



# County of Fairfax, Virginia

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

RECEIVED  
Department of Planning & Zoning

JAN 08 2015

Zoning Evaluation Division

November 19, 2014

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

RE: Rezoning Application RZ 2014-SP-005

Dear Mr. Regan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 18, 2014, granting Rezoning Application RZ 2014-SP-005 in the name of Christopher Land, LLC. The Board's action rezones certain property in the Springfield District from R-1 District to the PDH-2 District to permit residential development with an overall density of 1.55 dwelling units per acre (du/ac). The subject property is located on the E. side of Gambrell Road approximately 750 feet N. of its intersection with Pohick Road on approximately 4.51 acres of land, [Tax Map 98-1 ((1)) 44], subject to the proffers dated October 22, 2014.

Please note that on November 6, 2014, the Planning Commission approved Final Development Plan Application FDP 2014-SP-005.

**The Board also:**

- Directed the Director of the Department of Public Works and Environmental Services to approve modifications to the Public Facilities Manual to allow construction of:
  - A cul-de-sac with a radius of 30 feet, as shown on the Conceptual Development Plan/Final Development Plan (CDP/FDP)

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**Office of the Clerk to the Board of Supervisors**

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

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

- Sidewalks on one side of the cul-de-sac in favor of the landscape treatment and trail connection, as shown on the proposed CDP/FDP and as conditioned

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

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  
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

## PROFFER STATEMENT

October 22, 2014

**RZ/FDP 2014 – SP-005**  
**Christopher Land, LLC**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner/Applicant, in this rezoning proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 98-1 ((1)) 44 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-2 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner/Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

### I. GENERAL

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) titled "Corbett Manor" prepared by Charles P. Johnson & Associates, Inc. consisting of 14 sheets, dated February 10, 2014 and revised October 22, 2014.
2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance. Additionally, except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including footprints, lot areas, dimensions, utility layouts and house location may be permitted in accordance with Section 16-403 of the Zoning Ordinance as long as such changes do not materially decrease the amount of open space, the building setbacks are not violated on the CDP/FDP's typical lot layout, the limits of clearing and grading are adhered to on the perimeter of the property, access is maintained to pedestrian and vehicular travel ways, and the EQC is not encroached upon other where noted.
3. Architectural Design. The building elevations prepared by Devereaux & Associates, P.C., shown on Sheet 5 of the CDP/FDP, shall generally conform to

the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and revise architectural ornamentation based on final architectural design.

The building materials shall vary and may be a combination of brick, stone, and if siding, cementitious siding on the fronts and vinyl siding on the sides and rears, supplemented with trim and detail features. Dwellings shall incorporate a brick or stone water table on all facades visible from public or private streets. The retaining/seat walls in the project shall incorporate materials of the dwellings.

4. Universal Design. Dwelling units shall offer optional features designed with a selection of Universal Design features as determined by the Applicant which may include, but not be limited to, grab bars in the bathrooms, a seat in the Master Bath shower where possible, emphasis on lighting in stairs and entrances, lever door hardware, slip resistant flooring, optional hand-held shower heads at tubs and showers, and optional front-loading washers and dryers.

## II. RECREATION FACILITIES

5. On-Site Recreation Facilities. Pursuant to Sect. 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide recreational facilities to serve the property as shown on the CDP/FDP. Per Sect. 16-404, recreational facilities such as, trails and sitting areas, seat walls and similar features may be used to fulfill this requirement. The siting and installation of such features shall not interfere with tree save areas. At the time of the issuance of the first Residential Use Permit, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,700 per dwelling unit for the seven (7) new homes to be built on the site. In the event it is demonstrated that the proposed facilities do not have sufficient value the Applicant shall contribute funds in the amount needed to achieve the overall required amount of \$1,700 per unit for the seven new (7) homes to be built on the Property for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Springfield District.

## III. SCHOOLS

6. Contribution. Prior to the issuance of the first building permit, a contribution of \$21,650 shall be made to Fairfax County transferred to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools within the pyramid which serves the Property. 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 contribution per student, the Applicant shall increase the amount of the

contribution for that phase of development to reflect the then-current ratio, notwithstanding the amount of increase shall not exceed Five Percent (5%) of the original amount.

#### IV. ESCALATION

7. Escalation. All monetary contributions required by these proffers, with the exception of the Schools Contribution, shall be adjusted upward or downward based on the percentage change in the annual rate of inflation with a base year of 2015, and change effective each January 1 thereafter, as calculated by referring to the Consumer Price Index for all urban customers (CPI-U), (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of final site plan approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

#### V. CONSTRUCTION HOURS

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

#### VI. SEPTIC TANK / WELL ABANDONMENT

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

#### VII. ENERGY CONSERVATION

10. Energy Conservation. The dwelling units shall be constructed to achieve one of the following:
  - A. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through a preliminary report submitted to the Environment and Development review Branch of the Department of

Planning and Zoning (DPZ) prior to the issuance of the Residential Use Permit (RUP) for each dwelling from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification and the final report submitted to DPZ within Thirty (30) Days after the issuance of the RUP of each dwelling ; or

- B. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the RUP for each dwelling.

#### VIII. GARAGE CONVERSION

- 11. Garage Conversion. Any conversion of garages that will preclude the parking of vehicles within the garage shall be prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale. The driveway provided for each unit shall be a minimum of seventeen (17) feet in width and twenty (20) feet in length from the garage door to the sidewalk. Garages shall be designed to accommodate two (2) vehicles.

#### IX. HOME OWNERS ASSOCIATION

- 12. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions.
- 13. Dedication to HOA. At the time of subdivision plat recordation, open space, common areas, private streets, fencing, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same. The HOA reserves the right to grant easements for any purpose on the common areas as the HOA deems necessary, provided that any easements are consistent with the CDP/FDP.
- 14. Best Management Practice ("BMP") Maintenance. After establishing the HOA, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMP facilities.

15. 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 storm water management facilities, common area landscaping, and any other open space amenities and shall acknowledge receipt of this information in writing. The homeowner association covenants shall contain clear language delineating the tree save areas as shown on the CDP/FDP. The covenants shall prohibit the removal of the trees except those trees which are dead, diseased, noxious or hazardous as determined by UFMD and shall outline the maintenance responsibility of the homeowners association and individual homeowners. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The HOA documents shall stipulate that a reserve fund to be held by the HOA be established for the maintenance of common facilities and areas. The Applicant shall be responsible for placing the sum of \$7,000 in such reserve fund prior to the issuance of the first Residential Use Permit (the "RUP") for the proposed single family dwelling units.

#### X. STORMWATER MANAGEMENT

16. Stormwater Management. Subject to review and approval by DPWES, stormwater management ("SWM") and Best Management Practice ("BMP") measures for the Property shall be provided through the use of infiltration trenches and shall be developed in accordance with the PFM, unless waived or modified by DPWES. The stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures in substantial conformance with the CDP/FDP shall be employed to the satisfaction of DPWES, prior to final site plan approval.
17. Access Easement. The applicant shall grant to Fairfax County a public access easement to the Resource Protection Area ("RPA") in a form satisfactory to the County Attorney for any future work to be performed by Fairfax County in accordance with the provisions of the Chesapeake Bay Preservation Ordinance, for RPA restoration.

#### XI. LANDSCAPING

18. Landscape Plan: As part of the site plan submission, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan which shall, at a minimum, be generally consistent with the quality and quantity of plantings and materials shown on the FDP. 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.

## XII. TREE PRESERVATION

19. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision 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 UFMD.

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 to be preserved, on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), located 25 feet outside the limits of clearing and grading and 10 feet inside of the limits of clearing and grading. The tree preservation plan and narrative shall include all applicable items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities designed to maximize the survivability of any tree identified to be preserved, such as crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

20. 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 appointed representative, a Certified Arborist (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.

Trees that are identified as dead or dying within the tree preservation area may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

21. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these development conditions and for the installation of utilities

and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any area protected by the limits of clearing and grading that must be disturbed for such utilities.

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

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

23. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements below. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a minimum depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

24. Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant's Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Project Arborist shall be present on site and monitor clearing and demolition work during Phase I Erosion and Sediment (E&S) Control Plan implementation. Subsequent to approval of Phase I E&S implementation, the Project Arborist shall visit the site on a weekly basis to ensure conformance with all tree preservation proffers, and UFMD approvals. During the implementation of Phase II Erosion and Sediment Control and throughout the construction phase of the project, monitoring visits to the site shall be made at least monthly. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.

25. Mulching. The Applicant shall mulch to a depth of three to four (3-4) inches within the areas to be left undisturbed within 25' of the limits of clearing and grading where soil conditions are poor, lacking leaf litter, or prone to soil erosion. Areas to be mulched shall be clearly identified on the Tree Preservation Plan. All areas where mulch is proposed 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 areas to be mulched shall be accessed in a manner that protects adjacent trees and vegetation that are required to be preserved. Access and the application of mulch shall conform to the following specifications:

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

26. 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 at 50-foot intervals 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.

27. Tree Value Determination. The Applicant shall contract a Certified Arborist to determine the monetary value of each tree (herein, the "Tree Value") 12 inches in diameter and larger shown to be preserved in the tree inventory. Tree Value shall be determined using the Trunk Formula Method contained in the 9<sup>th</sup> Edition of the Guide for Plant Appraisal, published by the International Society of

Arboriculture, and shall be subject to approval by UFMD with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%.

28. Forest Restoration Plan: A forest restoration plan, for the area designated on the CDP/FDP, shall be submitted concurrently with the Subdivision plan for review and approval by UFMD, and shall be implemented as approved. The plan shall provide for overstory tree, understory tree, and shrub seedling plantings and groundcover seed mixture plantings that include an appropriate selection of native species, based on existing and proposed site conditions, and soil amendments to restore the area to a healthy native forest cover type and to intercept stormwater sheet flow from the proposed impervious surfaces. The reforestation plan shall include, but not be limited to the following:

- Plant list detailing species, sizes, and stock type of trees and other vegetation and seed mixtures, to be planted;
- Soil treatments and amendments, to include deep soil ripping or tillage outside of the critical root zones of trees to be preserved;
- Methods to reduce deer browse;
- Methods to reduce weed competition;
- Mulching specifications;
- Details and methods of installation;
- Maintenance activities (such as weeding and watering);
- Mortality threshold; and
- Monitoring and replacement schedule.

Restoration Area: The density for the seedlings shall be: overstory trees shall be a minimum of 100 trees per acre; understory trees shall be a minimum of 200 trees per acre; and shrubs shall be a minimum of 1089 plants per acre. Plant materials shall be randomly placed to achieve a relatively even spacing throughout the buffer. Plants shall be native to the degree practical and adaptable to site conditions. Plant materials and planting techniques shall be as specified in the Public Facilities Manual.

Fringe Plantings: In addition to the reforestation with seedlings and seed mixtures, a minimum of 10 overstory and 10 understory deciduous trees having a minimum one-inch caliper and 20 shrubs with a container size of three gallons shall be provided as a fringe planting adjacent to the rear lot lines of Lots 4 through 7 as generally shown on Sheet 13 of the CDP/FDP.

All plants shall be field located in coordination with UFMD to maximize survival potential and minimize impacts to existing vegetation designated for preservation.

Seeding: The native seed mix for this project must be obtained from Ernst Conservation Seeds of Meadville, Pennsylvania or a Fairfax County approved alternate vendor. Bag tags that show what seed was used must be provided to UFMD.

Mulching shall not occur in areas to be seeded, as it suppresses herbaceous seed germination and growth. Mulch shall be certified as weed free and may be produced on-site from trees to be removed.

Exhibit A provides a list of tree and shrub species and various specifications that may be considered for the plantings.

29. Homeowner's Association (HOA): As a permittee that will convey ownership of forested areas in common open space to the Homeowner's Association, the Applicant shall, at the time the HOA takes over management of common open space, 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 preservation and/or maintenance of trees located in common open space. Transfer of tree and forested area management information shall be verified with an acknowledgement of a receipt signed by HOA President prior to bond release.
30. Property Boundary Delineation: Where private lots share boundaries with common open space where trees have been preserved, the Applicant shall mark all private rear lot corners with a 4" by 4" solid concrete monument with an aluminum cap above grade so that the property lines of private lots adjacent to forested common open space can be clearly and accurately delineated on the site. The aluminum cap 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.

### XIII TRANSPORTATION

31. Right-of-Way Dedication. As a part of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way along Gambrill Road (Rt. 640), such that the half-section, as measured from the centerline, shall equal 45 feet. The ROW dedication shall be provided as generally shown on the CDP/FDP, subject to approval of VDOT and DPWES.

32. Gambrill Road Improvements. The applicant shall provide roadway improvements generally as shown on the CDP/FDP, subject to review and approval by VDOT, including approval of any modifications and waivers, including provision of turn lanes/transitions, lane widths, roadway striping, curb and gutter, as generally illustrated on Sheet 14 of the CDP/FDP labeled "Gambrill Road Improvements," prior to the issuance of the first RUP.
33. Grading. The Applicant shall grade the existing roadway, and proposed right-of-way improvements to enable clear sight distance visibility for drivers entering and exiting the proposed new subdivision, to meet VDOT standards as approved by VDOT.
34. Secondary Street Acceptance Requirement. Prior to Subdivision plan approval, and if required by VDOT, the Applicant shall file a Secondary Street Acceptance Requirement waiver subject to review and approval by VDOT for the proposed internal public street.
35. Public Street. At the time of Record Plat approval, the Applicant shall dedicate and convey an internal public street, without encumbrances and in fee simple, to the Board of Supervisors. The Applicant shall construct this public street with a 49-foot wide ROW, generally as shown on the CDP/FDP.
36. Sidewalk. Prior to bond release, the Applicant shall provide a 5-foot wide concrete sidewalk along the subject property's Gambrill Road (Rt. 640) frontage, generally as shown on the CDP/FDP. The applicant reserves the right to terminate the sidewalk prior to the southern property boundary as shown on the CDP/FDP to avoid the relocation of an overhead electric line and guy-wires. In the event that the applicant does not complete the construction of the sidewalk to the southern property boundary, the applicant shall escrow funds prior to Bond release sufficient to complete the construction of the extension of the sidewalk to the southern property line. The sidewalk on the northern side of subdivision road shall not be constructed as part of this subdivision and the applicant shall escrow funds prior to Bond Release to construct the Sidewalk from the northern side of the road to the property line.
37. Maintenance Access. The applicant shall provide a maintenance access to the stormwater management facility generally as shown on the CDP/FDP.

#### XIV. ARCHAEOLOGICAL STUDY

38. Archaeological Review. At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological survey on the area to be disturbed and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority ("CRMP") for review and approval. The survey shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted

until this survey is submitted to CRMP. If the Phase I survey concludes that additional Phase II archaeological testing of the area to be disturbed is warranted, the Applicant shall complete said testing and provide the results to CRMP. If the Phase II survey concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of subdivision plan approval but rather shall be carried out in conjunction with site construction. Within 30 days of the completion of any cultural resource studies, the applicant shall provide a copy of archaeology reports, field notes, photographs, and artifacts to the Fairfax County Park Authority CRMP.

XV. AFFORDABLE HOUSING

39. Housing Trust Fund. At the time the first residential lot is issued a building permit, the Applicant shall contribute the lump sum of twenty-four thousand dollars (\$24,000.00) to either, at its election and in accordance with this proffer, Habitat for Humanity of Northern Virginia (Habitat) or the Fairfax County Housing Trust Fund (HTF). If the Applicant elects to contribute the lump sum to Habitat and not to the HTF, then the Applicant shall not receive a building permit until the Applicant provides to the Department of Housing and Community Development (i) documentation evidencing Habitat's receipt of such lump sum funds; and (ii) a written acknowledgment from Habitat that such lump sum funds must be used on a housing project within Fairfax County, Virginia that serves low and moderate income households.

XVI. SIGNS

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

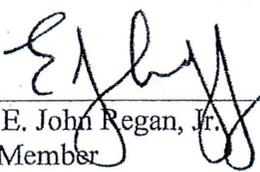
XVII. SUCCESSORS AND ASSIGNS

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

**SIGNATURES BEGIN ON THE FOLLOWING PAGE**

APPLICANT/CONTRACT PURCHASER OF TAX MAP  
98-1 ((1)) 44

CHRISTOPHER LAND, LLC

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

TITLE OWNER OF TAX MAP  
98-1 ((1)) 44

*Ralph L. Young, Executor*  
By/ The Heirs of Melvin Lee Young  
Ralph L. Young, Executor

## APPROVED DEVELOPMENT CONDITIONS

FDP 2014-SP-005

October 24, 2014

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2014-SP-005, located at 7717 Gambrill Road, and consisting of 4.51 acres, more specifically described as Tax Map 98-1 ((1)) 44, for seven single-family detached dwellings, pursuant to Sect. 6-100 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

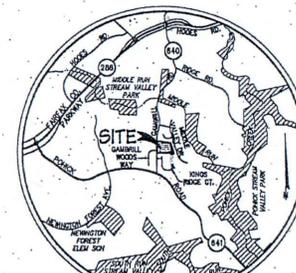
1. This Final Development Plan is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan shall be in substantial conformance with the approved Conceptual/Final Development Plan entitled "Corbett Manor," consisting of 14 sheets, prepared by Charles P. Johnson & Associates, Inc., dated February 10, 2014, and revised through October 22, 2014, and these conditions.
2. If the Virginia Department of Transportation does not approve the proposed 30-foot cul-de-sac modification at the time of site plan review, the cul-de-sac may be enlarged to a radius of 45 feet without the need for an amendment to the Final Development does not substantively impact the design of the subdivision.

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

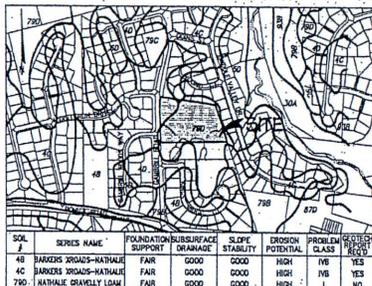


# CONCEPTUAL / FINAL DEVELOPMENT PLAN CORBETT MANOR

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP  
SCALE: 1" = 200'



SOILS MAP/DATA  
SCALE: 1" = 500'

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) CHANGED PROP. FROM TO PDH-2. REV. SITE TABS & TYP. LOT DETAIL. REVISIONS REQUESTED. (4) REV. LAYOUT & CLEARING LIMITS. (5) NEW SHEET. (6) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (6A) REVISED TREES TO BE SAVED AND REMOVED. (6B) REVISED SMI, BMP & OUTFALL INFORMATION. (6C) REVISED SMI, BMP & OUTFALL INFORMATION. (6D) NEW SHEET.	5-1-14
2.	(7) REMOVED WDA REQUIREMENTS. REVISED TABS. (4) REVISED LAYOUT & SMI. ADDED BMP FACILITIES. (5) REVISED SMI, BMP & OUTFALL INFORMATION. (6A) REVISED TREES TO BE SAVED AND REMOVED. (6B) REVISED SMI, BMP & OUTFALL INFORMATION. (6C) REVISED SMI, BMP & OUTFALL INFORMATION. (6D) NEW SHEET.	5-4-14
3.	(1) REVISED TYP. LAYOUT, TABS & SMI INFO. (4) REVISED LAYOUT, ADDED TURNAROUND DETAIL. (5) NEW SHEET. (6) REVISED PROFILE. (7) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (6A) REVISED TREES TO BE SAVED AND REMOVED. (6B) REVISED SMI, BMP & OUTFALL INFORMATION. (6C) REVISED SMI, BMP & OUTFALL INFORMATION. (6D) NEW SHEET.	9-11-14
4.	(1) REVISED TABS. (4) REVISED LAYOUT & CLEARING LIMITS. ADD TRAIL CONNECTION. (5) REVISED SMI, BMP & OUTFALL INFORMATION. (6A) REVISED TREES TO BE SAVED AND REMOVED. (6B) ADJUST LAKE DIMENSIONS & UPDATE PLANT VIEW. (6C) UPDATE PLANT VIEW.	2-22-14
5.	(1) ADDED NOTE TO LOT LAYOUT. (4) REV. SMI ACCESS, RAMP AT ENTRANCE, CONSERVATION CLOSET AREA. (5) REVISED SIGHT DISTANCE, PROFILE. (7) ADDED TO FENCE PLANTING AREA. (11-12) REVISED SMI & BMP CALCULATIONS. (13) NEW SHEET.	10-7-14
6.	(1) REVISED NOTE #20. ADDED NOTE #12. REVISED SCHEDULE NOTE ON TYPICAL LOT DETAIL. (2) ADDED NOTES TO ARCHITECTURE. (3) ADDED WALL & BENCH DETAILS.	10-22-14

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

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

- Plot is at a minimum grade of 1"=50' (unless it is depicted on one sheet with a minimum grade 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, pond spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 10.
- Provide:
 

Facility Name/Type & No.	On-site area (acres)	Off-site area (acres)	Drainage area (Ac)	Footprint (Ac)	Storage Volume (cu)	If pond, storm (cu)
Infiltration Trench #1	0.148	0.018	2168	2529	N/A	
Infiltration Trench #2	1.238	0.00	1,022	2,202	N/A	
Total	1.378	0.018	1,238	2,488	N/A	
- Drains, drainage channels, outlets, and pipe systems are shown on Sheet 10. Pond inlet and outlet pipe systems are shown on Sheet 10.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 10. Type of maintenance access road surface noted on the plot is stable.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 10.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 10.
- 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 (840 acres) is provided on Sheet 10.
- A description of how the outlet requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 10.
- Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an as-surveyed or field run is provided on Sheets 1 & 2.
- A submission waiver is requested for N/A.
- Stormwater management is not required because N/A.

## NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 98-001(1)14. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-2.
- THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF THE HEIRS OF MELVIN LEE YOUNG IN DEED BOOK 438 AT PAGE 448 AND WILL BOOK 843 AT PAGE 1833.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED OCTOBER 2013. CONTOUR INTERVAL EQUALS TWO FEET MVD 1022.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE IS A RESOURCE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQCA) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THIS 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 EXHIBITS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EXHIBITS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED, INCLUDING THE EXISTING DWELLING CONSTRUCTED IN 1948.
- 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 VS 872-10-1 - 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 (ADU) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-306.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 1.55 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT FOR THE FOLLOWING MODIFICATIONS HEREBY REQUESTED:
  - A REDUCTION OF THE CUL-DE-SAC RADIUS (FROM PLATE 7-7) FROM 45 FEET TO 30 FEET.
  - ALLOWING THE PROPOSED SIDEWALK TO STOP SHORT OF THE SOUTHERN PROPERTY LINE AND ESCROW THE AMOUNT NECESSARY TO COMPLETE IT IN THE FUTURE, IN ORDER TO NOT DISTURB THE RESOURCE PROTECTION AREA.
- PROPOSED PUBLIC IMPROVEMENTS:
  - WATER SERVICE IS TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN GAMBRIEL ROAD.
  - SANITARY SERVICE IS TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN YOUNG COURT.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED 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.
- THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- SPECIAL ADAPTIES FOR THIS PROJECT INCLUDE SITTING AREAS WITH BENCHES AND A SEAT WALL.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 6 FOR ARCHITECTURAL ELEVATIONS.
- A MINOR PAVED TRAIL IS REQUIRED FOR THIS PROJECT ALONG GAMBRIEL ROAD FOR THE FAIRFAX COUNTY TRAILS PLAN.
- PARCELS A & B WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-104 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 CDP PDF, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-463 OF THE ZONING ORDINANCE.
- THE DEVELOPER RESERVES THE RIGHT TO CHANGE ONE OR BOTH OF THE INFILTRATION TRENCHES TO A RAIN GARDEN WITHIN THE NEED FOR AN AMENDMENT OR INTERPRETATION.

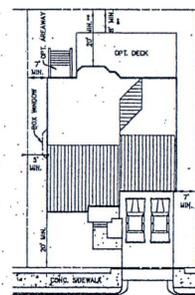
## SITE TABULATIONS

SITE AREA:			
LOT AREA	50,720 sq	(1,165 Ac)	
PARCELS A & B	118,534 sq	(2,721 Ac)	
RIGHT-OF-WAY DEDICATION (PROP. STREET)	16,990 sq	(0,390 Ac)	
RIGHT-OF-WAY DEDICATION (GAMBRIEL RD.)	10,120 sq	(0,232 Ac)	
TOTAL	195,370 sq	(4,508 Ac)	

## PDH-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	7 SINGLE-FAMILY DETACHED
MAXIMUM DENSITY	2 DU/AC	1.55 DU/AC
MINIMUM LOT AREA	N/R	6,300 sq ft**
AVERAGE LOT AREA	N/R	7,300 sq ft**
MAXIMUM BUILDING HEIGHT	N/R	35'
MINIMUM YARDS	N/R	SEE DETAIL THIS SHEET
OPEN SPACE	20% (0.90 Ac)	55% (2.48 Ac)
PARKING	2 spaces/unit (14 total spaces)	2 spaces/unit (14 total spaces)

\*\* MAY BE REDUCED IF STANDARD-SIZED CUL-DE-SAC IS REQUIRED



TYPICAL LOT LAYOUT  
SCALE: 1" = 20'

\*\* MAY BE REDUCED IF STANDARD-SIZED CUL-DE-SAC IS REQUIRED

- NOTES:
- EXTENSIONS INTO REQUIRED YARDS ARE TO BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-112, AND SET BACK AT LEAST FIVE (5) FEET FROM PROPERTY LINES.
  - EACH UNIT IS TO HAVE TWO (2) 8.5' x 18.0' PARKING SPACES IN ITS DRIVEWAY.



DEVELOPER  
THE CHRISTOPHER COMPANIES  
10461 WHITE GRANITE ROAD  
SUITE 102  
DARTON, VIRGINIA 22124  
(703) 352-9950

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- DRAINAGE MAPS & OUTFALL ANALYSIS
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CPI Charles P. Johnson & Associates, Inc.  
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DATE: FEBRUARY 10, 2014  
REVISED: MAY 1, 2014  
AUGUST 4, 2014  
SEPTEMBER 11, 2014  
SEPTEMBER 22, 2014  
OCTOBER 7, 2014  
OCTOBER 22, 2014

SHEET 1 OF 14

CORBETT MANOR



**LEGEND**

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- ..... RPA BOUNDARY
- METLANDS
- EXISTING TREELINE
- EX. STORM DRAIN & EASEMENT
- EX. SAN. SEWER & EASEMENT
- EX. WATERMAIN & EASEMENT
- EX. GAS MAIN
- EXISTING UTILITY LINE & POLE
- EXISTING STREET LIGHT

REVISION NUMBER TO: APPROVAL

DATE

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EXISTING CONDITIONS PLAN

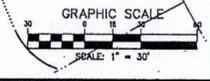
**CORBETT MANOR**

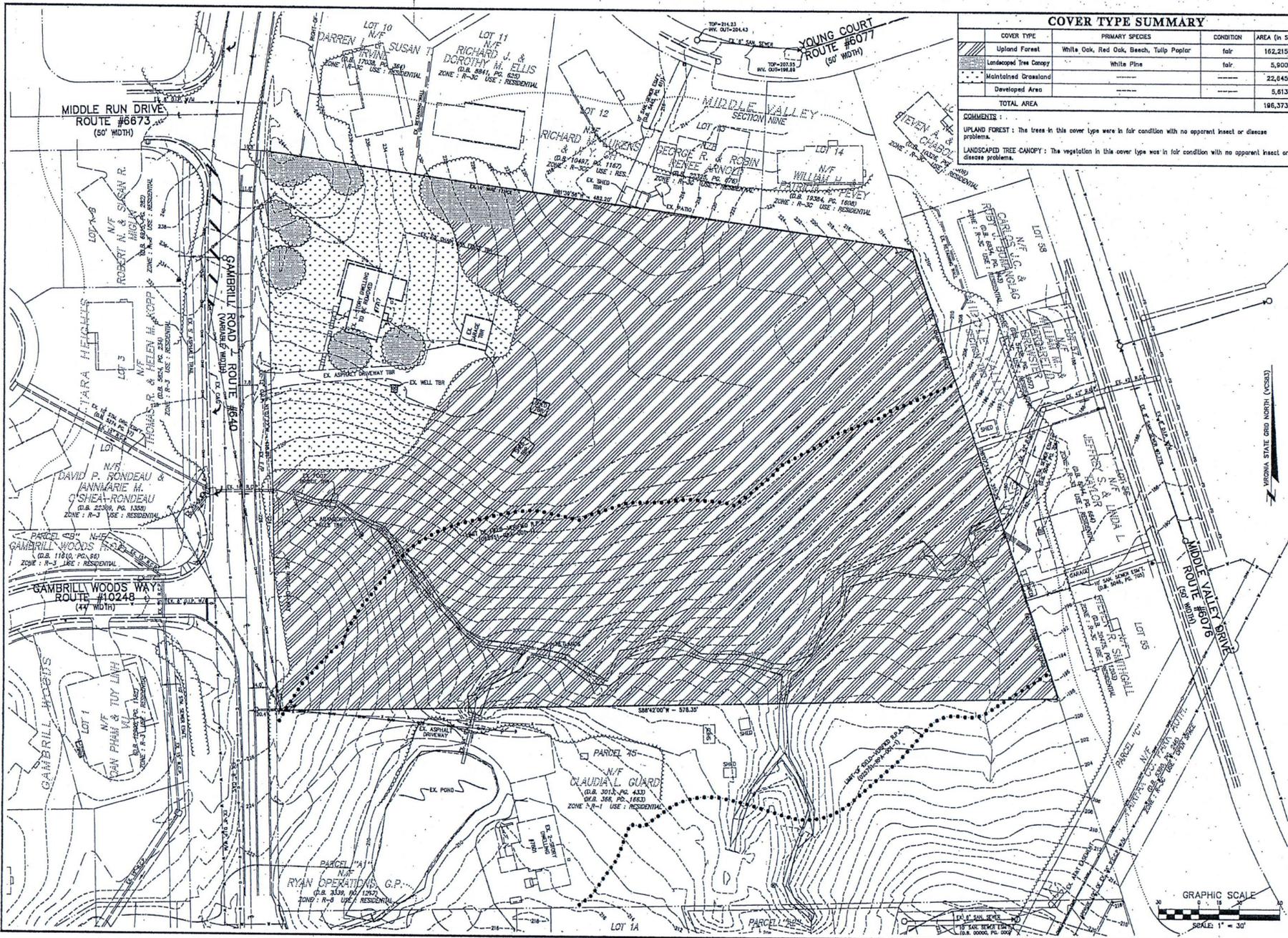
SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION	BY	APPROVED

DESIGNED BY	DATE	SCALE
DRAWN BY		
CHECKED BY		
DATE		
PROJECT NO.		
SHEET NO.		
OF		
PROJECT NAME		
TYPE: CDP/UDP		





COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (in SF)
Upland Forest	White Oak, Red Oak, Beech, Tulip Poplar	fair	162,215
Landscaped Tree Canopy	White Pine	fair	5,900
Maintained Grassland			22,645
Developed Area			5,613
<b>TOTAL AREA</b>			<b>196,373</b>

COMMENTS:  
 UPLAND FOREST: The trees in this cover type were in fair 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.

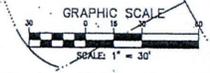
RESUBMIT TO APPROVAL  
 NO. DATE  
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EXISTING VEGETATION MAP  
**CORBETT MANOR**  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION	REVISIONS

DATE PLOTTED	FEB. 2014
DATE	FEB. 2014
PROJECT	13-511
SCALE	1" = 30'
SHEET	3
OF	14
PRJ NO.	13-511
TYPE	CDP/7DP

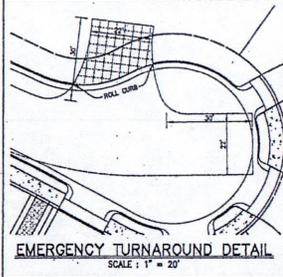


\* THE SWM ACCESS MAY BE REMOVED WITHOUT THE NEED FOR A PCA OR FSPA IF THE REQUIREMENT FOR SWM ACCESS IS MARKED OR DELETED FROM THE PLAN.



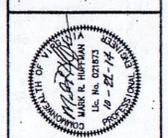
**LEGEND**

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- RPA BOUNDARY
- ENVIRONMENTAL QUALITY CORRIDOR
- ===== LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- ===== EX. STORM DRAIN & EASEMENT
- ===== PROPOSED STORM DRAIN
- ===== EX. SAN. SEWER & EASEMENT
- ===== PROPOSED SANITARY SEWER
- ===== EX. WATERMAIN & EASEMENT
- ===== PROPOSED WATERMAIN
- ===== EX. GAS MAIN
- EXISTING UTILITY LINE & POLE



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CONCEPTUAL / FINAL DEVELOPMENT PLAN  
**CORBETT MANOR**  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION	BY	APPROVED

DATE PLOTTED	10/22/2014
DATE PRINTED	10/22/2014
DATE	10/22/2014
PROJECT NO.	13-511
DATE	10/22/2014
SCALE	1" = 30'
TYPE	CDP / FDP







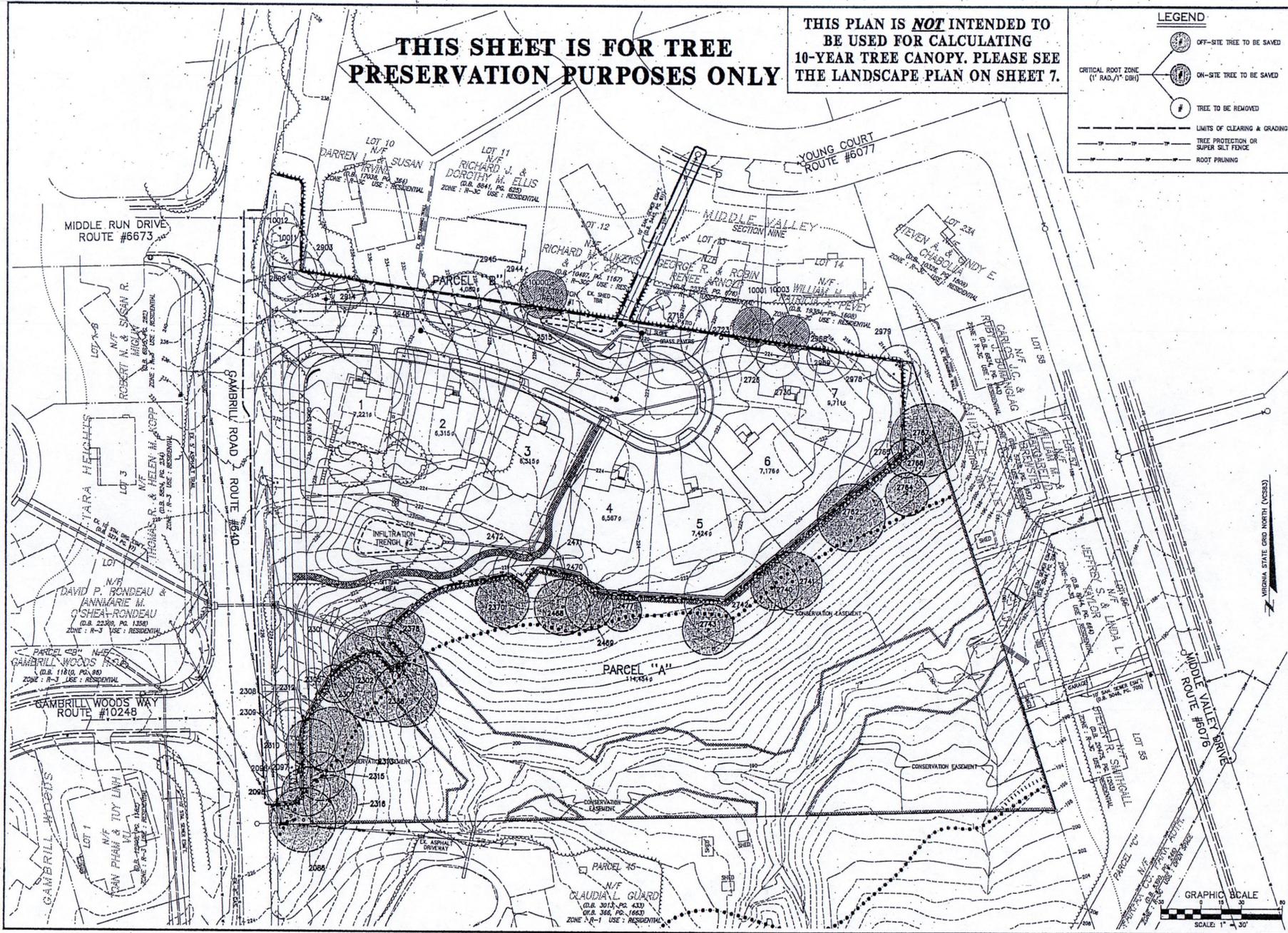
**THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY.**

**THIS PLAN IS NOT INTENDED TO BE USED FOR CALCULATING 10-YEAR TREE CANOPY. PLEASE SEE THE LANDSCAPE PLAN ON SHEET 7.**

**LEGEND**

- OFF-SITE TREE TO BE SAVED
- ON-SITE TREE TO BE SAVED
- TREE TO BE REMOVED
- LIMITS OF CLEARING & GRADING
- TREE PROTECTION OR SUPER SILT FENCE
- ROOT PRUNING

CRITICAL ROOT ZONE (1" RAD, 1/4" DBH)



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**TREE PRESERVATION PLAN**  
**CORBETT MANOR**  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

VIRGINIA STATE GRID NORTH (VCS83)

GRAPHIC SCALE  
 SCALE: 1" = 30'

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10-27-14	ISSUED FOR PERMIT	CPJ	CPJ
2	11-14-14	REVISED TREE TO BE SAVED AND REMOVED	CPJ	CPJ
3	11-14-14	REVISED TREE TO BE SAVED AND REMOVED	CPJ	CPJ
4	11-14-14	REVISED TREE TO BE SAVED AND REMOVED	CPJ	CPJ
5	11-14-14	REVISED TREE TO BE SAVED AND REMOVED	CPJ	CPJ

DESIGNED BY	CPJ
DRAWN BY	CPJ
CHECKED BY	CPJ
SCALE	AS SHOWN
DATE	10-27-14
SHEET	8 OF 14
PROJECT	13-511
TITLE	CONTR. PLAN

**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 requested by the contractor to walk with owner or owner's designated representative, arborist/forester hired by owner, site superintendent, clearing contractor and UFMD, DPWES 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 Approvals:** 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 poison 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 shall be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting 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 or 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 limits of Disturbance adjacent to indicated trees at minimum. Trees/Areas indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite 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, 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 designed 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 ensure compliance with all 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 12-0507.19 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.

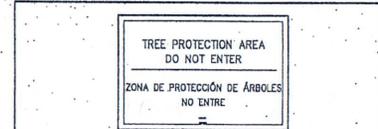
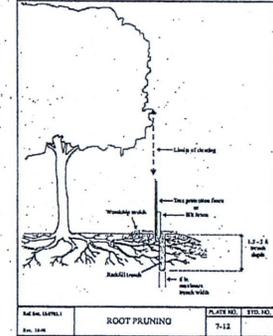
- AREA 1. 100 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.
- AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.

**TREE INVENTORY AND ACTIVITIES SPREADSHEET**

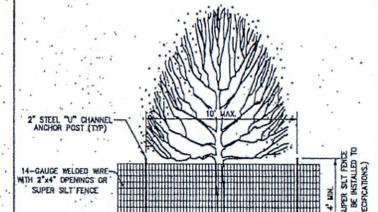
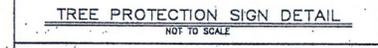
Tree #	COMMON NAME	SCIENTIFIC BINOMIAL	DBH(d)	CONDITION	COMMENTS	STATUS	ROOT PRUNING	MULCH	FENCING	PRUNING	REMOVAL	ACTIVITIES
2086	Tulip Poplar	Liriodendron tulipifera	24	72	Uneven canopy, uneven one-sided growth, canopy crowding, limb dieback, epicormic sprouting, crowding from adjacent tree	Preserve	X	X	X	X	X	
2094	Tulip Poplar	Liriodendron tulipifera	22	70	Buttressing roots, forest grown, poor trunk form	Remove						
2097	White Oak	Quercus alba	13	67	Extensive limb & canopy dieback, uneven canopy	Remove						
2098	Northern Red Oak	Quercus rubra	18	72	Leaning trunk, forest grown, crowding	Preserve	X	X	X	X	X	
2101	American Beech	Fagus grandifolia	27	78	Buttressing roots, epicormic sprouting, poor form, growing canopy encased adjacent tree, limb dieback, canopy crowding	Remove						
2302	Pin Oak	Quercus palustris	26	78	Buttressing roots, bark cracking near the base of the tree, dual leaders, limb dieback, epicormic sprouting	Preserve	X	X	X	X	X	
2305	White Oak	Quercus alba	12	70	limb dieback, multitrunk, forest grown	Remove						
2307	White Oak	Quercus alba	14	70	Buttressing roots, epicormic sprouting, forest grown	Preserve	X	X	X	X	X	
2308	White Oak	Quercus alba	14	72	Multitrunk, poor form, forest grown	Remove						
2309	White Oak	Quercus alba	14	68	Multitrunk, poor form, canopy dieback	Remove						
2310	White Oak	Quercus alba	30	70	Buttressing roots, dual leader, epicormic sprouting	Remove						
2312	Northern Red Oak	Quercus rubra	18	63	Dual leader, one leader broken and leaning, epicormic sprouting, slight of decay	Preserve	X	X	X	X	X	
2313	Tulip Poplar	Liriodendron tulipifera	24	62	Buttressing roots, poor trunk form, canopy & limb dieback	Preserve	X	X	X	X	X	
2315	White Oak	Quercus alba	12	62	Missing canopy, rotting at root collar, missing bark, epicormic sprouting, secondary leader broken	Preserve	X	X	X	X	X	
2316	Tulip Poplar	Liriodendron tulipifera	20	78	growing, limb dieback	Preserve	X	X	X	X	X	
2318	Northern Red Oak	Quercus rubra	26	72	Buttressing roots, multitrunk, forest grown	Preserve	X	X	X	X	X	
2370	Northern Red Oak	Quercus rubra	20	67	Buttressing roots, extensive limb & canopy dieback	Preserve	X	X	X	X	X	
2378	White Oak	Quercus alba	18	72	Intensive english ivy coverage on trunk, large limb dieback, canopy crowding, uneven canopy, canopy dieback, epicormic sprouting	Preserve	X	X	X	X	X	
2468	White Oak	Quercus alba	21	62	Buttressing roots, small & uneven canopy, limb dieback, epicormic sprouting, leaning canopy, buttressing roots, uneven canopy, limb dieback, small canopy	Preserve	X	X	X	X	X	
2469	Pin Oak	Quercus palustris	18	72	Buttressing roots, extensive epicormic sprouting, extensive vine coverage	Remove						
2470	White Oak	Quercus alba	18	67	Buttressing roots, broken dual leader, forest grown, crowding, uneven canopy	Remove						
2471	White Oak	Quercus alba	24	69	Forest grown, uneven canopy	Remove						
2472	White Oak	Quercus alba	26	71	Epicormic sprouting, uneven canopy, dual leader, secondary leader dead, canopy crowding, limb dieback, poor canopy form, small canopy	Preserve	X	X	X	X	X	
2477	White Oak	Quercus alba	15	75	limb dieback, uneven growth, buttressing roots	Remove						
2515	White Pine	Pinus strobus	17	84		Remove						

Tree #	COMMON NAME	SCIENTIFIC BINOMIAL	DBH(d)	CONDITION	COMMENTS	STATUS	ROOT PRUNING	MULCH	FENCING	PRUNING	REMOVAL	ACTIVITIES
2718	Northern Red Oak	Quercus rubra	26	75	Offsite - poor canopy, small canopy, one-sided growth, epicormic sprouting, limb dieback, canopy crowding. Tree shall be removed with written permission from owner.	Remove						
2723	Tulip Poplar	Liriodendron tulipifera	30	73	Canopy crowding, uneven & one-sided growth, limb & canopy dieback, epicormic sprouting	Remove						
2728	Northern Red Oak	Quercus rubra	15	78	Canopy dieback, large limb dieback, poor condition, buttressing roots	Remove						
2730	White Oak	Quercus alba	16	75	Epicormic sprouting, large limb dieback, small uneven canopy, one-sided growth, canopy crowding	Remove						
2740	Pin Oak	Quercus palustris	18	72	Buttressing roots, limb dieback, poor canopy form, small & epicormic sprouting, dual trunk, slight of decay	Preserve	X	X	X	X	X	
2741	White Oak	Quercus alba	22	69	Buttressing roots, dual leader, epicormic sprouting, limb dieback, inclusive bark, buttressing roots, limb dieback, canopy dieback, epicormic sprouting	Remove						
2742	Northern Red Oak	Quercus rubra	34	78	Buttressing roots, leaning trunk, small & uneven canopy, limb dieback, poor trunk form	Remove						
2743	Northern Red Oak	Quercus rubra	19	69	Buttressing roots, uneven canopy, forest grown, gutter	Preserve	X	X	X	X	X	
2744	White Oak	Quercus alba	25	72	Poor trunk form, limb dieback, sp in trunk, small canopy	Preserve	X	X	X	X	X	
2745	Red Maple	Acer rubrum	12	75	Buttressing roots, small canopy, forest grown, dual leader	Preserve	X	X	X	X	X	
2746	Virginia Pine	Pinus virginiana	14	73	Uneven one-sided growth, limb dieback, epicormic sprouting	Preserve	X	X	X	X	X	
2747	White Oak	Quercus alba	27	81	Uneven growth, one-sided growth, limb dieback, english ivy growing up the trunk	Remove						
2899	White Pine	Pinus strobus	20	78	Uneven growth, one-sided growth, crowding, limb dieback	Remove						
2903	White Pine	Pinus strobus	12	78	Leaning trunk, extensive vine cover, dual leaders, large limb dieback, extensive bore holes, poor condition	Remove						
2914	Red Pine	Pinus resinosa	12	68	Leaning trunk, limb dieback, epicormic sprouting, crowding	Remove						
2944	White Pine	Pinus strobus	18	78	Leaning trunk, limb dieback, epicormic sprouting, crowding	Remove						
2945	White Pine	Pinus strobus	24	78	Lower limb dieback, dead broken limb, dieback on one side, uneven growth	Remove						
2948	White Pine	Pinus strobus	20	81	Poor branching, inclusive bark, epicormic sprouting, uneven growth	Remove						
2968	Northern Red Oak	Quercus rubra	26	75	Offsite: Has tree house built around the trunk, limb dieback, canopy crowding, uneven canopy. Tree shall be removed with written permission from owner.	Remove						
2969	Red Maple	Acer rubrum	12	75	Buttressing roots, poor branching, epicormic sprouting, poor form, poor canopy form, canopy crowding	Remove						
2978	Red Maple	Acer rubrum	13	78	Canopy crowding, buttressing roots, epicormic sprouting, limb dieback, uneven one-sided growth, small canopy	Remove						
2979	Boxwood/Holly	Ilex glabra	16	75	limb dieback, broken limb, epicormic sprouting, uneven growth, dual leaders, inclusive bark	Remove						
10000	Northern Red Oak	Quercus rubra	18	66	Offsite - Multi-trunk, one leader dead and rotting, limb dieback, small canopy, poor condition	Preserve	X	X	X	X	X	
10001	Northern Red Oak	Quercus rubra	15	75	Offsite - Multi-trunk, two smaller trunks are dead, epicormic sprouting, uneven & one-sided growth	Preserve	X	X	X	X	X	
10003	Northern Red Oak	Quercus rubra	12	77	Offsite - Limb dieback, canopy crowding, limb dieback	Preserve	X	X	X	X	X	
10011	Virginia Pine	Pinus virginiana	15	84	Offsite - Buttressing roots, dual leader, limb dieback, epicormic sprouting, uneven & one-sided growth. Tree shall be removed with written permission from property owner.	Remove						
10012	Pin Oak	Quercus palustris	14	84	Offsite - Inclusive bark, dual leaders, canopy crowding, uneven canopy, small broken limb. Tree shall be removed with written permission from owner.	Remove						

**FAIRFAX COUNTY PUBLIC FACILITIES MANUAL**



NOTES: 1. TREE PROTECTION SIGNS SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.  
2. BILINGUAL SIGNS WILL BE POSTED ON THE TREE PROTECTION FENCE AT LEAST EVERY 30 FEET.  
3. SIGN SHOWS IS FOR INFORMATIONAL PURPOSES ONLY AND ACTUAL SIGNS MAY DIFFER IN APPEARANCE AND WORDING. CONTENT SHALL BE EQUAL.



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

**THIS PLAN IS NOT INTENDED TO BE USED FOR CALCULATING 10-YEAR TREE CANOPY. PLEASE SEE THE LANDSCAPE PLAN ON SHEET 7.**

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

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**CORBETT MANOR**  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

STATE OF VIRGINIA  
COUNTY OF FAIRFAX  
I, **Charles P. Johnson**,  
Professional Engineer  
No. 12-221-14  
REGISTERED PROFESSIONAL ENGINEER

REVISION	DATE	DESCRIPTION

DESIGN	DRAWN	CHECKED	DATE

SHEET 9 OF 14  
PRJ NO: 13-211  
TYPE: CDP/DFP

### Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	1.60	0.00	0.00	1.60	36.36
Turf (acres)	0.00	1.60	0.00	0.00	1.60	43.02
Impervious (acres)	0.00	0.50	0.00	0.30	0.80	20.62
<b>Total</b>	<b>0.00</b>	<b>3.10</b>	<b>0.00</b>	<b>0.30</b>	<b>3.40</b>	<b>100.00</b>

Site No	0.29
Peak Development Treatment Volume (ft <sup>3</sup> )	49.22
Peak Development TP Load (lb/yr)	3.03
Peak Development TN Load (lb/yr)	23.08
Total TP Load Reduction Required (lb/yr)	1.18

Total Runoff Volume Reduction (ft <sup>3</sup> )	Total TP Load Reduction Achieved (lb/yr)	Total TN Load Reduction Achieved (lb/yr)	Adjusted Post-Development TP Load (lb/yr)	Remaining Phosphorus Load Reduction (lb/yr) Required
2405	2	13.17	1.46	0.72 (0.00)

### Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	1.60	0.00	0.00	0.00	1.60
Turf (acres)	0.19	1.70	0.00	0.00	0.00	1.89
Impervious (acres)	0.10	0.80	0.00	0.00	0.00	0.90
<b>Total</b>	<b>0.19</b>	<b>3.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.49</b>

### Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.34	1.41	0.00	0.00	0.00	1.75
TN Load Red. (lb/yr)	1.31	10.86	0.00	0.00	0.00	12.17

### Drainage Area A Summary

#### Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.12	0.00	0.00	0.12	64.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.10	55.71
<b>Total</b>	<b>0.00</b>	<b>0.12</b>	<b>0.00</b>	<b>0.00</b>	<b>0.12</b>	<b>100.00</b>

#### BMP Selections

Practice	Credit Area (acres)	Downstream Practice
3A. Infiltration #1 (Slope #1)	0.06	
<b>INFILTRATION TRENCH #1</b>	<b>0.06</b>	

Total Impervious Cover Treated (acres)	Total Turf Area Treated (acres)	Total TP Load Reduction Achieved in D.A. A (lb/yr)	Total TN Load Reduction Achieved in D.A. A (lb/yr)
0.06	0.06	0.34	1.31

### Drainage Area B Summary

#### Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	1.60	0.00	0.00	1.60	35.00
Turf (acres)	0.00	1.40	0.00	0.00	1.40	41.86
Impervious (acres)	0.00	0.50	0.00	0.30	0.80	23.14
<b>Total</b>	<b>0.00</b>	<b>3.50</b>	<b>0.00</b>	<b>0.30</b>	<b>3.80</b>	<b>100.00</b>

#### BMP Selections

Practice	Credit Area (acres)	Downstream Practice
3A. Infiltration #1 (Slope #1)	0.56	
<b>INFILTRATION TRENCH #1</b>	<b>0.56</b>	

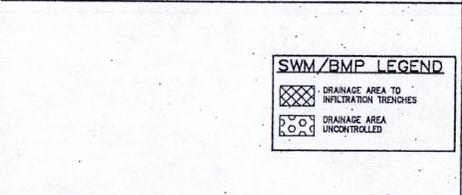
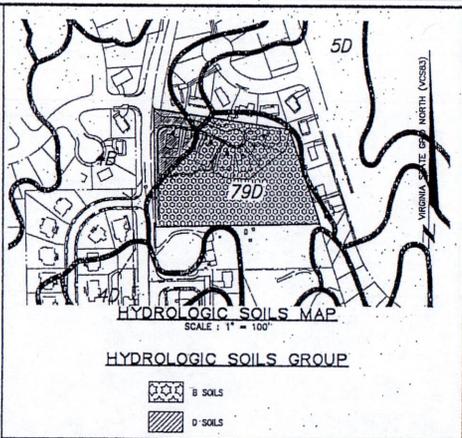
Total Impervious Cover Treated (acres)	Total Turf Area Treated (acres)	Total TP Load Reduction Achieved in D.A. B (lb/yr)	Total TN Load Reduction Achieved in D.A. B (lb/yr)
0.56	0.56	1.41	10.86

### Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.00	0.80	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATMENT	0.00	0.00	0.00	0.00	0.00	OK
TURF AREA TREATMENT	0.00	0.12	0.00	0.00	0.00	OK
TURF AREA TREATMENT	0.00	0.50	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

### Phosphorus

	10-year	2-year	POST (adjusted)
TOTAL TREATMENT VOLUME (ft <sup>3</sup> )	2405	2405	2405
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LBYEAR)	1.18	1.18	1.18
RUNOFF REDUCTION (ft <sup>3</sup> )	2405	2405	2405
PHOSPHORUS LOAD REDUCTION ACHIEVED (LBYEAR)	2.00	2.00	2.00
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (LBYEAR)	0.00	0.00	0.00
REMAINING PHOSPHORUS LOAD REDUCTION (LBYEAR) (REMOVED CONGRATULATIONS) YOU EXCEEDED THE TARGET REDUCTION BY 0.82 LBYEAR			



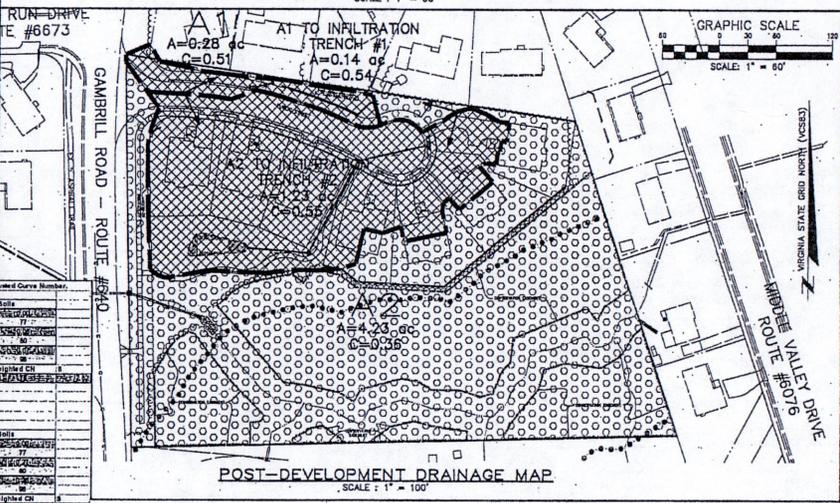
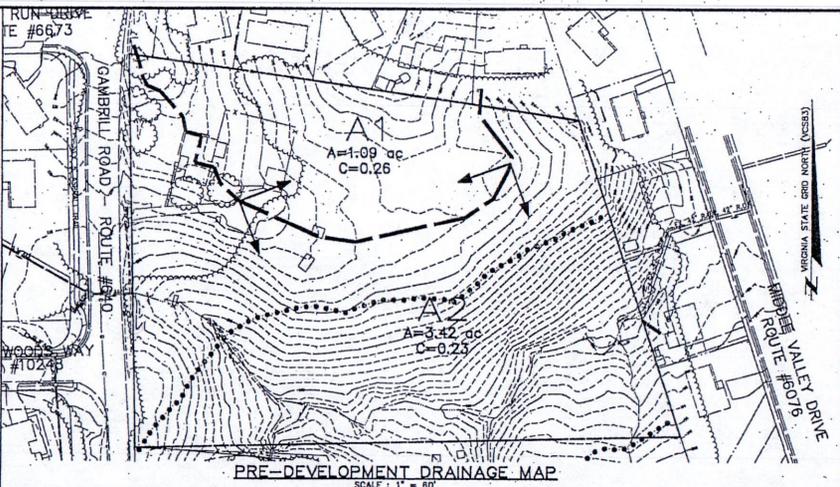
### CHANNEL & FLOOD PROTECTION

"A" = DRAINAGE AREA A "B" = DRAINAGE AREA B

Target Rainfall Event (yr)	1-year storm	2-year storm	10-year storm
Drainage Area A	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00

Drainage Area	Area (acres)	A Soils	B Soils	C Soils	D Soils	Total
Drainage Area A	0.19	0.00	0.00	0.00	0.00	0.19
Drainage Area B	3.30	0.00	1.60	0.00	0.00	1.60



### SWM Water Quantity Energy Balance Worksheet for Drainage Area A

← DATA INPUT

SITE AREA (acres)	0.28
PRE	2.89
POST (adjusted)	2.89
From TRSS	0.30
From TRSS	0.37
From RMA	0.81
From TRSS	0.24

### SWM Water Quantity Energy Balance Worksheet for Drainage Area B

← DATA INPUT

SITE AREA (acres)	4.33
PRE	2.89
POST (adjusted)	4.33
From TRSS	0.81
From TRSS	0.63
From RMA	1.2
From TRSS	0.68

NOTE : THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS. SEE SHEETS 11 & 10A FOR OUTFALL, SWM AND BMP NARRATIVE, TR-55 REPORTS AND INFILTRATION TRENCH DESIGNS.

**DRAINAGE MAPS & OUTFALL ANALYSIS**

CORBETT MANOR

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

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NO.	DATE	DESCRIPTION	BY	APP'D
1	12/14/14	ISSUED FOR PERMIT	CPJ	
2	02/11/15	REVISED PER PERMIT	CPJ	
3	02/11/15	REVISED PER PERMIT	CPJ	
4	02/11/15	REVISED PER PERMIT	CPJ	
5	02/11/15	REVISED PER PERMIT	CPJ	
6	02/11/15	REVISED PER PERMIT	CPJ	
7	02/11/15	REVISED PER PERMIT	CPJ	
8	02/11/15	REVISED PER PERMIT	CPJ	
9	02/11/15	REVISED PER PERMIT	CPJ	
10	02/11/15	REVISED PER PERMIT	CPJ	

SHEET 10 OF 14  
PRJ NO: 13-511  
TYPE: COP/FDP

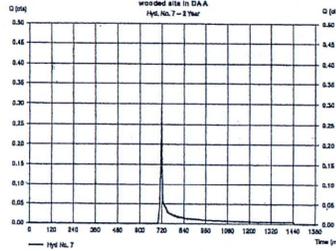
**2-YR 24 HOURS STORM**

Hyd. No. 7

wooded site in DA A

Hydrograph type = SCS Runoff  
 Storm frequency = 2 yrs  
 Time interval = 2 min  
 Drainage area = 0.286 ac  
 Basin Slope = 0.0 %  
 To method = USER  
 Total precip. = 2.89 in  
 Storm duration = 24 hrs

Peak discharge = 0.500 cfs  
 Time to peak = 718 min  
 Hyd. volume = 822 cuft  
 Curve number = 70  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 8.00 min  
 Distribution = Type B  
 Shape factor = 484

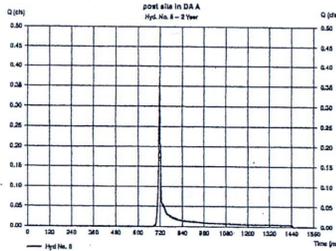


Hyd. No. 8

post site in DA A

Hydrograph type = SCS Runoff  
 Storm frequency = 2 yrs  
 Time interval = 2 min  
 Drainage area = 0.280 ac  
 Basin Slope = 0.0 %  
 To method = USER  
 Total precip. = 2.89 in  
 Storm duration = 24 hrs

Peak discharge = 0.372 cfs  
 Time to peak = 718 min  
 Hyd. volume = 750 cuft  
 Curve number = 73  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 8.00 min  
 Distribution = Type B  
 Shape factor = 484

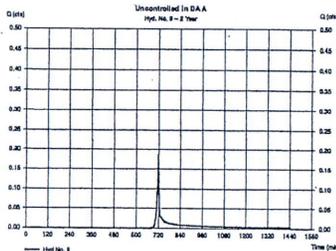


Hyd. No. 9

Uncontrolled in DA A

Hydrograph type = SCS Runoff  
 Storm frequency = 2 yrs  
 Time interval = 2 min  
 Drainage area = 0.140 ac  
 Basin Slope = 0.0 %  
 To method = USER  
 Total precip. = 2.89 in  
 Storm duration = 24 hrs

Peak discharge = 0.185 cfs  
 Time to peak = 718 min  
 Hyd. volume = 377 cuft  
 Curve number = 73  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 8.00 min  
 Distribution = Type B  
 Shape factor = 484



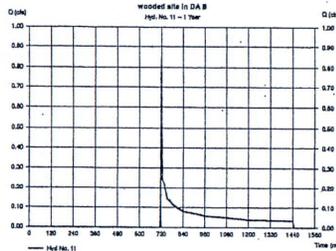
**1-YR 24 HOURS STORM**

Hyd. No. 11

wooded site in DA B

Hydrograph type = SCS Runoff  
 Storm frequency = 1 yrs  
 Time interval = 2 min  
 Drainage area = 4.250 ac  
 Basin Slope = 0.0 %  
 To method = USER  
 Total precip. = 2.28 in  
 Storm duration = 24 hrs

Peak discharge = 0.851 cfs  
 Time to peak = 720 min  
 Hyd. volume = 2,363 cuft  
 Curve number = 67  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 8.00 min  
 Distribution = Type B  
 Shape factor = 484

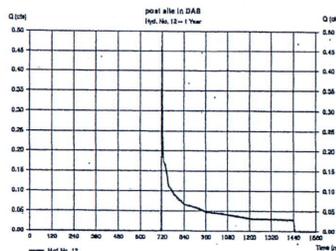


Hyd. No. 12

post site in DA B

Hydrograph type = SCS Runoff  
 Storm frequency = 1 yrs  
 Time interval = 2 min  
 Drainage area = 4.250 ac  
 Basin Slope = 0.0 %  
 To method = USER  
 Total precip. = 2.28 in  
 Storm duration = 24 hrs

Peak discharge = 0.648 cfs  
 Time to peak = 720 min  
 Hyd. volume = 1,750 cuft  
 Curve number = 67  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 8.00 min  
 Distribution = Type B  
 Shape factor = 484

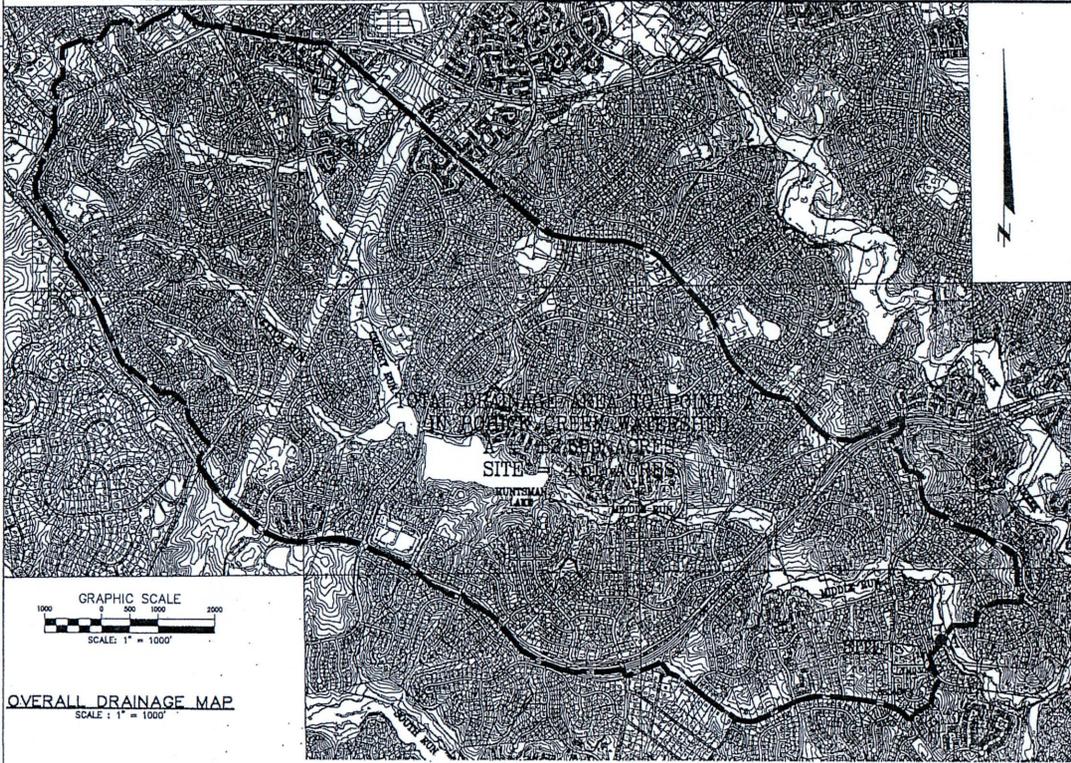
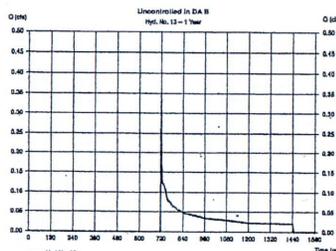


Hyd. No. 13

Uncontrolled in DA B

Hydrograph type = SCS Runoff  
 Storm frequency = 1 yrs  
 Time interval = 2 min  
 Drainage area = 3.000 ac  
 Basin Slope = 0.0 %  
 To method = USER  
 Total precip. = 2.28 in  
 Storm duration = 24 hrs

Peak discharge = 0.348 cfs  
 Time to peak = 720 min  
 Hyd. volume = 1,478 cuft  
 Curve number = 67  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 8.00 min  
 Distribution = Type B  
 Shape factor = 484



**OVERALL DRAINAGE MAP**  
 SCALE: 1" = 1000'

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**CORBETT MANOR**  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



**OUTFALL SHW. AND BMP NARRATIVE**  
 THE SITE CONSISTS OF 4.51 ACRES, ON WHICH 7 SINGLE-FAMILY DETACHED UNITS ARE PROPOSED TO BE CONSTRUCTED. THE SITE IS HEAVILY WOODED, WITH SLOPES AVERAGING ABOUT 18%. THE EXISTING HOUSE AND DRIVEWAY ARE TO BE REMOVED.  
 THERE IS AN RPA ON THE SOUTHERN PORTION OF THE SITE. AN EXISTING CHANNEL RUNS THROUGH THE SITE, WHICH RECEIVES STORMWATER FROM UPSTREAM OFFSITE PROPERTIES. RUNOFF FROM THE SITE DRAINS TOWARD RESIDENTIAL PROPERTIES TO THE NORTH AND EAST, THEN INTO AN EXISTING CLOSED STORM SEWER SYSTEM PROVIDED BY MIDDLE VALLEY SUBDIVISION SECTIONS 3 & SPANISH COUNTRY PLANS 2761-01-01-2 & 1981-20-002-3. THIS EXISTING CLOSED STORM SEWER SYSTEM DISCHARGES INTO AN EXISTING WELL-DEFINED CHANNEL, AND THEN INTO A MAJOR 100-YR FLOODPLAIN ALONG MIDDLE RUN FOR THE PONICK CREEK WATERSHED TO THE EAST OF THE SITE.

**POST-DEVELOPMENT CONDITIONS**  
 TWO INFILTRATION TRENCHES WILL BE PROVIDED WITH THIS DEVELOPMENT. A CLOSED STORM SEWER SYSTEM WILL BE INSTALLED TO COLLECT SOME OF THE SITE'S RUNOFF INTO THE PROPOSED TRENCHES. THESE INFILTRATION TRENCHES WILL PROVIDE STORMWATER MANAGEMENT & WATER QUALITY CONTROL FOR THE SUBJECT SITE. THE POST-DEVELOPMENT PEAK FLOW WILL BE BELOW THE PRE-DEVELOPMENT PEAK FLOWS (SEE SHEET 10 FOR ENERGY BALANCE CALCULATIONS).

THE OVERALL DRAINAGE AREA MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALLS INTO THE EXISTING FLOODPLAIN ALONG MIDDLE RUN. THE TOTAL SITE AREA (4.51 ACRES) DRAINING INTO THE EXISTING FLOODPLAIN AT POINT 'A' IS LESS THAN 1X OF THE OVERALL DRAINAGE AREA (2,509 ACRES) OF THE PONICK CREEK WATERSHED. THE EXISTING STREAM CHANNEL IS WELL-DEFINED WITH BED AND BANK, THEREFORE, PER PER 6-4000.2A, THE EXTENT OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT 'A'.  
 SINCE THE FLOWS FROM THE SITE WILL BE REDUCED BELOW PRE-DEVELOPMENT LEVELS, IT IS THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL FOR THIS PROJECT HAS BEEN MET.  
 BMPs WILL BE PROVIDED VIA TWO INFILTRATION TRENCHES AND A CONSERVATION AREA. PRELIMINARY CALCULATIONS SHOW THAT THE TOTAL PHOSPHORUS REMOVAL IS IN COMPLIANCE WITH THE VIRGINIA RUNOFF REDUCTION METHOD (SEE SHEET 10 FOR RPA SPREADSHEET AND SHEET 12 FOR PRELIMINARY INFILTRATION TRENCH SIZING CALCULATIONS). THEREFORE, WATER QUALITY REQUIREMENTS HAVE BEEN MET FOR THIS DEVELOPMENT.

NO.	DATE	DESCRIPTION	BY	APP'D	DATE
1	10/24/14	ISSUED FOR PERMITS	M.E.H.	C.P.J.	10/24/14
2	11/14/14	REVISIONS	M.E.H.	C.P.J.	11/14/14

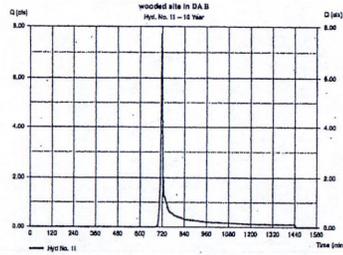
PRJ NO: 13-811  
 SHEET 11 OF 14  
 TYPE: CDP/FDP

10-YR 24 HOURS STORM

Hyd. No. 11  
wooded site in DA B

Hydrograph type = SCS Runoff  
Storm frequency = 10 yrs  
Time interval = 2 min  
Drainage area = 4,500 sq ft  
Basin Slope = 0.0 %  
% method = USBET  
Total precip. = 4.31 in  
Storm duration = 24 hrs

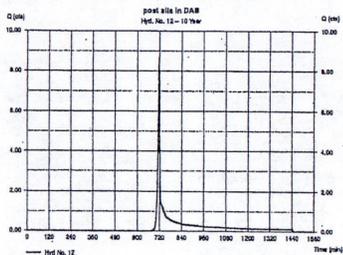
Peak discharge = 7.683 cfs  
Time to peak = 713 min  
Hyd. volume = 10,700 cu ft  
Curve number = 0.5  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 8.00 min  
Distribution = Type II  
Shape factor = .484



Hyd. No. 12  
post site in DA B

Hydrograph type = SCS Runoff  
Storm frequency = 10 yrs  
Time interval = 2 min  
Drainage area = 4,250 sq ft  
Basin Slope = 0.0 %  
% method = USBET  
Total precip. = 4.31 in  
Storm duration = 24 hrs

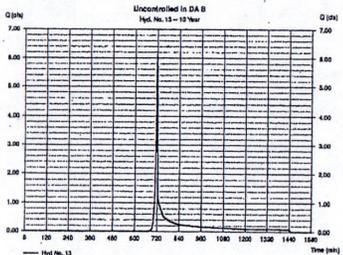
Peak discharge = 8.833 cfs  
Time to peak = 713 min  
Hyd. volume = 17,461 cu ft  
Curve number = 0.5  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 8.00 min  
Distribution = Type II  
Shape factor = .484



Hyd. No. 13  
Uncontrolled in DA B

Hydrograph type = SCS Runoff  
Storm frequency = 10 yrs  
Time interval = 2 min  
Drainage area = 3,000 sq ft  
Basin Slope = 0.0 %  
% method = USBET  
Total precip. = 4.31 in  
Storm duration = 24 hrs

Peak discharge = 8.183 cfs  
Time to peak = 713 min  
Hyd. volume = 12,283 cu ft  
Curve number = 0.5  
Hydraulic length = 0 ft  
Time of conc. (Tc) = 8.00 min  
Distribution = Type II  
Shape factor = .484



INFILTRATION TRENCHES DESIGN

Propose Infiltration Trench #1 Level 2 Design INPUT DATA

Total Drainage Area to Trench, CDA = 0.14 acres 6,224 SF  
Total Impervious Area to Trench = 2,314 sf  
Infiltration rate (in/hr) = 6.00 in/day  
1.5 design infiltration rate (in/hr) = 3 in/day

Rv = 0.54 From VRHM  
Req. Stormwater Treatment Volume, Tv =  $Tv = [1.1(Rv)(A)]/12$  (Table 6.3)  
Req. Tv = 1.1 x 0.54 x 6,224 sf / 12 ft = 32 ft

Req. Stormwater Tv = 308.09 CF  
Provided for Tv = 308 CF FROM RUNOFF REDUCTION METHOD

Maximum Gravel Depth, G<sub>max</sub> = (1/2) x L<sub>in</sub> Equation 6.4  
G<sub>max</sub> = 7.5 ft 3 Micro-infiltration max. depth (Table 6.4)  
Assume n = 3.8

Minimum Gravel Surface Area, BA =  $TV / (n \times d \times 12)$  (ft<sup>2</sup>)  
BA = 213,251 SF  
Gravel area provided, BA = 214 SF

Trench Area = 214 SF (SA)

10-year 2-hour storm:  
Volume Out = Design Inlet Rate (DINR) x 2 HRS x Trench Area (SA) x 1/12 (FT<sup>3</sup>)  
= 53 CF

Storage Req'd (for runoff) = Volume In - Volume Out = 287 CF

Assumed Storage Void Percentage, n = 40%  
Storage needed = Storage Req'd (CF) / 0.40 = Volume of Stones + Void = 840 CF

Depth of Trench = Volume of Trench (CF) / Area of Trench (SF) = 3.99 FT

Need Depth of Storage (includes gravel & pipe if needed) = 3.00 FT

Trench Storage Provided = 287 CF (Vol<sub>in</sub>)

Out Flow Rate, Q<sub>out</sub> = Design Inlet Rate (DINR) x Trench Area (SA) x 1/12 (FT<sup>3</sup>)  
= 25 CF/Hr

Time for storage to desaturate =  $Vs / [K(Ks) / (12 + 3,000 Qd)]$  (PFM 6-1303.5C)  
= 257 ft<sup>3</sup> / [1.50 (in/hr) x 214 ft<sup>2</sup> x 1/12 (ft) + 3600 (Qd)]  
= 4.9 HRS < 48 HRS OKAY

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Load from Upstream RR Practice (lb)	Unreduced Phosphorus Load in Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Treatment to be Employed
7. Infiltration												
7.A. Infiltration #1 (Spec #1)	Impervious areas draining to infiltration	50% runoff volume reduction	0.80	0.00	0.00	0.00	287	0.00	0.00	0.00	287	
	Impervious areas draining to infiltration	50% runoff volume reduction	0.80	0.00	0.00	0.00	287	0.00	0.00	0.00	287	
7.B. Infiltration #2 (Spec #2)	Impervious areas draining to infiltration	20% runoff volume reduction	0.87	0.00	0.00	0.00	287	0.00	0.00	0.00	287	
	Impervious areas draining to infiltration	20% runoff volume reduction	0.87	0.00	0.00	0.00	287	0.00	0.00	0.00	287	
INFILTRATION TRENCH #1	Impervious areas draining to infiltration	20% runoff volume reduction	0.87	0.00	0.00	0.00	287	0.00	0.00	0.00	287	
	Impervious areas draining to infiltration	20% runoff volume reduction	0.87	0.00	0.00	0.00	287	0.00	0.00	0.00	287	

Propose Infiltration Trench #2 Level 2 Design INPUT DATA

Total Drainage Area to Trench, CDA = 1.23 acres 53,434 SF  
Total Impervious Area to Trench = 24,524 sf  
Infiltration rate (in/hr) = 6.00 in/day  
1.5 design infiltration rate (in/hr) = 3 in/day

Rv = 0.55 From VRHM  
Req. Stormwater Treatment Volume, Tv =  $Tv = [1.1(Rv)(A)]/12$  (Table 6.3)  
Req. Tv = 1.1 x 0.55 x 53,434 sf / 12 ft = 12 ft

Req. Stormwater Tv = 369.96 CF  
Provided for Tv = 348 CF FROM RUNOFF REDUCTION METHOD

Maximum Gravel Depth, G<sub>max</sub> = (1/2) x L<sub>in</sub> Equation 6.4  
G<sub>max</sub> = 7.5 ft 8 Conventional Infiltrator max. depth (Table 6.4)  
Assume n = 8.8

Minimum Gravel Surface Area, BA =  $TV / (n \times d \times 12)$  (ft<sup>2</sup>)  
BA = 1047.58 SF  
Gravel area provided, BA = 1048 SF

Trench Area = 1,048 SF (SA)

10-year 2-hour storm:  
Volume Out = Design Inlet Rate (DINR) x 2 HRS x Trench Area (SA) x 1/12 (FT<sup>3</sup>)  
= 263 CF

Storage Req'd (for runoff) = Volume In - Volume Out = 7,198 CF

Assumed Storage Void Percentage, n = 40%  
Storage needed = Storage Req'd (CF) / 0.40 = Volume of Stones + Void = 6,498 CF

Depth of Trench = Volume of Trench (CF) / Area of Trench (SF) = 5.22 FT

Need Depth of Storage (includes gravel & pipe if needed) = 3.20 FT

Trench Storage Provided = 3,200 CF (Vol<sub>in</sub>)

Out Flow Rate, Q<sub>out</sub> = Design Inlet Rate (DINR) x Trench Area (SA) x 1/12 (FT<sup>3</sup>)  
= 131 CF/Hr

Time for storage to desaturate =  $Vs / [K(Ks) / (12 + 3,000 Qd)]$  (PFM 6-1303.5C)  
= 2,308 ft<sup>3</sup> / [1.50 (in/hr) x 1,048 ft<sup>2</sup> x 1/12 (ft) + 3600 (Qd)]  
= 8.4 HRS < 48 HRS OKAY

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Load from Upstream RR Practice (lb)	Unreduced Phosphorus Load in Practice (lb)	Phosphorus Removed by Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Treatment to be Employed
7. Infiltration												
7.A. Infiltration #1 (Spec #1)	Impervious areas draining to infiltration	50% runoff volume reduction	0.85	0.00	0.00	0.00	7,198	0.00	0.00	0.00	7,198	
	Impervious areas draining to infiltration	50% runoff volume reduction	0.85	0.00	0.00	0.00	7,198	0.00	0.00	0.00	7,198	
7.B. Infiltration #2 (Spec #2)	Impervious areas draining to infiltration	20% runoff volume reduction	0.90	0.00	0.00	0.00	7,198	0.00	0.00	0.00	7,198	
	Impervious areas draining to infiltration	20% runoff volume reduction	0.90	0.00	0.00	0.00	7,198	0.00	0.00	0.00	7,198	
INFILTRATION TRENCH #2	Impervious areas draining to infiltration	20% runoff volume reduction	0.90	0.00	0.00	0.00	7,198	0.00	0.00	0.00	7,198	
	Impervious areas draining to infiltration	20% runoff volume reduction	0.90	0.00	0.00	0.00	7,198	0.00	0.00	0.00	7,198	

OUTFALL ANALYSIS

**CORBETT MANOR**

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

REVISIONS

DATE: 10-22-14

SCALE: AS SHOWN

SHEET 12 OF 14

PRJ NO: 13-511

TYPE: CDP/PPP

Charles P. Johnson & Associates, Inc.  
10000 Lee Blvd., Suite 200, Fairfax, VA 22033  
703-271-8500  
www.charlesjohnson.com







**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

Amended  
**APPLICATION No:** RZ/FDP 2014-SP-005  
 (Assigned by staff)

RECEIVED  
 Department of Planning & Zoning  
 MAY 07 2014  
 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), Christopher Land, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the PDH-2 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

**LEGAL DESCRIPTION:**

44			WB943	1833
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

98-1	1		44	4.508
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

7717 Gambrill Rd., Springfield Virginia 22153

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
East side of Gambrill Rd., approx. 750 feet north of its intersection with Pohick Road

<b>PRESENT USE:</b> Older Single Family Home	<b>PROPOSED USE:</b> Single Family Detached Home
<b>MAGISTERIAL DISTRICT:</b> Springfield	<b>OVERLAY DISTRICT (S):</b> N/A

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.

E. John Regan Jr.  
 Type or Print Name  
10461 White Granite Dr., Ste 103 Oakton  
 Address VA, 22124

Signature of Applicant or Agent  
(Work) (703) 352-5950 (Mobile)(703) 927-8677  
 Telephone Number

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: September 25, 2014

RZ/FDP 2014-0296/0297  
 mpc  
 9/25/14

Fee Paid \$



**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** RZ/FDP 2014-SP-005  
 (Assigned by staff)

RECEIVED  
 Department of Planning & Zoning

JAN 02 2014

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), Christopher Land, 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 PDH-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

<b>APPLICATION TYPE(S):</b>	PCA ( )	CDP (x)	FDP (x)	CDPA ( )	FDPA ( )
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**LEGAL DESCRIPTION:**

44			WB943	1833
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

98-1	1		44	<del>4.508</del> 4.51 ac
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

7717 Gambrill Road, Springfield Virginia 22153

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

East side of Gambrill Road, approx. 750 feet north of its intersection with Pohick Road.	
<b>PRESENT USE:</b> Older Single Family Home	<b>PROPOSED USE:</b> Single Family Attached homes
<b>MAGISTERIAL DISTRICT:</b> Springfield	<b>OVERLAY DISTRICT (S):</b> N/A

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.

E. John Regan, Jr.  
 \_\_\_\_\_  
 Type or Print Name  
 10461 White Granite Dr., Suite 103, Oakton Va. 22121  
 \_\_\_\_\_  
 Address

*E. John Regan, Jr.*  
 \_\_\_\_\_  
 Signature of Applicant or Agent  
 (Work) (703)352-5950 (Mobile) (703)927-8677  
 \_\_\_\_\_  
 Telephone Number

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

MAC  
 2/12/14

**DO NOT WRITE BELOW THIS SPACE**

RZ/FDP 2014-0001/0005

Date application accepted: February 12, 2014

Fee Paid \$ 34,005.00

*Virginia Ruffner*  
 \_\_\_\_\_  
 H

# RZ 2014-SP-005

## Zoning Application Closeout Summary Report

Printed: 1/7/2015

### General Information

**APPLICANT:** CHRISTOPHER LAND, L.L.C.  
**DECISION DATE:** 11/18/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**SUPERVISOR DISTRICT:**  
**ACTION:** APPROVE  
**STAFF COORD:** JOE GORNEY  
**DECISION SUMMARY:**

ON NOVEMBER 18, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ 2014-SP-005 ON A MOTION BY SUPERVISOR HERRITY SUBJECT TO PROFFERS DATED OCTOBER 22, 2014.

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
R- 1	4.51 ACRES	PDH- 2	4.51 ACRES	PDH- 2	4.51 ACRES

### Tax Map Numbers

098-1- /01/ /0044-

### Approved Land Uses

**Zoning District: PDH- 2**

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT		APPROVED NON-RESIDENTIAL DEVELOPMENT			
	<u>DWELLING UNITS</u>	<u>LAND AREA</u>	<u>NO. OF ADU'S</u>	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
SFD	7	4.51 ACRES				
TOTAL						

### Approved Waivers/Modifications

MODIFY PFM STANDARDS FOR SIDEWALKS  
 MODIFY PFM STANDARDS FOR CUL-DE-SACS

**Approved Proffers**

PROFFER STATEMENT DATE: 10-22-2014

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
TREE PRESERVATION / SURVEY	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
EASEMENT / MAINTENANCE - SWM	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	RUP	\$0	01-01-0001
RESTORATION / REFORESTATION / REPLANTING	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	BLDG PRMT APRV	\$21,650	01-01-0001
WELLS	01-01-0001	0	N/A	\$0	01-01-0001
EASEMENT / DRAINAGE - SWM	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
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
HOA COVENANT / OPEN SPACE	01-01-0001	0	N/A	\$0	01-01-0001
HOA COVENANT / OPEN SPACE	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$0	01-01-0001
SIGHT DISTANCE	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	RUP	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	RUP	\$0	01-01-0001
HOA NOTIFICATION / DISCLOSURE	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001

# FDP 2014-SP-005

## Zoning Application Closeout Summary Report

Printed: 1/7/2015

### General Information

**APPLICANT:** CHRISTOPHER LAND, L.L.C.  
**DECISION DATE:** 11/06/2014  
**CRD:** NO  
**HEARING BODY:** PC  
**SUPERVISOR DISTRICT:**  
**ACTION:** APPROVE  
**STAFF COORD:** JOE GORNEY  
**DECISION SUMMARY:**

ON NOVEMBER 6, 2014, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2014-SP-005 ON A MOTION BY COMMISSIONERMURPHY SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER24, 2014 AND TO THE BOARD'S APPROVAL OF THE REZONING RZ 2014-SP-005.

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PDH- 2	4.51 ACRES

### Tax Map Numbers

098-1- /01/ /0044-

### Approved Land Uses

Zoning District: PDH- 2

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT		APPROVED NON-RESIDENTIAL DEVELOPMENT			
	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
SFD	7	4.51 ACRES				
TOTAL						

---

**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 10-24-2015

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OTHER - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001
SITE PLANS	01-01-0001	0	N/A	0	01-01-0001

FOR REZONING PURPOSES ONLY

April 28, 2014

DESCRIPTION OF  
TAX PARCEL 98-1 ((01)) 44

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Description of All of tax parcel 98-1 ((01)) 44 and being more particularly described as follows:

Beginning at an iron pipe lying in the easterly right of way line of Gambrill Road, Route #640 (width varies), said point being a common corner with the property of Claudia L. Guard (Deed Book 3013 at Page 433); thence leaving said common point and running with said easterly right of way line of Gambrill Road:

- 1.) North 01°07'27" West, 416.91 feet to a point; thence running with a portion of said right of way line of Gambrill Road and the southerly line of Middle Valley – Section Nine (Deed Book 5443 at Page 611)
- 2.) South 81°39'56" East, 482.20 feet to an iron pipe found in the westerly line of Middle Valley – Section Two (Deed Book 5046 at Page 705); thence running with a portion of said westerly line of Middle Valley – Section Two
- 3.) South 18°07'34" East, 351.25 feet to a point being a common corner with the aforesaid Claudia L. Guard; thence leaving the aforesaid Middle Valley – Section Two and running with a portion of said Claudia L. Guard
- 4.) South 88°42'00" West, 578.35 feet to the point of beginning containing 196,373 square feet or 4.50810 acres of land.