



County of Fairfax, Virginia

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

May 14, 2014

Lori R. Greenlief
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

RE: Rezoning Application RZ 2013-LE-013

Dear Ms. Greenlief:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 13, 2014, granting Rezoning Application RZ 2013-LE-013 in the name of Eastwood Properties, Inc. The Board's action rezones certain property in the Lee District from the R-1 District to the R-8 District to permit residential development with a total density of 7.8 dwelling units per acre (du/ac). The subject property is located on the S. side of the Franconia-Springfield Bypass, approximately 750 feet W. of its intersection with Beulah Street on approximately 1.79 acres of land, [Tax Map 91-1 ((1)) 18, 19 and 20], subject to the proffers dated February 24, 2014.

The Board also:

- Modified the minimum district size for the R-8 District to allow 1.795 acres instead of 5 acres
- Deviated from the required tree preservation target percentage
- Modified the transitional screening and barrier requirements to allow the screening and barriers shown on the Generalized Development Plan

Office of the Clerk to the Board of Supervisors
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May 14, 2014

- Waived the trail requirement along Franconia-Springfield Parkway.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee 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
Michael Davis, 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
Ajay 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 13th day of May, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-LE-013**

WHEREAS, Eastwood Properties, Inc., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the R-8 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-8 District, and said property is subject to the use regulations of said R-8 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 13th day of May, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

Proffers

Eastwood Properties, Inc.

RZ 2013-LE-013

September 13, 2013
Revised November 12, 2013
Revised November 18, 2013
Revised December 6, 2013
December 12, 2013
December 30, 2013
Revised February 5, 2014
Revised February 12, 2014
Revised February 24, 2014

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 91-1((1))18, 19, 20 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the R-8 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the General Development Plan (GDP), prepared by Charles P. Johnson & Associates, Inc., consisting of 11 sheets, dated April 30, 2013, some revised through February 25, 2014.
2. Maximum Lot Yield. The development shall consist of a maximum of 14 single family attached units.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the internal lots or house locations at the time of site plan submission provided there is no decrease in the amount of open space, tree save, limits of clearing and grading, or

distances to peripheral lot lines as shown on the GDP, and provided that the adjustments are deemed in substantial conformance with the GDP by Fairfax County.

4. Establishment of HOA. Prior to site plan approval, the Applicant shall either provide the Department of Public Works and Environmental Services (DPWES) with documentation that the subject property has been incorporated into the adjacent association or the Applicant has established a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance. The purpose of the HOA shall be, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.
5. Dedication to HOA. At the time of record plat recordation, the open space and common features/amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same.
6. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the private roadways, walkways, stormwater management facilities, tot lot, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
7. Signs. No temporary signs (including "popsicle" style paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance and Chapter 7 of Title 33.1, and Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or offsite by the Applicant or at the Applicant's direction. The Applicant shall direct its agents and employees involved with the Property to adhere to this proffer.
8. Universal Design. At the time of initial purchase, if the house is not constructed, the Applicant shall offer each purchaser the following universal design options at no additional cost:
 - Front entrance doors that are a minimum of 36" wide;
 - Level door handles instead of knobs;
 - Light switches 44"-48" high;
 - Thermostats a maximum of 48" high; and,
 - Electrical outlets a minimum of 18" high

At the time of initial purchase, the Applicant shall offer each purchaser additional universal design options at the purchaser's sole cost. These additional options may include, but not be limited to:

- A curb-less shower, or a shower with a curb of less than 4.5" high;
- Grab bars in the bathrooms that are ADA compliant; and/or,
- A first floor bathroom console sink in lieu of a cabinet/style vanity.

9. Use of Garages, Driveways and Common Area Parking Space

- A. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of parking vehicles. There shall be 4 designated parking spaces per unit, two in the garage and two in the driveway. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- B. No parking of recreational vehicles (RVs), boats or trailers shall be permitted on the private streets or shared driveways. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- C. Owners shall be advised of the above use restrictions which shall be included in the initial lease/sales documents.
- D. Common area parking shall remain available for use by residents and guests and shall not be sold or assigned to specific units and/or owners.

II. **TRANSPORTATION**

- 10. Right-of-Way Dedication along Franconia Springfield Parkway, Route 289. At the time of site plan approval, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along the site frontage of the Franconia Springfield Parkway and any associated ancillary easements, as generally shown on the GDP. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
- 11. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private road and sidewalks as generally shown on the GDP.
- 12. Reservation of Right-of-Way for Cul-de-Sac. The Applicant shall reserve right-of-way for a future cul-de-sac to be constructed by others at the terminus of Barbara Road as shown on the GDP. This land area shall be dedicated to the Fairfax County Board of Supervisors upon demand by Fairfax County or VDOT. The Applicant may utilize this land, to include landscaping, until such time as dedication occurs. In the event the land is dedicated, any landscaping may be removed.

13. Dedication of Right-of-Way, Barbara Road. At the time of site plan approval, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along Barbara Road and any associated ancillary easements, as generally shown on the GDP. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
14. Ingress/Egress Easement for Road Connection. The Applicant shall dedicate a public ingress/egress easement for a future connection to be constructed by others, as shown on Sheet 11 of the GDP provided the following conditions have been met: 1) the separated grade interchange currently shown on the Comprehensive Plan at the intersection of the Springfield Franconia Parkway and Beulah Road is fully funded, and 2) as part of the interchange plan, the intersection of Alforth Avenue and Beulah Road is to be closed, and 3) it is shown to the Applicant that alternative connection points such as Judith Avenue extended to Alforth Avenue have been considered and rejected.
15. Signal Timing/Double Yellow Line. Prior to site plan approval, the Applicant shall request of VDOT, a modification to the timing of the sensor at the signal at Beulah Road and Windsor Avenue to allow more time before the light turns red on the Windsor Avenue leg and an extension of the existing double yellow center line on Windsor Avenue from its current terminus to Windham Avenue.
16. Safety Signage. The Applicant shall coordinate with the Windsor Estates Civic Association for the installation of signage to be erected during the construction phase along Windsor Avenue, Windham Avenue and Barbara Road which indicates "Slow Children", "Children at Play" or other wording to be coordinated with Windsor Estates Civic Association. If such signage is proposed within any existing right-of-way, it shall be subject to VDOT approval.
17. Barbara Road Construction Entrance. The Applicant shall design the temporary construction entrance off of Barbara Road in such a manner that reasonably avoids the existing water meter that is currently in the right-of-way and clear only that vegetation necessary for the construction entrance, as approved by DPWES. The Applicant shall also design the drainage elements associated with the construction entrance so as to avoid any drainage impacts to Lot 12, as approved by DPWES. Further, if allowed by VDOT/Fairfax County, the Applicant shall replace any fencing removed and any vegetation or grassed areas disturbed within the existing right-of-way of Barbara Road by the temporary construction entrance.
18. Timing of Construction Entrances. Prior to site plan approval, the Applicant shall diligently pursue agreement with the Devonshire HOA to allow construction access via Alforth Avenue as described in this proffer. Barbara Road shall be utilized as a construction entrance, subject to VDOT approval, for the construction of no more than two townhouse sticks and at such time as curb and gutter and base paving is installed on

the internal private streets, the construction access shall shift to Alforth Avenue, if an agreement is reached with Devonshire HOA.

III. ENVIRONMENTAL

19. Noise. The Applicant shall employ the following acoustical treatment measures for the dwellings/lots identified below on the GDP to ensure an interior noise level of no greater than DNL 45 dBA and the following other acoustical treatments to ensure an exterior noise level of no greater than DNL 65 dBA in the rear yards in accordance with the noise attenuation standards in the Comprehensive Plan.

Homes on Lots 4 and 5:

- Exterior sided walls shall have resilient channels between the exterior wall studs and gypsum board on the second floor and two layers of gypsum board over the resilient channels on the ground and first floors. Note that this shall not apply to walls that are all brick.
- Swinging doors shall have an STC rating of 43. This may be achieved by using an STC 32 door in combination with an STC 32 full-view storm door.
- Sliding doors shall have an STC rating of 33.
- There shall be no ground floor windows or first floor windows on the ends of the units. All other windows on the ground floor and first floor shall have an STC rating of 34.
- Windows for bedrooms, bathrooms and walk-in closet (WIC) shall have an STC rating of 33 but an STC rating of 32 is acceptable if there are no windows on the ends of the units.

Homes on Lots 3 and 6

- Exterior sided walls shall have resilient channels between the exterior wall studs and gypsum board. Note that this shall not apply to walls that are all brick.
- Swinging doors shall have an STC rating of 32.
- Sliding doors shall have an STC rating of 29.
- Windows on the ground and first floors shall have an STC rating of 33.
- Windows for bedrooms/WIC/bathrooms shall have an STC rating of 30.

Homes on Lots 2 and 7

- Exterior sided walls of the ground and first floors shall have resilient channels between the exterior wall studs and gypsum board. Note that this shall not apply to walls that are all brick.
- Swinging doors shall have an STC rating of 27.
- Windows on the ground and first floors shall have an STC rating of 30.

- Windows for bedrooms/WIC/bathrooms shall have an STC rating of 29.

Homes on Lots 1 and 8

- Swinging doors shall have an STC rating of 24.
- Windows for the bedrooms, bathrooms, WIC, and the ground and first floors shall have an STC rating of 28.

Exterior noise levels for outdoor areas within the rear yards of the lots shall be at or below DNL 65 dBA. A noise barrier, architecturally solid from the ground up with no gaps or openings, 8 feet in height, as shown on the GDP, shall be constructed. Any noise attenuation measures shall be subject to the review and approval of the Environmental Branch of the Department of Planning and Zoning.

20. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of site plan submission.
- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and the Department of Planning and Zoning (DPZ) prior to the issuance of a Residential Use Permit (RUP); or
 - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit/building; or
 - C. Qualification in accordance with ENERGY STAR® for Homes as determined by the submission of documentation to the Environment and Development Review Branch of the Department of Planning and Zoning 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 the issuance of the RUP for each dwelling.
21. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown illustratively on the GDP and shall be a non-invasive species. At the time of planting, the minimum caliper for deciduous trees shall be two (2) to two and a half (2 ½) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of the subdivision plans for review and approval by the Urban Forestry Management Division (UFMD). Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make

minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved GDP.

22. Limits of Clearing and Grading. The Applicant shall conform substantially to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Any trees impacted within the limits of clearing and grading as specified above shall be replaced on the site as determined by UFMD and the Chesapeake Bay Preservation Ordinance.
23. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for individual trees located ten (10) feet within the tree save area living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, determined by the certified arborist shall be included in the plan.

24. 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 Applicant's designated representative shall walk the limits of clearing and grading with an UFMD, DPWES, representative and a representative from the Lee District Land Use Committee to determine where adjustments to the clearing limits can be made to increase the area of tree preservation, increasing the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing

as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

25. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence is done per the root pruning guidelines contained in these proffers. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets.

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

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

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

respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

27. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. Root pruning shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. Root pruning shall be accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a minimum depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures and in conjunction with the installation of all super silt fence being used as tree protection fence.
 - Root pruning shall be conducted with the supervision of the Applicant's designated representative.
 - A UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

28. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant's designated representative shall monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

29. Stormwater Management Facilities and Best Management Practices. Unless waived or modified, stormwater management shall be provided as generally depicted on the GDP and as approved by DPWES. The requirements for maintaining non-County maintained stormwater management (SWM) improvements shall be in a standard maintenance agreement between the County and the Applicant who is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities/improvements be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in reasonable fashion and time in accordance with the recorded maintenance agreement.

30. Re-vegetation. The portion of the existing driveway on the subject property that encroaches into Lot 11C (approximately 522 square feet) shall be removed and the area shall be re-vegetated with 1 category IV tree, 5 seedlings, and 13 shrubs, as reviewed and approved by Urban Forestry Management, provided consent for the removal of the driveway and the installation of these plantings is provided by the property owner of Lot 11C. It is noted that the amount of plantings required by this proffer is equivalent to that required by the Public Facilities Manual for Resource Protection Area re-vegetation.

31. Reforestation Easement. At the time of subdivision plat recordation, the Applicant shall cause to be recorded among the land records reforestation easements running to the benefit of Fairfax County for the areas generally shown on the GDP as "Reforestation Easement".
32. Off-Site Trees. Tree number 51 as shown on the GDP shall be removed provided written consent is obtained from the respective property owner. At the time of site plan review, the status of Tree numbers 55 and 56 shall be reevaluated in consultation with the UFM to determine if other reasonable measures of protection can be implemented to try to save the trees. If not, the trees will be removed provided written consent is obtained from the respective property owner.
33. Lot 14. The Applicant shall include as part of the landscaping plan, 6 to 8 native species evergreen trees on Lot 14 along the southern lot line. Given that these trees will be located on private lot, future homeowners shall have the discretion to remove the trees. Prospective purchasers of Lot 14 shall be notified of this proffer prior to entering a purchase agreement.
34. Landscaping in Reserved Area. Provided the area shown to be reserved on the GDP is not dedicated at the time of site plan approval, the Applicant shall plant landscaping in this area to continue the transitional screening along that lot line, as approved by UFMD.
35. Off-Site Tree Planting. The Applicant shall coordinate with the owner(s) of Lots 39 and 119 in Windsor Estates to provide four (4) to six (6) evergreen and/or deciduous trees in the northeast corner of Lot 39 and four (4) to six (6) evergreen and/or deciduous trees the southeast corner of Lot 119 to provide a screen to the proposed development, if approval is obtained from the respective property owner(s).

IV. CONTRIBUTIONS

36. Housing Trust Fund. Prior to site plan approval, the Applicant shall contribute a sum equal to one-half of one percent (0.5%) of the projected sales price for each dwelling unit on the Property to the Fairfax County Housing Trust Fund, as determined by the Department of Housing and Community Development in consultation with the Applicant to assist the County in its goal to provide affordable dwellings. The projected sales price shall be based upon the aggregate sales price of all of the units, as if those units were sold at the time of the issuance of the first building permit and is estimated through comparable sales of similar type units.
37. Recreation Contribution. At the time of subdivision approval, the Applicant shall contribute the sum of \$31,255 for use at off-site recreational facilities intended to serve the future residents, as determined by Fairfax County Park Authority (FCPA). The Applicant shall coordinate with the Lee District Supervisor as to specific beneficiary of the contribution.

38. Public Schools. A contribution of \$41,952 (4 students X \$10,488) shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and shall be designated for capital improvements at Hayfield High School, specifically for the installation of the turf field. If the turf field has already been installed at the time this contribution is due, then the contribution shall be utilized for as a maintenance fund for said field. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
39. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2013, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI), as permitted by Virginia State Code Section 15.2-2303.3.

V. MISCELLANEOUS

40. Tot Lot. The Applicant shall construct a tot lot as shown on the GDP with at least three of the following elements: slides, swings, balance beams, spring animals and/or spring pads, play structures, spinarounds, horizontal bars, climbers, as recommended by the Public Facilities Manual. The tot lot may be removed or replaced in the future by the HOA with an alternative passive or active recreational amenity including but not limited to a grassed play area or seating area, without a proffered condition amendment.
41. Construction Hours. The hours of construction shall be posted in English and Spanish and shall be limited to the hours between 7 am and 9 pm Monday through Friday and 8 am to 9 pm on Saturdays. No construction shall occur on Sundays or Federal Holidays. This shall be disclosed to all contractors and sub-contractors who perform work on the Property during site construction.
42. Construction Management. Prior to commencement of construction on the property, the Lee District Supervisor and the presidents of the adjacent homeowners association shall be provided with the name, title and phone number of the person to whom comments and/or complaints regarding construction activities may be directed. A sign with this information shall be posted on-site prior to commencement of construction activities and shall be updated and retained through construction activities.
43. Construction Traffic. Prior to the commencement of construction on the property, the Applicant shall coordinate with the Lee District Supervisor's office to request additional

police presence within the Windsor Estates subdivision during approved construction hours for approximately one month from the start of construction. The Applicant shall also coordinate with Fairfax County Public Schools to obtain the bus stop times for any public school elementary school buses that travel the proposed construction route on Barbara Road, Windham Avenue and Windsor Avenue and shall position a flagman at or near each of the bus stops 10 minutes before each bus arrives until the bus leaves the stop for the AM pick up and the PM dropoff.

44. Color. The color of the non-brick sides of the townhouses shall be earthtone, not white.

Successors and Assigns

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

Counterparts

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

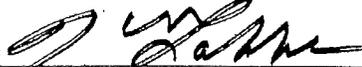
TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

EASTWOOD PROPERTIES, INC.
A Virginia Corporation

Agent/Attorney-in-Fact for Mildred Houchens,
Title Owner of TM No. 91-1((1))19,
Agent/Attorney-in-Fact for Robin Leigh
Knickerbocker and James Douglas Knickerbocker,
Title Owners of TM 91-1((1))18 and Contract
Purchaser of TM Nos. 91-1((1))18, 19, 20.

By: Eastwood Properties, Inc.

Name



Richard L. Labbe

Title: President/Secretary/ Treasurer

**BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA**

Title Owner of TM 91-1((1))20

By: Edward L. Lowe, Jr.

Name: Edward L. Lowe, Jr.

Title: County Executive

GENERALIZED DEVELOPMENT PLAN

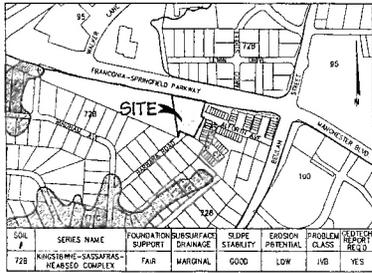
DEVONSHIRE TOWNHOMES

SECTION TWO

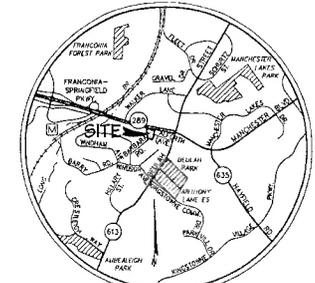
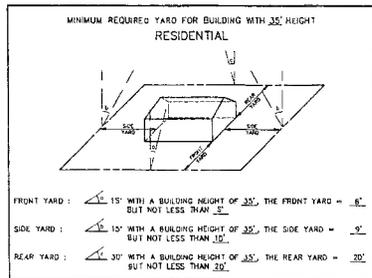
LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

RZ 2013-LE-013



SOILS MAP/DATA
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 91-111118-20. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS R-8.
- THE PROPERTY HEREIN IS CURRENTLY UNDER THE OWNERSHIP OF:
 - PARCEL 1B - ROBIN LEIGH & JAMES DOUGLAS KNICKERBOCKER IN DEED BOOK 2026 AT PAGE 2185
 - PARCEL 1A - WALTER INGLENS IN DEED BOOK 516 AT DEED BOOK 171, DEED BOOK 7282 AT PAGE 366, AND WILL BOOK 222 AT PAGE 189
 - PARCEL 2D - FAIRFAX COUNTY BOARD OF SUPERVISORS IN DEED BOOK 7112 AT PAGE 1262
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED AUGUST 2004. CONTOUR INTERVAL EQUALS TWO (2) FEET WITH 10%.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR ORANGEAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY LAYOUTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 3 FOR A DESCRIPTION OF EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1947 (PARCEL 1B) AND 1938 (PARCEL 1A).
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 305. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT NR 622-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADWU) REQUIRED FOR THIS PROJECT.
- NO DENSITY RESTRICTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 7.7 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A WAIVER OF THE MINIMUM DISTRICT SIZE OF FIVE (5) ACRES IS HEREBY REQUESTED
 - A WAIVER OF THE TRAIL REQUIREMENT ALONG ROUTE 289 IS HEREBY REQUESTED.
 - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT OF Z.O. 613-303 IS HEREBY REQUESTED IN ACCORDANCE WITH Z.O. 613-303(A) ALONG THE SOUTHERN PROPERTY LINE.
 - A MODIFICATION OF THE TREE PRESERVATION TARGET AREA REQUIREMENT OF PFM SECTION 12-5081 (SHEET 5)
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN ALFORD AVENUE.
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ON-SITE.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT TABULATED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- A TOT LOT IS PROPOSED AS A RECREATIONAL FACILITY FOR THIS DEVELOPMENT.
- SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 1D FOR ARCHITECTURAL ELEVATIONS.
- A REGIONAL TRAIL IS REQUIRED ALONG ROUTE 289 FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN (SEE SHEET 1E).
- PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. PARCEL "B" WILL BE RESERVED FOR PUBLIC STREET PURPOSES.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-BBB OF THE ZONING ORDINANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE EOP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 1B-254 OF THE ZONING ORDINANCE.

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) REVISED SITE PLOT, TYPICAL LOT LAYOUT & BUFFER DIMENSION REVISIONS (2) REVISED LAYOUT, REVISED NORTHERN BUFFER, (3) REVISED LANDSCAPE, TREE COVER CALC & DANGLY LITTLE (4) REVISED TREE SYMBOLS (5) NEW SHEET	9-9-13
2.	(1) REVISED STORMWATER INFORMATION (2) REV. CLEARING LIMITS, REVISED TOWNHOMES, ADOPTED CONSERVATION EASEMENTS & TREE COVER CALCULATIONS (3) REVISED LANDSCAPE & TREE COVER CALCULATIONS (4) REVISED TREE COVER CALCULATIONS (5) REVISED OUTLINE NARRATIVE (6) NEW SHEET	10-10-13
3.	(1) REVISED SITE TABULATIONS (2) ADDED P/R/E REDUCTION FOR BARBARA ROAD, REVISED CONSERVATION AREAS (3) REVISED LANDSCAPE & TREE COVER CALCULATIONS (4) REVISED TREE COVER CALCULATIONS (5) NEW SHEET	12-6-13
4.	(1) REVISED TYPICAL LOT OPTION A SITE PLAN (2) REVISED TYPICAL LOT OPTION B SITE PLAN (3) REVISED LANDSCAPE & TREE COVER CALCULATIONS (4) REVISED TREE COVER CALCULATIONS (5) REVISED CONSERVATION/PREFORESTRATION EASEMENTS	1-30-14
5.	(1) REVISED CONSERVATION/PREFORESTRATION EASEMENTS	2-25-14

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

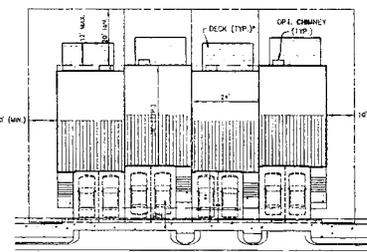


SITE TABULATIONS

SITE AREA:	LOT AREA	30,029.0	(0.689 Ac)
PARCELS A & B	43,442.0	(0.997 Ac)	
RIGHT-OF-WAY DEDICATION	4,718.0	(0.108 Ac)	
TOTAL	78,189.0	(1.795 Ac)	

R-8 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	14 single-family detached
MAXIMUM DENSITY	8 DU/AC	7.7 DU/AC
MINIMUM LOT AREA	N/A	1,824.6 sq
AVERAGE LOT AREA	N/A	1,140.6 sq
MINIMUM LOT WIDTH	18'	24'
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS:		
FRONT	15'/10'	15'/10'
SIDE	15'/10'	15'/10'
REAR	30'/20'	30'/20'
OPEN SPACE	20% (0.36 Ac)	25% (0.45 Ac)
PARKING	2.7 spaces/unit (38 total spaces)	3.1 spaces/unit (25 driveway spaces + 16 surface spaces = 44 total spaces)



TYPICAL LOT LAYOUT
SCALE: 1" = 20'

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

- Plot is on a minimum scale of 1"=30' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodates the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pad walkways, access roads, site outlets, energy dissipation devices, and stream abatement measures as shown on Sheet 3.
- Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage volume (cu ft)	1% pond, dam Volume (cu ft)
SB2a	0	0.874	N/A	N/A	N/A	N/A
Underground Storage	0.028	2.212	2.240	3,300.0	4,000.0	N/A
TOPE	2.282	2.212	4.494	3,300.0	4,000.0	N/A
- Drainage drainage channels, outlets, and pipe systems are shown on Sheet 3, and inlet and outlet pipe systems are shown on Sheet 3.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface noted on the plot is asphalt.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
- A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 3.
- A description of how the outlet requirements, including stream channel contributing drainage area (i.e. drainage diversion), of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is on or survey of field run is provided on Sheet 3, 4, & 5.
- A submission waiver is requested for: N/A
- Stormwater management is not required because: N/A

DEVELOPER	TABLE OF CONTENTS
EASTWOOD PROPERTIES 3050 CHAM BRIDGE ROAD SUITE 101 FAIRFAX, VIRGINIA 22030 (703) 383-6111	1 COVER SHEET 2 EXISTING CONDITIONS PLAN 3 EXISTING VEGETATION MAP 4 GENERALIZED DEVELOPMENT PLAN 5 CONCEPTUAL LANDSCAPE PLAN 6 TREE PRESERVATION PLAN 7 TREE PRESERVATION NOTES & DETAILS 8 SOAK & BUMP CALCULATIONS 9 OUTFALL ANALYSIS 10 ARCHITECTURAL ELEVATION 11 EITHER SHOWING POSSIBLE CONNECTION BETWEEN BARBARA ROAD AND ALFORD AVENUE

CPJ Charles P. Johnson & Associates, Inc.
Professional Engineer
1000 Westchester Drive, Suite 100, Fairfax, VA 22031
www.cpj-engineering.com • 703-383-6111 • 703-383-6112 • 703-383-6113 • 703-383-6114 • 703-383-6115 • 703-383-6116 • 703-383-6117 • 703-383-6118 • 703-383-6119 • 703-383-6120 • 703-383-6121 • 703-383-6122 • 703-383-6123 • 703-383-6124 • 703-383-6125 • 703-383-6126 • 703-383-6127 • 703-383-6128 • 703-383-6129 • 703-383-6130 • 703-383-6131 • 703-383-6132 • 703-383-6133 • 703-383-6134 • 703-383-6135 • 703-383-6136 • 703-383-6137 • 703-383-6138 • 703-383-6139 • 703-383-6140 • 703-383-6141 • 703-383-6142 • 703-383-6143 • 703-383-6144 • 703-383-6145 • 703-383-6146 • 703-383-6147 • 703-383-6148 • 703-383-6149 • 703-383-6150 • 703-383-6151 • 703-383-6152 • 703-383-6153 • 703-383-6154 • 703-383-6155 • 703-383-6156 • 703-383-6157 • 703-383-6158 • 703-383-6159 • 703-383-6160 • 703-383-6161 • 703-383-6162 • 703-383-6163 • 703-383-6164 • 703-383-6165 • 703-383-6166 • 703-383-6167 • 703-383-6168 • 703-383-6169 • 703-383-6170 • 703-383-6171 • 703-383-6172 • 703-383-6173 • 703-383-6174 • 703-383-6175 • 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703-383-6572 • 703-383-6573 • 703-383-6574 • 703-383-6575 • 703-383-6576 • 703-383-6577 • 703-383-6578 • 703-383-6579 • 703-383-6580 • 703-383-6581 • 703-383-6582 • 703-383-6583 • 703-383-6584 • 703-383-6585 • 703-383-6586 • 703-383-6587 • 703-383-6588 • 703-383-6589 • 703-383-6590 • 703-383-6591 • 703-383-6592 • 703-383-6593 • 703-383-6594 • 703-383-6595 • 703-383-6596 • 703-383-6597 • 703-383-6598 • 703-383-6599 • 703-383-6600 • 703-383-6601 • 703-383-6602 • 703-383-6603 • 703-383-6604 • 703-383-6605 • 703-383-6606 • 703-383-6607 • 703-383-6608 • 703-383-6609 • 703-383-6610 • 703-383-6611 • 703-



COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (SQ)
Maintained Grassland	---	good	35,785
Landscaped Tree Canopy	Red Maple, Redcedar, Pines, Leyland Cypress	fair	26,535
Upland Forest	Sweetgum, Oaks, Hickory	good	5,155
Developed Area	---	---	9,713
TOTAL AREA			78,188

COMMENTS:

UPLAND FOREST: The trees in this cover type were in quite good condition with no apparent insect or disease problems.

LANDSCAPED TREE CANOPY: The vegetation in this cover type was in fair condition with no apparent insect or disease problems. Several trees along AL, G1ways have been pruned severely.

EXISTING VEGETATION MAP

DEVONSHIRE TOWNHOMES SECTION TWO

LEE DISTRICT, VIRGINIA
FAIRFAX COUNTY, VIRGINIA

RZ 2013-LE-013

DESIGN: []
DATE: APRIL 2013
PROJECT: 13-2013-LE-013

SHEET 3 OF 11
PRJ NO: D4-SD3
TYPE: GUP

REGISTRATION: []
EXPIRES: []

STATE OF VIRGINIA
PAUL B. JOHNSON
LIC. NO. 018450
PROFESSIONAL

REGION: PREPARED FOR: APPROVAL

CPJ Charles F. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
2049 Piedmont Dr., Ste. 202 Fairfax, VA 22033 703-642-6033 Fax: 703-642-6035
www.cfpj.com • Charlottesville, VA • 2019974646 • Fairfax, VA • 2019974646

TREE PRESERVATION NARRATIVE:

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

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

NOTE: AS STATED BY SECTION 12-0507.1B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.

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

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

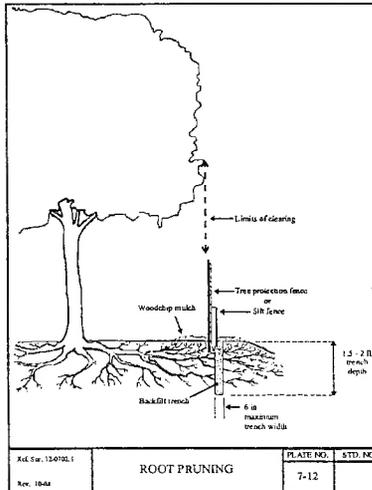
NOTES:

- OFFSITE TREES SHALL BE REMOVED ONLY AFTER WRITTEN PERMISSION FROM THE OWNER HAS BEEN OBTAINED AND SUBMITTED TO UFMD.
- TREES #55 & #56 SHALL BE REEVALUATED AT TIME OF FINAL SITE PLAN TO DETERMINE IF THESE TWO TREES CAN BE SAVED INSTEAD OF BEING REMOVED.
- SHOULD PERMISSION TO REMOVE THE OFFSITE TREES NOT BE GRANTED, THE BUILDER SHALL MAKE ALL REASONABLE EFFORTS TO SAVE THE TREES THROUGH BUT NOT LIMITED TO THE FOLLOWING: ROOT PRUNING, VERTICAL MULCHING, RADIAL TRENCHING, ETC.

TREE INVENTORY AND ACTIVITIES SPREADSHEET

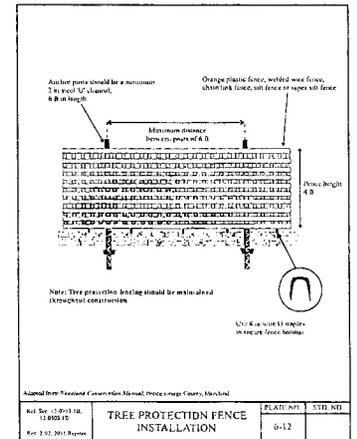
Survey Tree #	COMMON NAME	SCIENTIFIC/DIAGNOSAL	DBH (IN)	CONDITION	COMMENTS	STATUS	ACTIVITIES
29	10029 Red Maple	Acer rubrum	12	79	Invasive bark, one leader dead and decaying, ground limbs on side adjacent to power lines and power line pole.	Remove	
30	10030 White Pine	Pinus strobus	12	84	Unwound-injured growth, limb dieback.	Preserve X X X	
31	10031 Red Cedar	Juniperus virginiana	12	84	Broken limb, some limb dieback.	Preserve X X X	
32	10032 White Pine	Pinus strobus	16	90		Preserve X X X	
33	10033 Red Cedar	Juniperus virginiana	16	84	Multi-trunk, some lower limb dieback, broken limb.	Remove	
34	10034 Black Locust	Robinia pseudoacacia	16	81	growing on a steep road embankment.	Preserve X X X	
35	10035 Red Cedar	Juniperus virginiana	16	84	Multi-trunk, some lower limb dieback.	Remove	
36	10036 Red Cedar	Pinus strobus	14	79	branching, epicormic sprouting.	Remove	
37	10037 Red Cedar	Pinus strobus	14	81	Multiple trunks, limb dieback, poor buttressing roots, grading roots, invasive bark, poor	Preserve X X X	
38	10038 Virginia Pine	Pinus virginiana	12	81	Secondary leader starting to form, lower limb dieback, growing too adjacent electric pole.	Preserve X X X	
39	10039 Willow Oak	Quercus phellos	12	81	epicormic sprouting, 90% dieback.	Preserve X X X	
40	20040 White Pine	Pinus strobus	14	84	Crowding from adjacent pine, lower broken limbs, dual leaders, growing at an angle, extensive vine coverage, large vine growing up the trunk into the canopy, limb dieback, small canopy.	Preserve X X X	
44	10044 White Oak	Quercus alba	24	70	Extensive vine coverage, limb dieback, poor buttressing.	Preserve X X X	
45	10045 White Oak	Quercus alba	24	78	Poor canopy form, limb dieback, extensive vine coverage, large vine growing up trunk, poor buttressing.	Preserve X X X	
48	10048 White Oak	Quercus alba	12	70	Extensive vine coverage, limb dieback, poor buttressing, small canopy.	Preserve X X X	
47	10047 White Oak	Quercus alba	20	70	Dual tree - Recommended for removal or to be cut down to a safe height if left for wildlife. Offsite tree shall be removed with owner's permission.	Remove	
51	10051 Dead	Undescribed	12	0		Remove	
52	10052 White Oak	Quercus alba	18	78	Poor canopy form, poor buttressing, Board nailed into trunk - Board connects to adjacent oak, epicormic sprouting, limb dieback, sparse canopy, canopy crowding, buttressing roots.	Preserve X X X	
53	10053 White Oak	Quercus alba	18	75	Buttressing roots, bulge at root collar, epicormic sprouting, jogs in the trunk, small canopy.	Preserve X X X	
54	10054 White Oak	Quercus alba	14	75		Preserve X X X	
55	10055 White Oak	Quercus alba	24	78	Dual leaders, one leader growing at an angle, buttressing roots, limb dieback, epicormic sprouting, poor form, lower trunk damage to bark. Tree recommended for removal due to construction disturbance. Tree shall be removed with written permission from UFMD.	Remove	
56	10056 Northern Red Oak	Quercus rubra	20	72	Slump where secondary trunk area was, sprout growing within the sweep of the secondary trunk, limb dieback, primary trunk growing at an angle, epicormic sprouting, buttressing roots. Tree recommended for removal due to construction disturbance. Tree shall be removed with written permission from UFMD.	Remove	
57	10057 White Oak	Quercus alba	22	78	Epicormic sprouting, limb dieback, poor canopy form, canopy crowding at an angle, sparse buttressing, canopy competition.	Preserve X X X	
58	10058 White Oak	Quercus alba	15	75	Epicormic sprouting, invasive bark, limb dieback, canopy crowding, vines beginning to grow up the trunk.	Preserve X X X	
59	10059 Magnolia	Carya glabra	12	81	Fairfax County Sign Issued to the trunk of the tree, limb dieback, epicormic sprouting, poor branch connections.	Preserve X X X	
60	10060 White Oak	Quercus alba	20	91		Preserve X X X	

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



International Society of Arboriculture
CERTIFIED ARBORIST
 Rebecca Mitchell
 License No: MA-4668A
 Expiration Date: Dec 31, 2015

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

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 www.cpjassoc.com

DEVONSHIRE TOWNHOMES SECTION TWO
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	08/03/10
2	REVISIONS	08/03/10
3	REVISIONS	08/03/10
4	REVISIONS	08/03/10
5	REVISIONS	08/03/10
6	REVISIONS	08/03/10
7	REVISIONS	08/03/10
8	REVISIONS	08/03/10
9	REVISIONS	08/03/10
10	REVISIONS	08/03/10
11	REVISIONS	08/03/10
12	REVISIONS	08/03/10
13	REVISIONS	08/03/10
14	REVISIONS	08/03/10
15	REVISIONS	08/03/10
16	REVISIONS	08/03/10
17	REVISIONS	08/03/10
18	REVISIONS	08/03/10
19	REVISIONS	08/03/10
20	REVISIONS	08/03/10

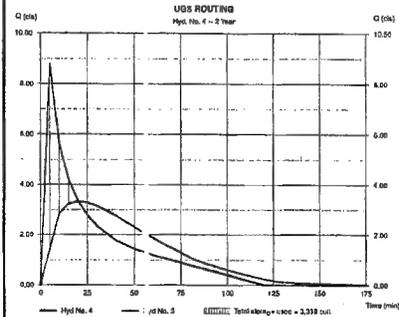
SHEET 7 OF 11
 PROJ. NO. 04-503
 TYPE: GMP

2-YEAR ROUTING

UGS ROUTING
 Hydrograph type = Reservoir
 Storm frequency = 2 yrs
 Time interval = 5 min
 Inflow Hyd. No. = 3 - TOTAL FLOW TO UGS
 Reservoir name = GRAVEL UGS

Peak discharge = 3,329 cfs
 Time to peak = 20 min
 Hyd. Volume = 11,806 cuft
 Max. Elevation = 228.99 ft
 Max. Storage = 3,339 cuft

Storage reduction method used =



STONE STORAGE DETAILS

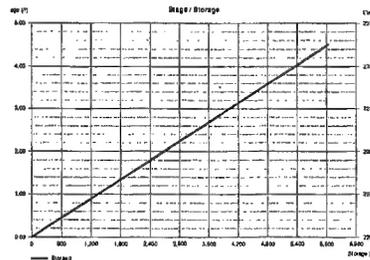
Pond No. 2 - GRAVEL UGS
 Pond Data
 Outlets - 100' dia. outlet structure, average and area method used to volume calculation. Beginning Elevation = 228.91 ft, Height = 42.20 ft.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Content area (sq ft)	Max. Storage (cu ft)	Total storage (cu ft)
6.00	235.90	2,190	0	0
6.50	237.90	2,200	1,200	1,200
7.00	239.90	2,210	2,400	2,400
7.50	241.90	2,220	3,600	3,600
8.00	243.90	2,230	4,800	4,800
8.50	245.90	2,240	6,000	6,000
9.00	247.90	2,250	7,200	7,200
9.50	249.90	2,260	8,400	8,400
10.00	251.90	2,270	9,600	9,600

Curved / Orifice Structures

Rate (ft)	(A)	(B)	(C)	(PFR)	(A)	(B)	(C)	(H)
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
Rate (ft)	18.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00



SWM COMPUTATIONS

Existing Site Condition
 Q2 = 0.38 X 5.45 X 1.78 = 3.72 CFS
 Q10 = 0.38 X 7.27 X 1.78 = 4.96 CFS

Proposed Site Uncontrolled
 Q2 = 0.32 X 5.45 X 0.53 = 0.92 CFS
 Q10 = 0.32 X 7.27 X 0.53 = 1.23 CFS

Proposed to UGS
 Q2 = 0.97 X 5.45 X 1.27 = 4.61 CFS
 Q10 = 0.87 X 7.27 X 1.27 = 8.15 CFS

Offsets to UGS
 Q2 = 0.31 X 5.45 X 2.71 = 4.05 CFS
 Q10 = 0.31 X 7.27 X 2.71 = 6.20 CFS

Allowable Pond Release
 Q2 = 3.72 - 4.88 = -0.92 = 7.48 CFS
 Q10 = 4.96 - 6.20 = -1.23 = 8.33 CFS

Proposed UGS Release
 Q2 = From Hydrograph = 3.33 CFS
 Q10 = From Hydrograph = 4.12 CFS

Onsite Area To UGS = 1,242 AC
 Offsite Area To UGS = 2,711 AC
 Total Area To UGS = 3,953 AC

PIPED STORM SEWER ANALYSIS

THE FLOW ENTERS A PIPED STORM SEWER SYSTEM AT EX. STR. 4, LOCATED WITHIN THE ROADSIDE DITCH ALONG JAGGER AVENUE (SEE OVERALL DRAINAGE MAP ON SHEET 9). THIS SYSTEM WAS ANALYZED FOR THE 10-YEAR STORM BY USING MANNING'S EQUATION TO FIND THE PIPE CAPACITY AND COMPARING THE CAPACITY TO THE APPROXIMATE FLOWS ENTERING THE UPSTREAM INLET OF THE PIPE SECTION IN QUESTION IN THE OUTFALL NARRATIVE (SEE CLOSE STORM SEWER SYSTEM ANALYSIS CHART THIS BELOW). USING THIS ANALYSIS THE EXISTING STORM SEWER SYSTEM IS ADEQUATE.

CLOSED STORM SEWER OUTFALL ANALYSIS

STRUCTURE	TO	FROM	PIPE SIZE (in.)	PIPE SLOPE (%)	PIPE CAPACITY (C.F.S.)	APPROXIMATE FLOW THRU PIPE (C.F.S.)
EX. 4	EX. 5	42"x27"	1.40%	83	50	
EX. 6	EX. 8	42"x27"	3.30%	82	75	
EX. 8	EX. 208	24"x20"	0.45%	219	184	
EX. 208	EX. 528	24"x18"	0.72%	262		
EX. 528	EX. 528	80	1.11%	275		
EX. 528	EX. 521	88	1.22%	288		
EX. 521	EX. 527	88	1.05%	345		
EX. 527	EX. 611	88	0.89%	318	253	
EX. 611	EX. 723	88	1.10%	353		
EX. 723	EX. 722	72	0.65%	342	282	
EX. 722	EX. 721	72	0.55%	414		
EX. 721	EX. 421	72	0.58%	428		
EX. 421	EX. MOD. SW-12	84	0.85%	526	375	

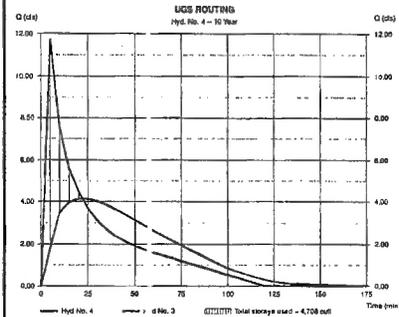
NOTE: ALL FLOWS ARE APPROXIMATE. PIPE SLOPES TAKEN FROM PFX. CO. WINDSOR ESTATES STORM DRAINAGE IMPROVEMENTS PLAN, GENTRY, NEALON, & DAVIS WINDSOR PARK AS-BUILT PLAN, AND JOHN CHILDS & ASSOCIATES WINDSOR PARK PLANS.

10-YEAR ROUTING

UGS ROUTING
 Hydrograph type = Reservoir
 Storm frequency = 10 yrs
 Time interval = 5 min
 Inflow Hyd. No. = 3 - TOTAL FLOW TO UGS
 Reservoir name = GRAVEL UGS

Peak discharge = 4,122 cfs
 Time to peak = 20 min
 Hyd. Volume = 17,178 cuft
 Max. Elevation = 230.19 ft
 Max. Storage = 4,708 cuft

Storage reduction method used =



EXISTING STORM DRAIN DESIGN COMPUTATIONS

FROM	TO	DRAIN AREA (ACRES)	RUNOFF COEFF. (C)	INCH. RAIN (INCH)	ACCU. TIME (MIN)	TIME (MIN)	INCH. RAIN (INCH)	PEAK FLOW (CFS)	PEAK TIME (MIN)						
UGS	EX. 11	1.12	0.30	0.30	0.30	1.12	0.30	4.12	11	4.12	11	4.12	11	4.12	11
EX. 11	EX. 12	0.18	0.30	0.30	0.30	1.12	0.30	0.58	11	0.58	11	0.58	11	0.58	11
EX. 12	EX. 20	0.30	0.30	0.30	0.30	1.12	0.30	0.83	11	0.83	11	0.83	11	0.83	11
EX. 20	EX. 29	0.30	0.30	0.30	0.30	1.12	0.30	0.83	11	0.83	11	0.83	11	0.83	11

PRELIMINARY BMP COMPUTATIONS

Part 1 - List all of the Subarea and "C" Factors used in the BMP Computations

Subarea Designation and Description	"C" Factor	Area (A)	Product (C) (A)
D1 - Onsite Retention	0.200	0.095	
B2 - Onsite to Filter	0.766	0.835	
D3 - Onsite to UGS	0.482	0.342	
B3 - Onsite to UGS	0.312	2.713	
D4 - Onsite Uncontrolled	0.312	0.482	

Part 2 - Compute the Weighted Average "C" Factor for the Site

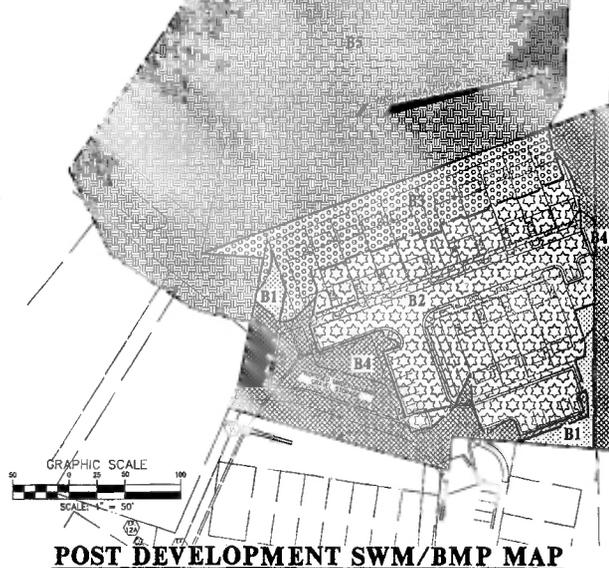
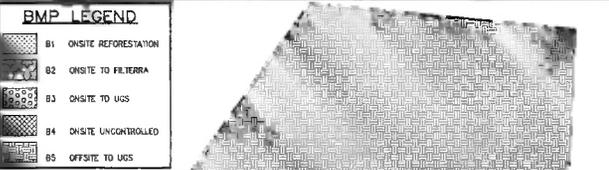
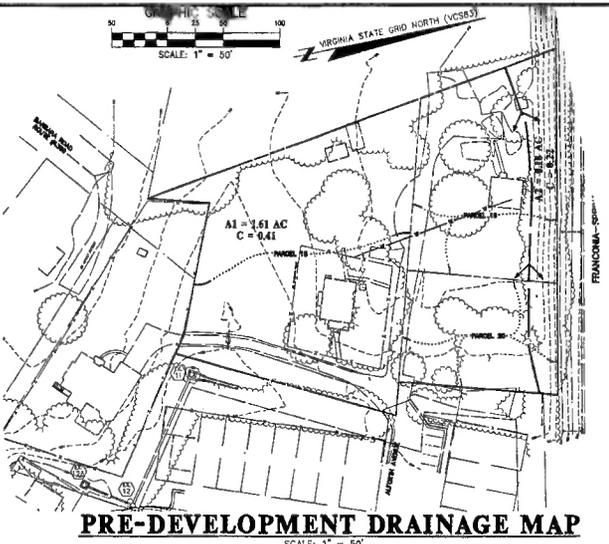
(A) Area of the site	(B) Subarea Designation	"C" Factor	Area	Product
1.791 acres	D1	0.200	0.095	0.360
	B2	0.766	0.835	0.640
	D3	0.482	0.342	0.166
	B3	0.312	2.713	0.847
	D4	0.312	0.482	0.151
	(C) Weighted Average "C" factor		1.014	
	(D) Total "C" Factor		1.014	

Part 3 - Compute the Total Retention Removal for the Site

Subarea Designation	BMP Type	Retention E.R. (%)	Area (A)	"C" Factor	Product
D1	Retention	80	0.095	0.200	0.360
B2	Filter	55	0.835	0.766	0.640
D3	UGS	0	0.342	0.482	0.166
D4	Uncontrolled	0	0.482	0.312	0.151
B3	Offsite to UGS	8	2.713	0.312	0.847
(A) Total			1.014		

FOR DETAIL OUTFALL, SWM AND BMP NARRATIVE, SEE SHEET 9.

NOTE: THESE COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.

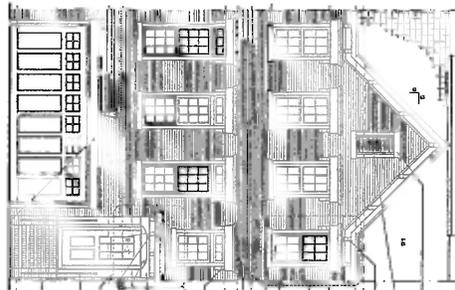


APPROVAL
 DATE
 PROJECT NO.
 SHEET NO. 8
 DATE 2/25/2014
 TYPE GRP 1
 SHEET 8
 REV. NO. 04 - 1
 TYPE GRP 1

CHARLES P. JOHNSON & ASSOCIATES, INC.
 CIVIL AND ENVIRONMENTAL ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • PLANNING

DEVONSHIRE TOWNHOMES SECTION TWO

SWM & BMP CALCULATIONS



FRONT ELEVATION
SCALE: 1" = 5'

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

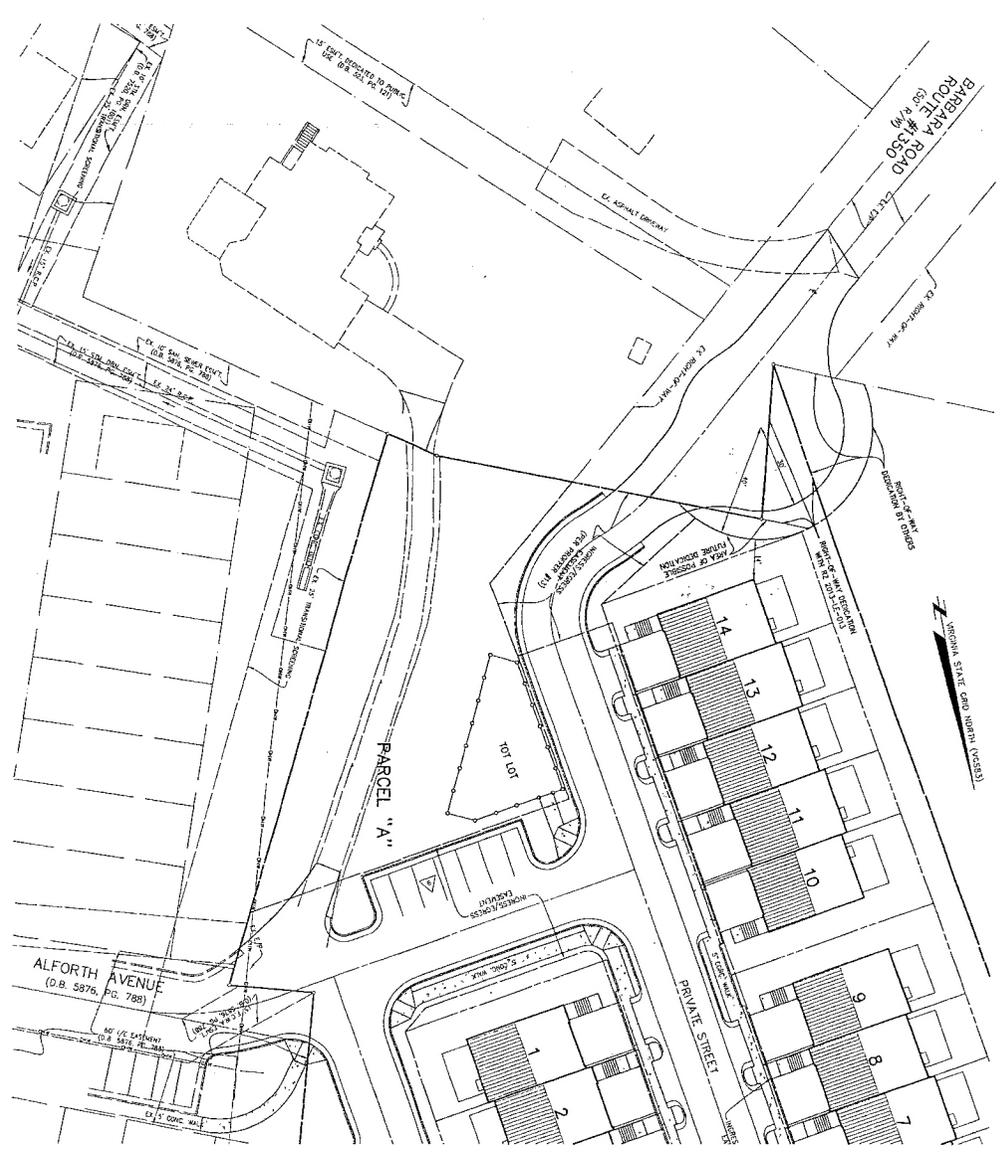
Unit: Scale: 1/32"=1'-0" Unit: Project: 2/26/2014 8:28 AM Sheet: N:\PROJECTS\DEVONSHIRE

DATE	APRIL 2013
APPROVAL	HMF
DATE	APRIL 2013
SHEET	10
PROJECT	DEVONSHIRE



ARCHITECTURAL ELEVATION
DEVONSHIRE TOWNHOMES
SECTION TWO

NO.	1	2-9-13	NEW SHEET
NO.			REVISION PRIOR TO APPROVAL
CPI Charles P. Johnson & Associates, Inc. Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors			



100' 0" 200' 0" 300' 0" 400' 0" 500' 0" 600' 0" 700' 0" 800' 0" 900' 0" 1000' 0"

NO.	DESCRIPTION	DATE	APPROVED
1	DESIGN	APRIL 2013	PAUL S. JOHNSON
2	DRAFT		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		
11	REVISED		
12	REVISED		
13	REVISED		
14	REVISED		
15	REVISED		
16	REVISED		
17	REVISED		
18	REVISED		
19	REVISED		
20	REVISED		



EXHIBIT SHOWING POSSIBLE CONNECTION BETWEEN
 BARBARA ROAD AND ALFORTH AVENUE
DEVONSHIRE TOWNHOMES
 SECTION TWO
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE	REVISION PRIOR TO APPROVAL
3	12-5-13	NEW SHEET (K03)

CPJ Associates
 Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 2939 Pender Dr., Ste. 218 Fairfax, VA 22030 703-386-7355 Fax 703-277-8595

RZ 2013-LE-013

Zoning Application Closeout Summary Report

Printed: 5/27/2014

General Information

APPLICANT: EASTWOOD PROPERTIES, INC.
DECISION DATE: 05/13/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: NICHOLAS ROGERS
SUPERVISOR DISTRICT: LEE

DECISION SUMMARY:

ON MAY 13, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ 2013-LE-013, ON A MOTION BY SUPERVISOR JEFFMCKAY, SUBJECT TO PROFFERS DATED FEBRUARY 24, 2014.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 1	1.79 ACRES	R- 8	1.79 ACRES	R- 8	1.79 ACRES

Tax Map Numbers

0911 ((01)) ()0018 0911 ((01)) ()0019 0911 ((01)) ()0020

Approved Land Uses

Zoning District: R- 8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFA	14	1.80 ACRES					
TOTALS	14	1.80 ACRES					

Approved Waivers/Modifications

- WAIVE TRAIL REQUIREMENT
- DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE
- MODIFY BARRIER REQUIREMENT
- MODIFY TRANSITIONAL SCREENING REQUIREMENT
- WAIVE MINIMUM DISTRICT SIZE

5/27/2014

Approved Proffers

PROFFER STATEMENT DATE: 02-24-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
DENSITY / DWELLING UNITS PER ACRE (DU/AC)	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
RESTORATION / REFORESTATION / REPLANTING	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
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
EASEMENTS - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
NOTIFICATION - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$0	01-01-0001
CONSERVATION EASEMENT	01-01-0001	0	N/A	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - OFF-SITE	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
DEDICATION - HOA OPEN SPACE - RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - RESERVATION	01-01-0001	0	N/A	\$0	01-01-0001
PUBLIC ACCESS EASEMENT	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
COMMUNITY COORDINATION / LIAISON	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
TRANSITIONAL SCREENING	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	N/A	\$0	01-01-0001

5/27/2014



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-LE-013
 (Assigned by staff)

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

RECEIVED
 Department of Planning & Zoning

MAY 20 2013

PETITION

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Eastwood Properties, Inc., 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-8 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

Franconia			DB 00518 pg 0171	
			DB 21826 pg 2185	DB 07112 pg 1262
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

91-1	1		18	41,817 sf
91-1	1		19	22,675 sf
91-1	1		20	13,697 sf/ 1.79 total
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

Lot 18 - 6309 Alforth Ave; Lot 19 - 6316 Alforth Ave; Lot 20 - 6312 Alforth Ave.

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

<u>On the south side of the Franconia-Springfield Bypass, approx. 700 feet east of its intersection with Beulah Street</u>			
PRESENT USE:	<u>SFD</u>	PROPOSED USE:	<u>SFA</u>
MAGISTERIAL DISTRICT:	<u>Lee</u>	OVERLAY DISTRICT (S):	<u>n/a</u>

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.

Lori R. Greenlief
 Type or Print Name
1750 Tysons Blvd. Ste 1800
Mclean, VA 22102
 Address

[Signature]
 Signature of Applicant or Agent
(703)712-5433 (Work) (Mobile)
 Telephone Number

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

MAC
6/28/13

DO NOT WRITE BELOW THIS SPACE

Date application accepted: June 28, 2013 [Signature] RZ 2013-0129
 Fee Paid \$ 28,420.00



Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA

June 26, 2013

FOR REZONING PURPOSES ONLY

RECEIVED
Department of Planning & Zoning

JUN 27 2013

Zoning Evaluation Division

Description of
Devonshire – Section 2
Being all of Fairfax County Tax Parcels
91-1 ((01)) 0018
91-1 ((01)) 0019
91-1 ((01)) 0020
Lee District
Fairfax County, Virginia

Description of all of Fairfax County Tax Parcels 91-1 ((01)) 18, 19 and 20 and being more particularly described as follows:

Beginning at a point lying on the southerly right of way line of Franconia-Springfield Parkway – Route #289 (variable width right of way); said point marking the northeasterly corner of the property of the Board of Supervisors of Fairfax County, Virginia (D.B. 11189 , Pg. 1081); thence leaving said point and running with a portion of said southerly right of way line of Franconia-Springfield Parkway

- 1.) South 78°53'13" East, 304.74 feet to a point; thence continuing with a portion of said right of way and with the westerly lines of Parcels "A", "B and "C" – Devonshire Townhomes (D.B. 5876, Pg. 788) the following three (3) courses and distances:
- 2.) South 16°03'08" West, 142.90 feet to a point; thence
- 3.) South 73°47'10" East, 30.17 feet to a point; thence
- 4.) South 26°51'50" West, 203.54 feet to a point lying in the northerly line of Parcel 12A as shown on a plat entitled "Plat Showing the Dedication of Right-of-way on the Property of Raymond D. Gorham, SR. & Raymond D. Gorham, JR." dated August 7, 2008 and recorded in Deed Book 20150 at Page 1714 among the Land Records of Fairfax County, Virginia; thence leaving the aforesaid westerly lines of Devonshire Townhomes and running with a portion of said Lot 12A
- 5.) North 54°53'54" West, 19.50 feet to a point; thence continuing with a portion of said Lot 12A and a portion of the Dedicated Right of way of Barbara Road the following two (2) courses and distances:
- 6.) North 67°43'01" West, 117.60 feet to a point; thence
- 7.) South 15°08'50" West, 55.30 feet to a point; thence leaving the aforesaid right of way line of Barbara Road and running with a portion of the easterly line of the aforesaid Board of Supervisors of Fairfax County, Virginia (D.B. 11189, Pg. 1081)
- 8.) North 08°29'35" West, 387.89 feet to the point of beginning containing 78,189 square feet or 1.79498 acres of land.