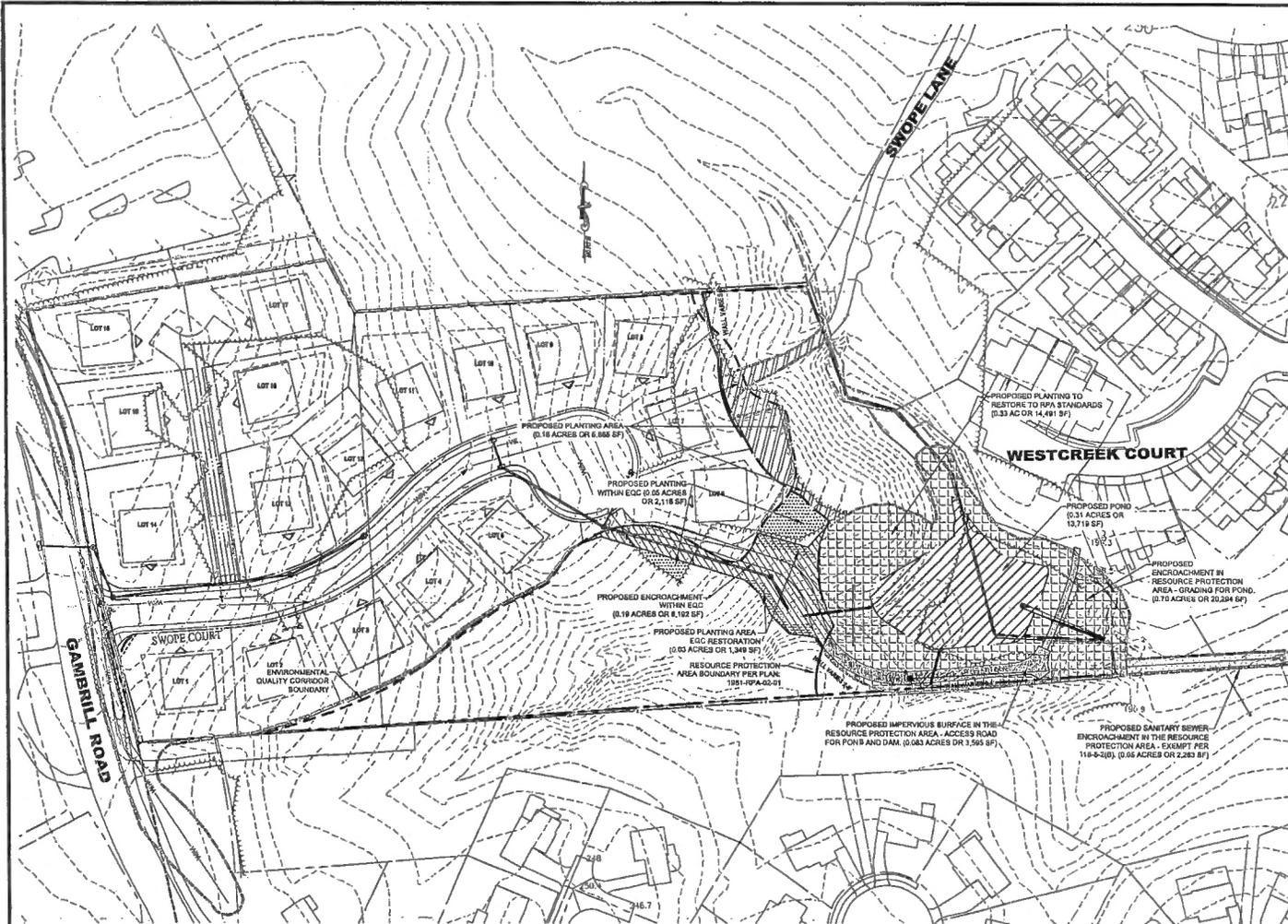
PARK POINTE
 SPRINGFIELD DISTRICT

TREE IDENTIFICATION TABLE

COMMUNITY OF VIRGINIA

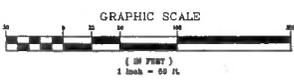
 ANDY S. GERMAL
 Lic. No. 038708
 5/27/11
 PROFESSIONAL FORESTER

DATE: 01/31/14
 FILE NO: F-4516
 DRAW: LG
 CKD: AGG



LEGEND

	SITE BOUNDARY
	PERENNIAL STREAM (PER WSSI'S OBSERVATIONS)
	APPROXIMATE LIMITS OF PERENNIAL STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED) NOTE #15
	INTERMITTENT STREAM (PER WSSI'S OBSERVATIONS)
	JURISDICTIONAL WETLAND AREAS
	PALUSTRINE OPEN WATER (POND)
	EXISTING TREELINE
	FIELD VERIFIES RESOURCE PROTECTION AREA BOUNDARY (RPA) PER PLAN # 1901-RPA-02-01
	LIMITS OF CLEARING
	ENVIRONMENTAL QUALITY CORRIDOR (EQC)
	PROPOSED IMPERVIOUS SURFACE IN RPA
	PROPOSED ENCROACHMENT INTO RPA
	PROPOSED PLANTING AREA WITHIN RPA
	PROPOSED PLANTING AREA WITHIN EQC
	CLEARING FOR UTILITIES WITHIN RPA
	PROPOSED POND
	AREA WITHIN RPA TO BE REFORESTED
	AREA WITHIN EQC AREA TO BE REFORESTED
	PROPOSED PLANTING AREA - EQC RESTORATION



COWARDIN CLASSIFICATION

R3	RIVERINE UPPER PERENNIAL
R4	RIVERINE INTERMITTENT
PFD	PALUSTRINE FORESTED WETLAND
POW	PALUSTRINE OPEN WATER
PEM	PALUSTRINE EMERGENT WETLAND

RPA IMPERVIOUS AREA REDUCTION

IMPERVIOUS WITHIN RPA	SF	AC
EXISTING	3,603	0.08
PROPOSED	3,595	0.08
TOTAL NET REDUCTION	8	0.00

Wetland
Engineering & Surveying, Inc.

5300 Walsingham Boulevard, Suite 100
Fayetteville, NC 28407
Phone: 703-679-5600 • Fax: 703-679-5661
www.wetlandinc.com

EXHIBIT 8:
Proposed Conditions/RPA/EPA Plan

Prepared For: Van Meter Homes
PARK PONTE
Fairfax County, Virginia

Copyright © 2013 Wetland Surveys and Solutions, Inc.



REV. NO.	DATE	DESCRIPTION	APP. BY	DATE

DATE: NOVEMBER 2013 SCALE: 1"=50' CLT 46.7

Horizontal Datum: _____
Vertical Datum: _____
Boundary and Topo Source: Pacelli, Simpson & Associates, Ltd. Fairfax County Digital Data
Design: KBT Drawn: KJTT Approved: DCL
Sheet # **1 of 3**
Computer File Name: _____



LEGEND

- SITE BOUNDARY
- PERENNIAL STREAM (PER WSSI'S OBSERVATIONS)
(APPROXIMATE LIMITS OF PERENNIAL STREAM PER WSSI OBSERVATIONS - NOT SURVEILED) NOTE #15
- INTERMITTENT STREAM (PER WSSI'S OBSERVATIONS)
- JURISDICTIONAL WETLAND AREAS
- PALUSTRINE OPEN WATER (POND)
- EARLY'S COUNTY MAPPED RESOURCE PROTECTION AREA BOUNDARY
- FIELD VERIFIED RESOURCE PROTECTION AREA BOUNDARY
- ENVIRONMENTAL QUALITY CORRIDOR
- RPA CUTOFF
- APPROXIMATE LOCATION OF EXISTING IMPERVIOUS SURFACES WITHIN RESOURCE PROTECTION AREA
- EXISTING TREELINE
- NON-FORESTED AREA WITHIN RESOURCE PROTECTION AREA

3300 Williams Road Drive • Suite 100
Gainesville, Virginia 20155
Phone: 703-766-6666
www.wetlandstudies.com

EXHIBIT 7:
Existing Conditions
Prepared For: Van Morn Homes
PARK PONTE
Fairfax County, Virginia



REVISIONS		Rev	Date	Description
No.	Date			

DATE: NOVEMBER 2013 SCALE: 1"=50' CL# 6.9

Horizontal Datum:
Vertical Datum:
Boundary and Topo Source:
Van Morn Homes & Associates, Ltd.
Fairfax County Digital Data

Design	Draft	Approved
KHT	KHT	DCL

Sheet #
1 of 1

Computer File Name:
[unclear]

COWARDIN CLASSIFICATION

R3	RIVERINE UPPER PERENNIAL
R4	RIVERINE INTERMITTENT
PD	PALUSTRINE FORESTED WETLAND
POW	PALUSTRINE OPEN WATER
PDM	PALUSTRINE EMERGENT WETLAND

SUMMARY OF JURISDICTIONAL AREAS WITHIN THE SWOPE HALL PROPERTIES*

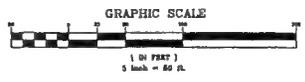
COWARDIN CLASSIFICATION	AREA		LINEAR FEET OF W/STREAMED
	(SQUARE FEET)	(ACRES)	
R3	2,642	0.08	483
R4	2,878	0.08	882
PD	99	0.002	N/A
POW	162M	4.55	N/A
PDM	1,422	0.03	N/A
TOTAL	32,843	0.83	1,364

* These numbers are based on the surveyed location of the delineated W/LS boundaries within the site boundary.

TOTAL IMPERVIOUS SURFACES ONSITE:
0.55 ACRES (23,958 SF) PER Paclull, Simmons & Associates, LTD.

TOTAL IMPERVIOUS SURFACES WITHIN THE RESOURCE PROTECTION AREA:
0.083 ACRES (3,603 SF) PER Wetland Studies and Solutions Inc.

TOTAL NON-FORESTED AREA WITHIN THE RESOURCE PROTECTION AREA:
0.086 ACRES (3,758 SF) PER Wetland Studies and Solutions Inc.



RZ 2013-SP-011

Zoning Application Closeout Summary Report

Printed: 4/28/2014

General Information

APPLICANT: VAN METRE COMMUNITIES, L.L.C.
DECISION DATE: 03/25/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: JOE GORNEY
SUPERVISOR DISTRICT: SPRINGFIELD

DECISION SUMMARY:

ON MARCH 25, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ 2013-SP-011 ON A MOTION BY SUPERVISOR HERRITY SUBJECT TO PROFFERS DATED MARCH 24, 2014.

ALSO, ON MARCH 25, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED THE CONCURRENT RPA EXCEPTION 5072-WRPA-001-1 AND WATER QUALITY IMPACT ASSESSMENT 5072-WQ-001-1 ON A MOTION BY SUPERVISOR HERRITY SUBJECT TO DEVELOPMENT CONDITIONS DATED FEBRUARY 5, 2014.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 1	7.72 ACRES	R- 3	7.72 ACRES	R- 3	7.72 ACRES

Tax Map Numbers

0893 ((01)) ()0039 0893 ((01)) ()0042

Approved Land Uses

Zoning District: R- 3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CLUST/SUBD							
TOTALS							

Approved Proffers

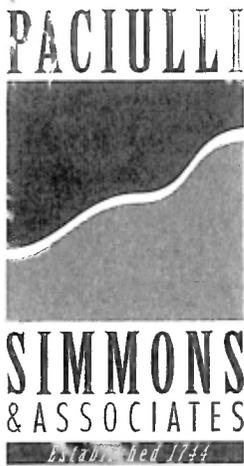
PROFFER STATEMENT DATE: 03-24-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	AT ZONING APRV	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
FACILITY IMPROVEMENTS	01-01-0001	0	AT ZONING APRV	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
PHOTOGRAPHIC DOCUMENTATION	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION / OTHER LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRANSPLANTING PLAN	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
SEPTIC / ALTERNATE METHODS WASTE DISPOSAL	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	AT BONDING	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	BLOG PRMT APRV	\$0	01-01-0001
WET POND	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
RESTORATION / REFORESTATION / REPLANTING	01-01-0001	0	RUP	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	RUP	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	RUP	\$0	01-01-0001
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
CONTRIBUTION - FCRA / RECREATION	01-01-0001	0	RUP	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS / BRIDGES / SIGNALS)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	RUP	\$0	01-01-0001
OPEN SPACE	01-01-0001	0	N/A	\$0	01-01-0001

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 04-24-2014

DEVELOPMENT CONDITION	DUE	TRIG #	TRIG EVENT	CONTRIB	EXPIR DTE
SWM / BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	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
EROSION AND SEDIMENT CONTROL	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
BUFFER	01-01-0001	0	N/A	0	01-01-0001



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Department of Planning & Zoning
APR 24 2013
Zoning Evaluation Division

**Legal Description of
The Properties of
Lawanda A. Swope
And
The Estate of
Helen M. Hall
Mount Vernon Magisterial District
Fairfax County, Virginia**

Paciulli, Simmons & Associates, Ltd.
50 Catoclin Circle, NE, Suite 200
Leesburg, Virginia 20176

PH 703.777.2755
FX 703.777.8751
EM loudoun@psaltd.com
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Ann Germain, PE

David E. Phillips, PE
Lonny D. Sturgeon, LS

Howell B. Simmons 1980-2009
Orlo C. Paciulli, Jr. 1958-1980
Joseph Berry 1903-1958
J. Owens Berry 1875-1903

Civil Engineering
Land Planning
Surveying
Environmental and Wetland Sciences
Landscape Architecture
Archaeology and Architectural History
Sustainable Design

Beginning at a rebar found in the eastern right of way line of Gambrill Road, Route 640, said rebar marking the southwest corner to the Commonwealth of Virginia's Park and Ride facility, said point also being approximately 800 feet south of the intersection of the eastern right of way line of Gambrill Road, and the southern right of way line of the Fairfax County Parkway, thence departing the eastern right of way line of Gambrill Road and with the southern line of the Commonwealth of Virginia's Park and Ride facility, N 80°14'41" E 290.73' to a point, a corner to Commonwealth of Virginia, said point being in the western line of Westwater Point, Section 2, Parcel "D"; thence departing the Commonwealth of Virginia and with the line of Westwater Point, Section 2, Parcel "D" the following 2 courses:

- (1.) S 26°58'49" E 55.88' to an iron pipe,
- (2.) N86°24'06" E 437.39' to a point, a corner to said Parcel "D", and a corner to Westwater Point, Section 3, Parcel "C"; thence departing Parcel "D" and with Parcel "C", the following 2 courses:

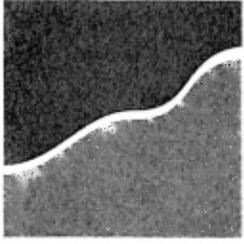
- (1.) S 17°45'54" E 116.41',
- (2.) S 74°06'54" E 51.81' to a point a corner to Westwater Point, Section 3, Parcel "A";

thence with Westwater Point, Section 3, Parcel "A", the same course continued with Westwater Point, Section 3, Outlot "A", S 40°42'24" E 70.56' to a point, a corner to Outlot "A"; thence continuing with Outlot "A" the following 2 courses:

- (1.) S 15°56'24" E 168.35',
- (2.) S 87°40'04" E 110.57' to a point, another corner to the aforementioned Westwater Point, Section 3, Parcel "A";

thence continuing with Parcel "A", S 05°02'54" E 33.50' to a pinch pipe found, a corner to Parcel "A", said pipe also being in the northern line to Ridge Road Estates, Parcel "A"; thence departing Westwater Point, Section 3, Parcel "A", and with Ridge Road Estates, Parcel "A", S 84°57'06" W 166.10' to a point, a corner to Parcel "A"; thence continuing with Parcel "A", the same course continued with Parcel "B" and the right of way to Gambrill Road as dedicated for public streets with the Ridge Road subdivision S 86°24'06" W 768.86' to an iron pipe found in the eastern right of way line of Gambrill Road, Route 640; thence with the eastern right of way line, the following 7 courses:

PACIULLI



SIMMONS
& ASSOCIATES

Established 1744

- (1.) N 14°51'44" W 122.91',
- (2.) N 16°55'42" W 50.64',
- (3.) N 10°05'35" W 102.25',
- (4.) N 16°46'26" W 53.86',
- (5.) N 19°48'47" W 28.56',
- (6.) N 15°31'30" W 27.40',
- (7.) N 13°23'58" W 42.65' to the point of beginning containing 336,182 square feet or 7.71768 acres.

March 28, 2013

This legal description is based on a survey performed by others and not the result of a field survey by this firm.

Z:\Admin\Correspondence\2013\Outgoing\swope hall description-032820131.docx

Engineers
Planners
Surveyors
Landscape Architects
Wetland Specialists
Environmental Scientists
Archaeologists



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

APPLICATION No: RZ 2013-SP-011
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 APR 24 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), Van Metre Communities, L.L.C., 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 R-3 (cluster) District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

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

TAX MAP DESCRIPTION:

89-3	((1))		39 and 42	approx. 7.72 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

7421 Swope Lane, Springfield, VA 22153 (Parcel 39) and 7407 Gambrell Road, Springfield, VA 22153 (Parcel 42)

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

East side of Gambrell Road (Rte 640) south of its intersection with Hooes Road (Rte 10196)
PRESENT USE: Residential **PROPOSED USE:** Residential
MAGISTERIAL DISTRICT: Springfield **OVERLAY DISTRICT (S):**

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.

Sara V. Mariska, attorney/agent
 Type or Print Name
 Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
 2200 Clarendon Boulevard, #1300
 Address Arlington, VA 22201

Sara V. Mariska
 Signature of Applicant or Agent
 (Work) (703) 528-4700 (Mobile)
 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: June 18, 2013 Virginia Ruffner Fee Paid \$ 31,840.00
 RZ 2013-0110 mpc 6/18/13