



County of Fairfax, Virginia

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

December 3, 2014

Frank Stearns
Donohue and Stearns
201 Liberty Street
Leesburg, VA 20175

RECEIVED
Department of Planning & Zoning

FEB 23 2015

Zoning Evaluation Division

RE: Rezoning Application RZ 2014-BR-009

Dear Mr. Stearns:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 2, 2014, granting Rezoning Application RZ 2014-BR-009 in the name of NCL XI, LLC. The Board's action rezones certain property in the Braddock District from the R-1 District to the PDH-3 District to permit residential development with an overall density of 2.1 dwelling units per acre (du/ac). The subject property is located on the N.W. quadrant of the intersection of Zion Drive, and Guinea Road, on approximately 8.08 acres of land, [Tax Map 77-2 ((1)) 14], subject to the proffers dated October 31, 2014.

Please note that on November 6, 2014, the Planning Commission approved Final Development Plan Application FDP 2014-BR-009.

The Board also approved:

- Waived the 600 foot maximum length for a private street
- Modified the minor paved trail requirement in favor of the proposed trail network on the Conceptual Development Plan/Final Development Plan (CDP/FDP)
- Directed the Director of the Department of Public Works and Environmental Services to permit a deviation from the Tree Preservation Target Percentage in favor of the proposed landscaping shown on the CDP/FDP and as proffered

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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

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

Cc: Chairman Sharon Bulova
Supervisor John Cook, Braddock District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning, Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 2nd day of December, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-BR-009**

WHEREAS, NCL XI, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-3 District, and

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

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

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

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

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

GIVEN under my hand this 2nd day of December, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFER STATEMENT
October 31, 2014
RZ/FDP 2014-BR-009
NCL XI, LLC
Burke Junction

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference 77-2-001-14 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the PDH-3 District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these Proffers shall be null and void. The owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these Proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

General

1. Conceptual/Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") entitled "Burke Junction", prepared by christopher consultants dated January 24, 2014 and revised through October 16, 2014, consisting of eleven (11) sheets.
2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, it shall be understood that the CDP shall be only those elements of the plan that depict the number and the general location of points of access, peripheral setbacks, limits of clearing and grading, building heights, the total number, type, uses and the general location of buildings and roads (the "CDP Elements"). The Applicant reserves the right to request a Final Development Plan Amendment ("FDPA") for elements other than CDP Elements from the Planning Commission for all or portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.
3. 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.
4. Architecture. The primary building materials shall be a combination of brick, stone and siding supplemented with trim and detailed features; minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the illustrative elevations shown on the CDP/FDP. Bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar

appurtenances may encroach into minimum yards as depicted on the "lot typical" as shown on the CDP/FDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Decks, porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area identified as "Opt. Deck" on the lot typical included on Sheet 6 of the CDP/FDP. Deck modifications including but not limited to lattice work, pergolas, trellis, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents.

5. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association ("HOA") in accordance with Section 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development, maintenance of SWM/BMP facilities, and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these Proffer Conditions, including an estimated budget for such common maintenance items. The HOA governing documents shall contain provisions to allow expansion of the membership to include single family detached homes constructed on Tax Map 77-2-001-15 and 16 should the owner(s) indicate a unanimous willingness to join the HOA. If the owner(s) all desire to join, membership shall be of the same Class as the existing membership for individual lot owners and at the same monthly dues level.
6. Dedication to HOA. At the time of record plat recordation, open space, common areas, private roadways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and be maintained by the same.
7. Disclosure. Prior to entering into a contract of sale, initial and subsequent purchasers shall be notified in writing by the Applicant of maintenance responsibility for the private streets, stormwater management facilities, common area landscaping, preservation areas, sidewalks/trails, and any other open space amenities and shall acknowledge receipt of this information in writing. The HOA covenants shall contain clear language delineating the tree save areas as shown on the CDP/FDP. 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 HOA and individual homeowners. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures as well as the provisions concerning additions in Proffer 4 and conversions in Proffer 9. The HOA documents shall stipulate that a reserve fund to be held by the HOA be established for maintenance. The Applicant shall be responsible for placing the sum of Sixty-Eight Thousand Dollars (\$68,000), (\$4,000 per lot) into the reserve fund in three (3) equal allotments as follows: (i) at time of issuance of the first RUP; (ii) at the time of issuance of the sixth RUP; and (iii) at the time of the issuance of the twelve RUP. After establishing the HOA pursuant to these Proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMP's in

accordance with the PFM and County guidelines. Applicant shall deposit in the reserve fund an additional sum of \$8,000 for maintenance of the BMPs.

8. Public Access Easement. The public access easement in a form approved by the County Attorney shall be placed on the private streets, sidewalks and trails within the approved development. This requirement of the Proffer Conditions shall be disclosed in the HOA documents.
9. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is 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.
10. Driveways. All driveways shall be a minimum of twenty feet (20') in length as measured outward from the face of the garage door to the back of the sidewalk.

Transportation

11. Sidewalks. The Applicant shall construct 5' sidewalks on both sides of the private street as shown on the CDP/FDP. The 5' sidewalk contiguous to Zion Drive (Rte 654) shall be subject to review and approval by the Virginia Department of Transportation (VDOT).
12. Private Street. The onsite private street shall be constructed in conformance with the Public Facilities Manual ("PFM") and shall be constructed of materials and depth of pavement consistent with the PFM, subject to any design modifications as to pavement and easement width and use of curb, that are approved by the Director of DPWES. The HOA shall be responsible for the maintenance of the onsite private streets and sidewalks. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents.
13. Right-Of-Way Dedication. At the time of subdivision plat recordation, the Applicant shall dedicate at no cost to Fairfax County in fee simple, unencumbered to the Board of Supervisors, an additional 3,627 sq. ft. (+/-0.08 Ac) of right-of-way along the site frontage of Guinea Rd and 2,536 sf (+/- 0.06 Ac) of right-of-way along the site frontage of Zion Drive as shown on Sheet 6 of the CDP/FDP and any associated ancillary easements. Density credited is reserved consistent with provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT. Applicant shall construct per VDOT standards the ten (10) foot wide trail shown on Sheet 6 of the CDP/FDP prior to all bonds being released. Applicant shall construct on the west side of Zion Drive curb, gutter, sidewalk and striping for a five (5) foot bike lane along the frontage from Guinea Road to the south side of the proposed entrance on Parcel 77-2-001-15.

14. Ingress/Egress Easement. Applicant shall obtain permanent ingress/egress easements from the property to the north (Tax Map 077-2-01-0015, hereinafter the "Adjacent Property") to permit connection of Zion Court to Zion Drive in the location shown on Sheets 6 and 7 and 8.1 of the CDP/FDP . The Applicant shall grant all easements necessary for inter-parcel access to the Adjacent Property. Applicant shall be responsible for construction of the street extension, shall have maintenance obligations for the same, and shall be responsible for any costs associated with the maintenance of the extension. The sidewalk will be connected to the property line of the Adjacent Property at Applicant's expense.
15. Pedestrian Beacon. To address the needs of pedestrians crossing at Guinea Road and Zion Drive (East side of the intersection) a pedestrian activated pedestrian crossing signal meeting VDOT standards shall be installed at the western corner of the intersection of Guinea Road and Zion Drive.

Construction

16. Construction Hours. Exterior construction shall occur between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday, 8:00 a.m. until 6:00 p.m. on Saturday and 9:00 a.m. until 6:00 p.m. Sunday. Exterior construction activities shall not occur on the holidays of Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas, Easter and New Year's Day. The aforesaid construction hours shall be posted on the property. The allowable hours of construction as specified in this Proffered Condition shall be listed within any contract with future subcontractors associated with exterior construction on the site. An individual with authority to force all work to cease at the Property shall be identified by the Applicant with twenty-four (24) hour seven (7) day a week contact information and that name and contact information shall be prominently posted on the Property from commencement of construction until bond release. Construction vehicles will be parked on-site.

Environment

17. Stormwater Management Facilities and Best Management Practices.
 - A. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the current County Stormwater Ordinance and Fairfax County Public Facilities Manual as reviewed and approved by DPWES. The stormwater management techniques may include but are not limited to the following: rain gardens, dry ponds, filtera systems, infiltration ditches, bay filters, storm tech changer and drainage swales. Stormwater management facilities/Best Management Practices ("BMPs") shall be provided as generally depicted on the CDP/FDP. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same area in substantial conformance with the CDP/FDP.

- B. Should the U.S. Environmental Protection Agency, DEQ the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the requirement to amend the CDP/FDP or these Proffers or gain approval of an administrative modifications to the CDP/FDP or Proffers. Such changes to the stormwater management design shall not materially impact the limits of clearing and grading, building locations, or road layouts and shall be in substantial conformance with the CDP/FDP..
- C. In addition, the detention facilities (Pond B and Bioretention C) shall be sized to accommodate future development on Parcel Tax Map 77-02-001-15 ("Parcel 15") for detention purposes only; no water quality treatment will be provided. All required water quality treatment must be provided by Parcel 15 before discharge onto the Property.
18. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of Site Plan submission.
- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or
- B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit/building.
19. Landscaping. At the time of site plan review, the Applicant shall submit to DPWES a landscape plan showing, at a minimum, landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on the CDP/FDP. This plan shall be subject to review and approval by the Urban Forest Management, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be six (6) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of Site Plan approval. All proposed landscaping installed on the Property shall be native species, except as specifically identified and approved by UFM. No invasive species shall be permitted.

Tree Preservation

20. Tree Preservation. The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater within 25 feet within the undisturbed area and 10 feet of the limits of clearing and grading in the disturbed area shown on the CDP/FDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CPD/FDP and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

21. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

22. 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 proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. The retaining wall construction shall not encroach into the RPA. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

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

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

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

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

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

26. Demolition of Existing Structures. The demolition of all existing features and structures within areas protected by the limits of clearing and grading shown on the CDP/FDP shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and or groups of trees that are to be preserved as reviewed and approved by UFMD, DPWES.

27. Recreation Parks and Recreation.

A. Pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities to serve the Property. Recreational facilities such as recreational trails, walking paths (excluding any trails required by the Comprehensive Plan), play areas, outdoor grills, benches, a surface volleyball court and similar outdoor recreational features may be used to fulfill this requirement. At the time of Subdivision Plat review, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,700 per dwelling unit. 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 proffered amount of \$28,900 to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Braddock District in consultation with FCPA. The Applicant at time of Subdivision Plat approval shall also contribute the sum of \$38,399 to the FCPA for development of recreational facilities located in Parks within the service area of the Property.

B. Applicant shall construct a five (5) foot wide stone dust trail (or equivalent) along the western and northern portions of the Property connecting the Guinea Road ten (10) foot asphalt trail to the Zion drive five (5) foot wide sidewalk in the general location shown on CDP/FDP Sheet 6.

Miscellaneous

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

29. Universal Design. Dwelling units shall offer optional features at the time of initial purchase designed with selection of Universal Design features as determined by the Applicant which may include, but not be limited to, clear knee space under the sink in the kitchen, lever door handles instead of knobs, light switches forty-eight inches (48") high, thermostats a maximum of forty-eight inches (48") high, electrical outlets at a minimal eighteen inches (18") high and/or studs in bathrooms for handbars. Additional Universal Design options shall be offered to each purchaser at the purchaser's own cost. These additional options may include but not be limited to, one (1) no step pathway into the house and 36" wide doorways and/or zero threshold doorways.

30. School Contribution. Prior to the issuance of the first RUP a contribution of \$54,125 for the seventeen (17) new dwelling units to be built on the property shall be made to the public schools serving the Property to be utilized for capital improvements to Fairfax County Public Schools ("FCPS") to address impacts on the school division resulting from Burke Junction. Said contribution shall be deposited with DPWES for transfer to the Fairfax County School Board. Notifications shall be give to FCPS when construction is anticipated to commence to assist the FCPS by allowing the timely projection of future students as part of the Capital Improvement Program. Following approval of this Application and prior to Applicant's payment of the amount(s) 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 and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.
31. Affordable Dwelling Units. Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2%) of the value of all the units approved on the Property. The one half of one percent (1/2%) contribution shall be based on the aggregate sales price of all the units subject to the contribution, as if those units were sold at the time of the issuance of the first building permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.
32. Maintenance Easements. The record subdivision plat shall contain easements between adjacent homeowners to permit one another to use temporarily each other's property to perform house maintenance such as painting, roof repairs, siding replacement (by way of example), provided that all property shall be reasonably restored to its prior condition.
33. Escalation. All monetary contributions required by these Proffers, except as provided for in the School Contribution Proffer 30, shall escalate on a yearly basis from the base year of 2014, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistic, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3.
34. Heritage Resource Documentation. For the purpose of recording and documenting relevant historic information prior to demolition, the Applicant shall cause the Dudley E. and Mary T. Young House (hereinafter "House") located at Tax Map 77-2-001-14 to be photographed and documented, prior to demolition, by a consultant listed either in the Virginia Department of Historic Resources ("VDHR") or the Maryland Historical Trust Preservation Consultant Directory or by a certified professional architectural historian. Photographic recordation and written documentation and description of the house, its construction, its occupants and significant events that occurred on the

Property shall be accomplished to a standard as required for a VDHR "Intensive Level Survey" using VDHR Preliminary Information Form, and shall be completed prior to demolition of the House. Said documentation shall include a sketch plan drawing, as indicated in the Historic American Building ("HABS") Documentation Level III. All photographs (including negatives), written documentation and sketches shall be submitted to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning ("DPZ"). A minimum of thirty (30) days prior to demolition of the House, the Applicant shall provide the Braddock District Office with written notice and shall permit representatives of Burke Historic District or invitees access to the house during said 30-day period at their sole risk and expense to remove desired fixtures or materials from the House and vegetation from the grounds. Said representatives and/or invitees shall be required to sign waivers of liability for their presence on the Property, as provided by the Applicant.

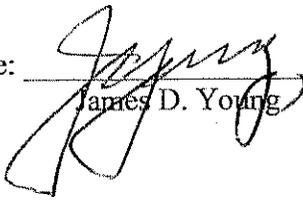
35. Historic Post Office. Prior to any land disturbing activities on the Property, the Applicant at a cost not to exceed \$10,000 shall relocate the existing structure shown on Sheet 2 of the CDP/FDP that was the historic post office for Burke to a site within the Burke area of Fairfax County in consultation with the Burke Historic Society and the Braddock District Supervisor. Should the amount exceed \$10,000, Applicant shall contribute \$10,000 to the Historic Society and cooperate in the removal of the structure provided the additional sum for the cost of removal can be raised within thirty (30) days of notice to the Historic Society. Notices shall be sent within 10 days of Applicant filing for subdivision review and approval and the Historic Society shall have up to the time of approval of the subdivision plat to raise the additional funds for removal, if needed. If the additional funds cannot be raised within that timeframe, the structure may be demolished and the aforesaid payment shall not be made.

36. Successor and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest assigns and/or developer(s) of the Property or any portion of the Property.

These Proffers may be executed in counterparts and the counterparts shall constitute one and the same Proffer statement.

James D. Young

(Owner of Tax Map Reference 007-2-01-0014)

Signature:  Trustee
James D. Young

NCL, XI, LLC

(Applicant/Contract Purchaser of Tax Map
Reference 007-2-01-0014)

By: F. Gary Garczyński

Name: F. GARY GARCZYNSKI

Title: Member / Director

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN RZ/FDP 2014-BR-009

BURKE JUNCTION

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
2014-01-23	REVISED PER COUNTY COMMENTS
2014-02-20	REVISED PER COUNTY COMMENTS
2014-03-05	REVISED PER COUNTY COMMENTS
2014-04-23	REVISED PER COUNTY COMMENTS
2014-05-16	REVISED PER COUNTY COMMENTS

christopher consultants
engineering - surveying - land planning
9000 main street (fourth floor) - falls church, va. 22028-3587
703.272.6800 - fax 703.272.7500



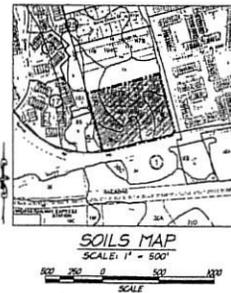
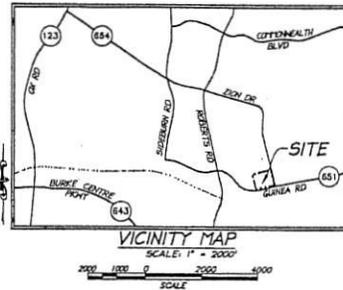
COVER SHEET

CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
BURKE JUNCTION
FAIRFAX COUNTY, VIRGINIA

PROJECT NO:	014-004-01
SCALE:	AS NOTED
DATE:	01-24-2014
DESIGN:	JR, JT
DRAWN:	JH
CHECKED:	
SHEET NO.:	1 of 11

ZONING NOTES

1. THE SUBJECT PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP 77-2 (01), PARCEL 14.
2. EXISTING PROPERTY OWNER: TIGARS TRACT 7.
3. PROPERTY LOCATION: 1600 GUINEA RD, FAIRFAX, VA 22033.
4. SITE AREA: 38,047 SQ (0.9 AC) THIS AREA IS BASED ON A RECENT TITLE REPORT AND AN ACTUAL FIELD SURVEY PREPARED AND CERTIFIED TO BY CHRISTOPHER CONSULTANTS IN MAY, 2003. FAIRFAX COUNTY TAX ASSESSMENTS INDICATES THE SITE AREA TO BE 7.07 ACRES. THIS AREA IS BASED ON RECENT INFORMATION AND IS OUTDATED AND IN ERROR. FOR PURPOSES OF THIS APPLICATION WE ARE USING 0.09 ACRES WHICH IS BASED ON THE RECENT FIELD SURVEY WHICH IS CURRENT AND ACCURATE INFORMATION.
5. EXISTING ZONING: R-1 (RESIDENTIAL 1 DUPLIC).
6. EXISTING USE: SINGLE-FAMILY, DETACHED (TYPICAL BUILT 1950).
7. THE PROPOSED ZONING OF THE SUBJECT PROPERTY IS PDM-3 (PLANNED DEVELOPMENT HOUSING DISTRICT, 3 DUPLIC) TO PERMIT IT SINGLE-FAMILY DETACHED DWELLING UNITS WITH A PRIVATE STREET. THE AREAS ALONG THE NORTHERN AND WESTERN PROPERTY LINES WILL BE COMPRESSED OF OPEN SPACE / RPA THAT WILL BE PRESERVED AS NATURAL AND SCENIC FEATURES FOR THE DEVELOPMENT, AND A PEDESTRIAN TRAIL, WILL BE INCORPORATED AS AN AGENT IN WITHIN A PORTION OF THESE AREAS. COFFINITY GREEN PARK AREA AND AN ARBOR HILL ALSO BE PROVIDED AS A FOCAL POINT OF THE PROPERTY. THE RANGE OF APPROPRIATE LOT SIZES VARY FROM 0.5 ACRES TO 0.2 ACRES.
8. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY, BY CHRISTOPHER CONSULTANTS, LTD., DATED MAY 31, 2003.
9. TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY BY CHRISTOPHER CONSULTANTS, LTD., DATED MAY 31, 2003. THE CONTOUR INTERVAL IS TWO (2) FEET.
10. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WERE FOUND. NO FURTHER INVESTIGATION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
11. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR HAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.
12. THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COFFINITY PAVED, NO. 5006C. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
13. ASSESSMENT OF THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THE SUBJECT PROPERTY SHOWS THAT THE EQC DOES EXTEND BEYOND THE LIMITS OF THE DELINEATED RESOURCE PROTECTION AREA (RPA) DUE TO THE EXISTENCE OF SLOPES GREATER THAN 1% ADJACENT TO THE RPA. HOWEVER, GIVEN THE EXISTING CONDITION OF THE STREAM CORRIDOR GENERATING THE RPA ON THE SUBJECT SITE, IT IS CLEAR THAT EXTENSION OF THE EQC OUTSIDE OF THE RPA IS NOT WARRANTED IN THAT IT WILL PROVIDE NO APPRECIABLE BENEFIT IN TERMS OF ACHIEVING THE STATED OBJECTIVES OF THE EQC.
14. THE RPA STREAM CORRIDOR IN QUESTION IS HOUSLEY LOCATED ON THE NEIGHBORING PROPERTY TO THE WEST AND THE REACH IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY IS HIGHLY DEGRADED, CONSISTING OF TWO STORMWATER MANAGEMENT PONDS AND AN APPROXIMATE 150-FOOT PIPED SEGMENT RUNNING UNDER A TENNIS COURT. THIS STREAM CORRIDOR TRANSITIONS TO A MORE NATURAL CONDITION WITH AN INTACT FORESTED BUFFER TO THE NORTH OF THE UPPER STORMWATER MANAGEMENT POND AND BEYOND THE VICINITY OF THE SUBJECT SITE. THERE ARE NO POTENTIALLY JURISDICTIONAL WATERS OF THE U.S. (PUDUS) FEATURES LOCATED ON THE SUBJECT SITE, AS VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS PRELIMINARY JURISDICTIONAL DETERMINATION.
15. THE STATED OBJECTIVES OF PRESERVING AND ENHANCING THE EQC INCLUDE:
 - HABITAT QUALITY
 - CONNECTIVITY (MILLILENE CORRIDORS)
 - STREAM/RIPARIAN BUFFER PROTECTION
 - WATER QUALITY PROTECTION/POLLUTION REDUCTION
16. THE EXTENSION OF THE RPA BUFFER ONTO THE SUBJECT SITE WILL HELP TO ACHIEVE THESE OBJECTIVES. HOWEVER, GIVEN THE HIGHLY DEGRADED NATURE OF THE ADJACENT SEGMENT OF THE STREAM CORRIDOR IN QUESTION, EXPANSION OF AN EQC AREA BEYOND THE LIMITS OF THE RPA ON THE SUBJECT SITE WILL NOT APPRECIABLY ENHANCE THE VALUE OF A PRESERVATION AREA AS REQUIRED BY ANY OF THESE OBJECTIVES. THE ENHANCED STORMWATER MANAGEMENT MEASURES AND OPEN SPACE PRESERVATION AND PLANTINGS BEING PROPOSED ON THE SUBJECT SITE, BOTH OF WHICH WILL EXCEED CURRENT COUNTY MINIMUM STANDARDS, WILL FURTHER AID IN ACHIEVING THE OVERALL ENVIRONMENTAL BENEFITS THAT ARE THE BASIC GOAL OF THE EQC POLICY. LIMITING THE PRESERVED AREA ALONG THE WESTERN BOUNDARY OF THE SUBJECT SITE TO THE EXTENT OF THE DELINEATED RPA WILL ALSO FACILITATE A PROPOSED LOT LAYOUT THAT WILL PERMIT A GREATER AMOUNT OF OVERALL SITE PRESERVATION.
17. THE SUBJECT PROPERTY IS LOCATED IN BRADDOCK DISTRICT PUBLIC WATER AND SEWER MANAGEMENT PRACTICES (BPP) SERVICE DRAIN OUTFALL.
18. THERE IS NO EVIDENCE OF EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
19. A WETLAND DELINEATION THAT WAS CONDUCTED BY ANDLER ENVIRONMENTAL VERIFIED BY THE CORPS WITH JURISDICTIONAL DETERMINATION, DATED OCTOBER 28, 2003. THERE ARE JURISDICTIONAL WETLANDS ON THE SUBJECT PROPERTY.
20. A PHASE I CULTURAL RESOURCES SURVEY WAS COMPLETED BY CIRCA - CULTURAL RESOURCES MANAGEMENT, LLC DATED LINE 2003.
21. NO ADVERSE EFFECTS TO ADJACENT NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT. THIS DEVELOPMENT PROGRAM IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE.
22. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THE CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, INCLUDING THE ADOPTED COMPREHENSIVE PLAN FOR THE COUNTY, UNLESS OTHERWISE SPECIFICALLY NOTED.
23. THE COUNTYWIDE TRAILS PLAN REQUIRES FOR A MAJOR PAVED TRAIL (ASPHALT/CONCRETE - 8 FEET OR MORE IN WIDTH) ALONG SIDE THE NORTHERN SIDE OF GUINEA ROAD. IT ALSO REQUIRES A MAJOR PAVED TRAIL (ASPHALT/CONCRETE - 4 FEET TO 7 FEET 8 INCHES IN WIDTH) FROM THE INTERSECTION OF GUINEA ROAD AND ZION DRIVE THAT CUTS ACROSS DIAGONALLY TO THE NORTH-WESTERN CORNER OF THE PROPERTY. THE MAJOR TRAIL WILL BE PROVIDED ALONG GUINEA ROAD FOR THE COUNTYWIDE TRAILS PLAN IN LIEU OF PROVIDING THE MAJOR PAVED TRAIL DIAGONALLY ACROSS THIS PROPERTY. A MAJOR TRAIL WILL BE PROVIDED FROM THE END OF ZION COURT WESTWARD TO AN ARBOR AREA AND SOUTHWARD IN THE RPA AREA TO CONNECT WITH THE MAJOR PAVED TRAIL ON GUINEA ROAD. THIS TRAIL WILL BE COMPRESSED OF STONE SET.
24. THE PUBLIC IMPROVEMENTS ANTICIPATED WITH THIS PROJECT INCLUDE THE TRAILS AS MENTIONED ABOVE AND DEDICATION FOR ZION DRIVE AND GUINEA ROAD WIDENING AS PER COMPREHENSIVE PLAN. AS WELL, A SIDEWALK WITH BIKE LANE WILL BE PROVIDED ALONG ZION DRIVE.
25. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NON CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY OR SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION. PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN. THE SITE IMPROVEMENTS, FINAL BUILDING FOOTPRINT AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO MARKET CONDITIONS, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN.
26. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL CONFORM AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND DISCRETION OF THE OWNER.
27. PROPOSED SIGNAGE WILL CONFORM TO ARTICLE 13 OF THE ZONING ORDINANCE, REFER TO SHEET 4 FOR SIGN LOCATION.
28. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE SUBJECT PROPERTY.



SOILS KEY

7B	BELTSVILLE SILT LOAM
30A	CODORUS AND HATBORO SOILS
30B	FAIRFAX LOAM
30C	FAIRFAX LOAM
31C	GLENELG SILT LOAM
31D	GLENELG SILT LOAM
67B	KINGSTONNE-BELTSVILLE COMPLEX
95	URBAN LAND
101	URBAN LAND-INHEATON COMPLEX
104B	INHEATON-FAIRFAX COMPLEX
104C	INHEATON-FAIRFAX COMPLEX

NOTE: SOILS LISTED ARE THOSE WITHIN 500' RADIUS OF SITE BOUNDARIES.

APPLICANT/DEVELOPER
NCL XI LLC
13662 OFFICE PLACE
SUITE 201B
WOODBRIDGE, VA 22192

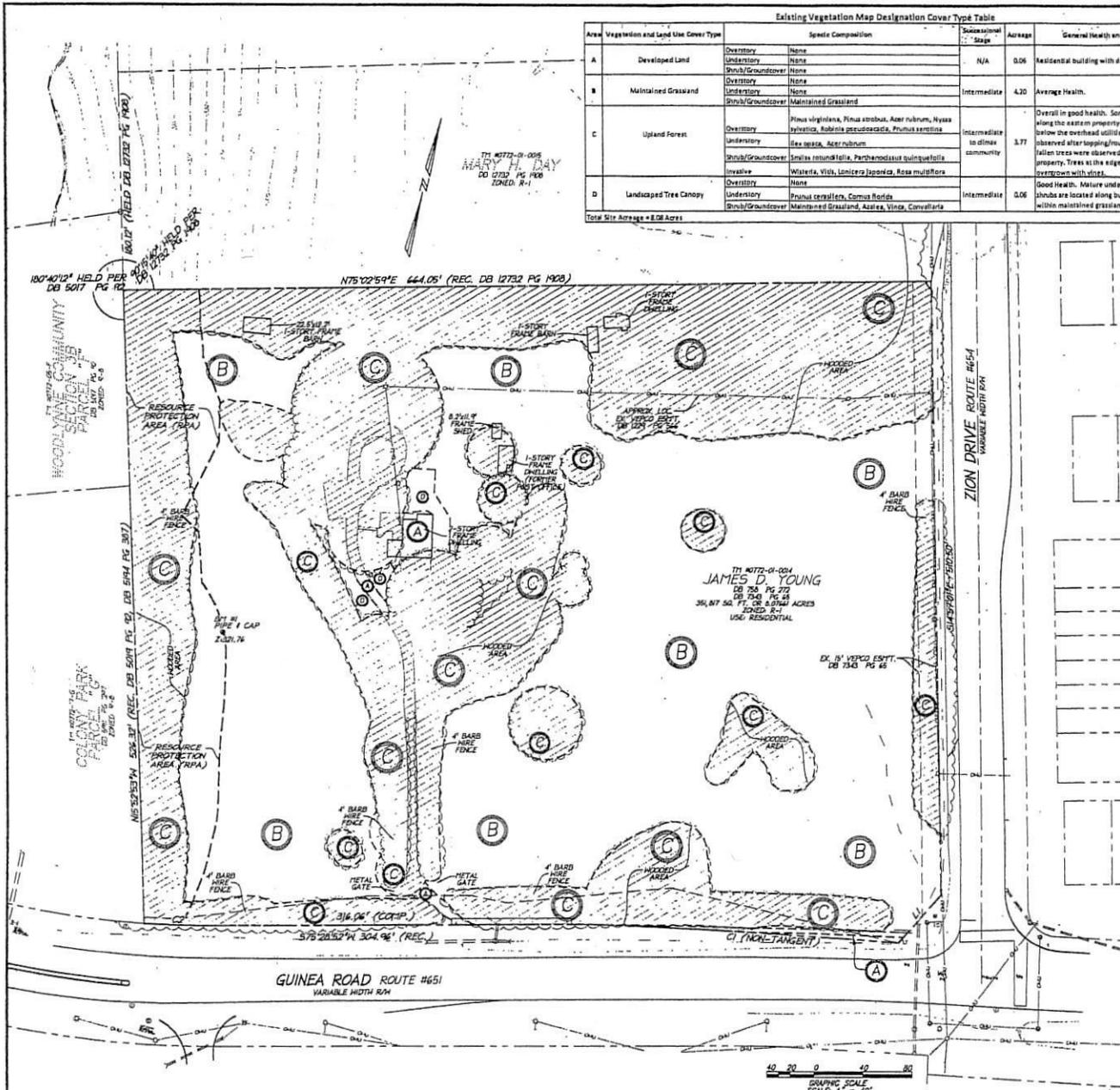
SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS AND DEMOLITION PLAN
3. EXISTING VEGETATION PLAN
4. TREE PRESERVATION PLAN
5. TREE PRESERVATION NOTES & DETAILS
6. CONCEPTUAL AND FINAL DEVELOPMENT PLAN
7. LANDSCAPE PLAN
- 8.1-8.4 BMP COMPUTATIONS
- 8.5-8.6 SWM COMPUTATIONS
- 9.1-9.2 OVERALL DRAINAGE DIVIDES MAP & ADEQUATE OUTFALL ANALYSIS
- 10.1 ZION DRIVE SITE DISTANCE PROFILE
- 10.2 TRAIL SECTION ON GUINEA ROAD
11. CONCEPTUAL ELEVATIONS

MODIFICATIONS:

1. A MODIFICATION IS BEING REQUESTED FOR SECTION 11-302 OF THE ZONING ORDINANCE TO PERMIT THE MAXIMUM LENGTH OF PRIVATE STREET TO EXCEED 400'.
 2. A MODIFICATION IS BEING REQUESTED FOR SECTION 2-150A.3A(3) OF THE FAIRFAX PUBLIC FACILITIES MANUAL (PFM) TO PERMIT A DEDICATION FROM THE REQUIRED TREE PRESERVATION TARGET.
 3. A MODIFICATION IS BEING REQUESTED FOR THE LOCATION OF THE MAJOR PAVED TRAIL AS IDENTIFIED ON THE FAIRFAX COUNTY WIDE TRAILS PLAN.
- DATE OF FIRST SUBMISSION: January 24, 2014
DATE OF SECOND SUBMISSION: March 19, 2014
DATE OF THIRD SUBMISSION: June 20, 2014
DATE OF FOURTH SUBMISSION: August 26, 2014
DATE OF FIFTH SUBMISSION: September 22, 2014
DATE OF SIXTH SUBMISSION: October 16, 2014

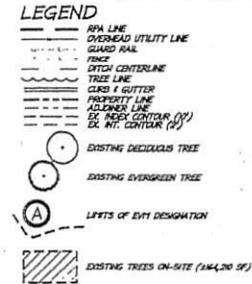
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Existing Vegetation Map Designation Cover Type Table					
Area	Vegetation and Land Use Cover Type	Specific Composition	Subcategorical Stage	Acres	General Health and Condition
A	Developed Land	Overstory: None	N/A	0.06	Residential building with driveway.
		Understory: None			
		Shrub/Groundcover: None			
B	Maintained Grassland	Overstory: None	Intermediate	4.20	Average Health.
		Understory: None			
		Shrub/Groundcover: Maintained Grassland			
C	Upland Forest	Overstory: Pinus virginiana, Pinus strobus, Acer rubrum, Nyssa sylvatica, Rubus pseudococcineus, Prunus serotina	Intermediate to climax community	3.77	Overall in good health. Some of the trees along the eastern property line were pruned below the overhead utilities and sprouts were observed after topping/rounding over. Some fallen trees were observed along the northern property. Trees at the edge of the forest are overgrown with vines.
		Understory: Taxus spicata, Acer rubrum			
		Shrub/Groundcover: Smilax rotundifolia, Parthenocissus quinquefolia			
		Invasive: Wisteria, Vitis, Lonicera japonica, Rosa multiflora			
		Overstory: None			
D	Landscape Tree Canopy	Overstory: Prunus cerasifera, Cornus florida	Intermediate	0.06	Good Health. Mature understory trees and shrubs are located along building and driveway within maintained grassland area.
		Understory: None			
		Shrub/Groundcover: Maintained Grassland, Azalea, Vinca, Convallaria			

Total Site Acreage = 8.08 Acres

DATE	REVISION
10/16/2014	ISSUED PER COUNTY COMMENTS
10/16/2014	REVISED PER COUNTY COMMENTS
10/16/2014	REVISED PER COUNTY COMMENTS
10/16/2014	REVISED PER COUNTY COMMENTS
10/16/2014	REVISED PER COUNTY COMMENTS



Item	Value
A Pre-Development area of existing tree canopy (from existing vegetation map)	134,110 SF
B Percentage of gross site area covered by existing tree canopy	47 %
C Percentage of 10-year tree canopy required for site (see Table 12.4)	75 %
D Percentage of the 10-year tree canopy requirement that should be met through tree preservation	12 %
E Proposed percentage of canopy requirement that will be met through tree preservation	12,700 SF
F Has the Tree Preservation Target minimum been met?	NO

SINCE THE TREE PRESERVATION TARGET HAS NOT MET WITH THIS SUBMISSION, THE DEVIATION LETTER IS REQUESTED. SEE BELOW.

TREE DEVIATION LETTER

christopherconsultants
 August 21, 2014

Ms. Samantha Wanggard
 Urban Forester II
 Forest Conservation Branch
 Department of Public Works and Environmental Services
 12053 Government Center Parkway
 Fairfax, VA 22035-5503

RE: Burke Junction
 82/75P 2014-BB-009
 00 Project #12134-001.01

Dear Ms. Wanggard,

While we met the tree preservation target on our last submission, dated June 20, 2014, we are now requesting a deviation from the Tree Preservation Target as per Section 12-950A.M(2) of the Fairfax County Public Facilities Manual (PFM) for this submission. Based on the requirements from the Fairfax County Department of Planning, Zoning and Transportation, the proposed Zion Court (loop) deeded opposite Hillard Lake Road as the ingress/egress to the proposed Burke Junction project. As a result of the required design change, with the expanded road connection and the associated counter-cyclical activities, existing trees in the general area will be impacted and the efforts to save these trees will be restricted. Some of the trees that will be negatively impacted in this area are Virginia Pines, a species that is often not typically encouraged by Urban Forestry as worthy of tree preservation.

Very truly yours,
 Jack Morgan, M.S.E.
 Senior Landscape Planner
 ISA Certified Arborist

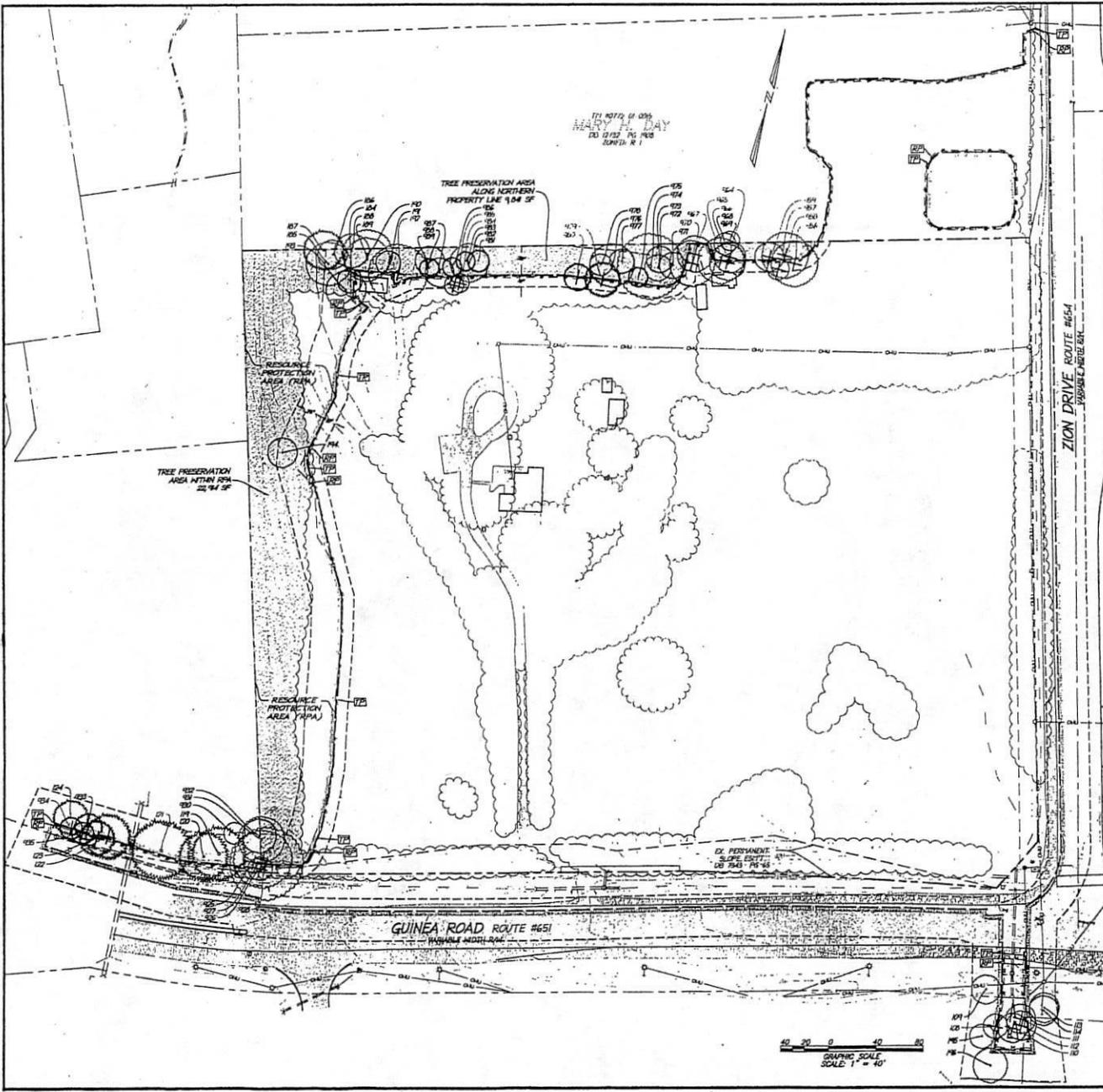
christopher consultants
 engineering - surveying - land planning
 9000 main street, burke, va 22015-2007
 703.877.6800 - fax 703.877.6100

COMMONWEALTH OF VIRGINIA
 JAMES H. LEVY
 10/16/2014
 PROFESSIONAL EXPERTISE

EXISTING VEGETATION MAP

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
BURKE JUNCTION
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 0134.001.01
 SCALE: 1" = 40'
 DATE: 01-24-2014
 DESIGN: JR, JT
 DRAWING: JT
 CHECKED:
 SHEET NO: 3 of 11



DATE	REVISION
2011-03-10	REVISED PER COUNTY COMMENTS
2011-06-28	REVISED PER COUNTY COMMENTS
2011-08-24	REVISED PER COUNTY COMMENTS
2011-09-20	REVISED PER COUNTY COMMENTS
2011-10-16	REVISED PER COUNTY COMMENTS

LEGEND

- RPA LINE
- OVERHEAD UTILITY LINE
- GUARD RAIL
- FENCE
- DITCH CENTERLINE
- TREE LINE
- CURB & GUTTER
- PROPERTY LINE
- ADJACENT LINE
- EX. INT. CONTOUR (1")
- EX. INT. CONTOUR (2")
- EXISTING TREE TO BE PRESERVED
- ⊕ EXISTING TREE TO BE REMOVED
- LIMITS OF CONSTRUCTION
- TREE PROTECTION FENCE (TPF)
- ROOT PRUNING (RP)
- EXISTING TREES OUTSIDE OF EASEMENTS TO BE PRESERVED

NOTE:
SEE SHEET 5 FOR TREE PRESERVATION NOTES & DETAILS.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CRITICAL ROOT ZONE RADIUS (FEET)	CRITICAL ROOT ZONE RADIUS (FEET)	CONDITION	COMMENTS
101	ACELEBRUM	RED MAPLE	10	10	10	75	TO BE REMOVED
102	FRAXINUS OXYCARPA	FRAXINUS OXYCARPA	12	12	12	88.8	TO BE REMOVED
103	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
104	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
105	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
106	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
107	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
108	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
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110	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
111	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
112	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
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187	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
188	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
189	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
190	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
191	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
192	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
193	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
194	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
195	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
196	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
197	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
198	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
199	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED
200	QUERCUS LAEVIS	WHITE OAK	12	12	12	88.8	TO BE REMOVED

CRITICAL ROOT ZONE WAS DETERMINED BY USING THIS FORMULA:
1 FOOT OF CRITICAL ROOT ZONE RADIUS FOR EACH 1 INCH OF TRUNK DIAMETER

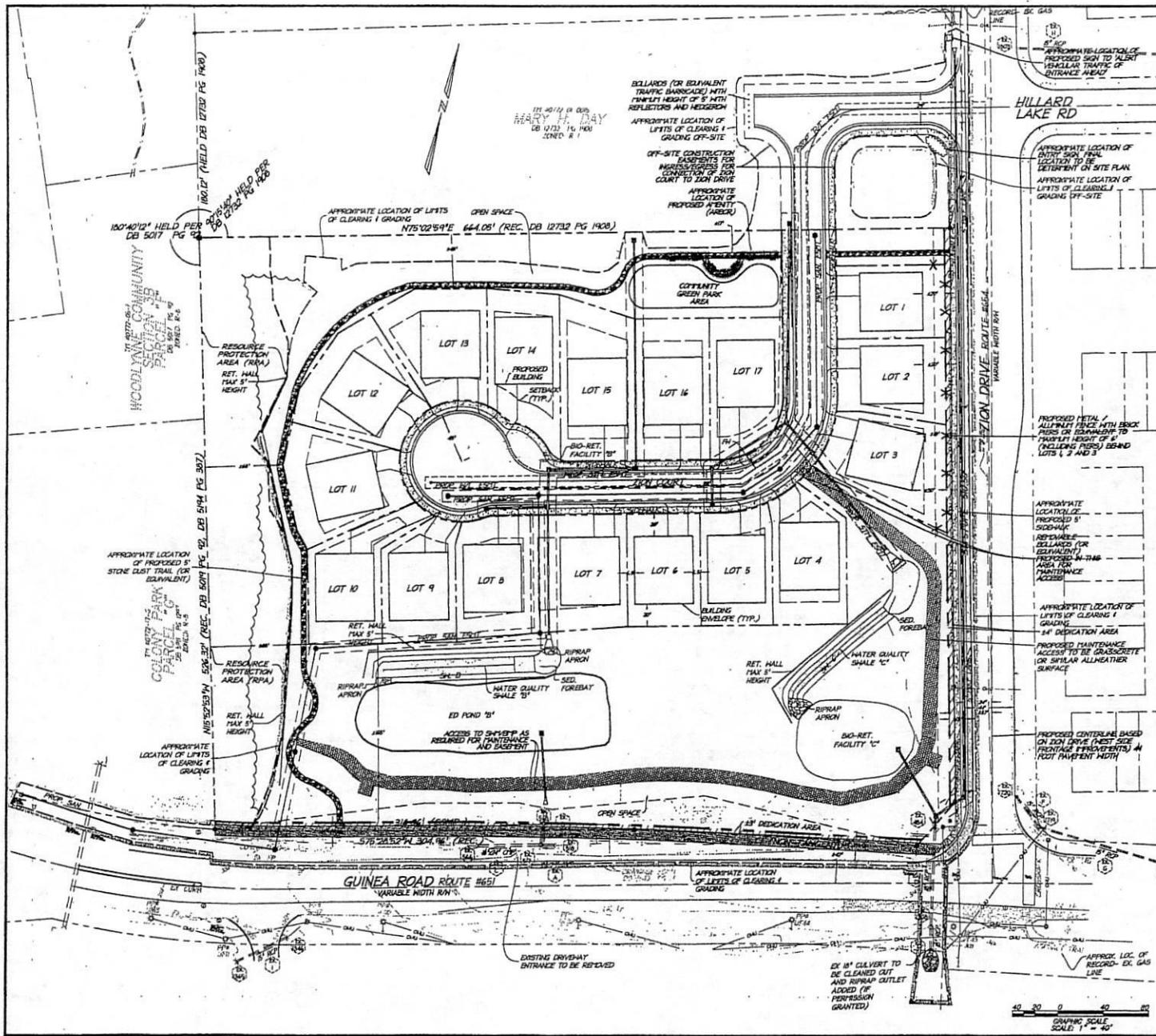
christopher consultants
engineering - surveying - land planning
9000 main street (south side) - Fairfax, Va. 22031-3807
703.575.8800 - fax 703.575.8830



CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
BURKE JUNCTION
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 101204.00.01
SCALE: 1"=40'
DATE: 01-24-2014
DESIGN: JR, JT
DRAWN: JT
CHECKED:
SHEET NO.

4 of 11
101200



LEGEND

---	RPA LINE
---	OVERHEAD UTILITY LINE
---	GUARD RAIL
---	FENCE
---	LITON CENTERLINE
---	TREE LINE
---	CURB & GUTTER
---	PROPERTY LINE
---	ADDRESS LINE
---	PROPOSED DRIVE
---	EX. INT. CONTOUR (10')
---	EXISTING TREE
---	PROPOSED FENCE
---	PROPOSED CURB & GUTTER
---	LIFTS OF CONSTRUCTION
---	PROPOSED START STRUCTURE
---	PROPOSED START SLOPE
---	PROPOSED WATER LINE
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED ASPHALT TRAIL
---	PROPOSED STONE DUST TRAIL

- NOTES:**
- UNLESS OTHERWISE INDICATED ON PLAN, SETBACKS FOR ALL UNITS AS FOLLOWS: FRONT 20' SIDE 4.5' REAR 20'
 - AVERAGE LOT SIZE IS 3,200 SF.
 - DRIVEWAY LOCATIONS SHOWN ON PLAN ARE APPROPRIATE, PENDING ON FINAL ENGINEERING, DRIVEWAY LOCATION MAY SHIFT.
 - THE PROPOSED PRIVATE ROAD ZION COURT SHOWN HEREIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - FIRE LANE PAINT & SIGNAGE WILL BE INSTALLED AS REQUIRED ALONG ZION COURT. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS ON OTHER RESTRICTED AREAS SHALL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
 - THE COMMUNITY GREEN PARK AREA WILL BE AN OPEN SPACE AMENITY AREA THAT WILL INCLUDE SEATING AREAS, OUTDOOR GRILLS AND AN ARBOR WITH PROPOSED LANDSCAPING FOR PASTORAL RECREATION USES, AS WELL AS A LARGER OPEN SPACE AREA FOR MORE ACTIVE RECREATIONAL PROGRAMMING ACTIVITIES SUCH AS TIGRA, TAI CHI, AND VOLLEYBALL, BUT NOT LIMITED SPECIFICALLY TO THESE ACTIVE RECREATIONAL USES.

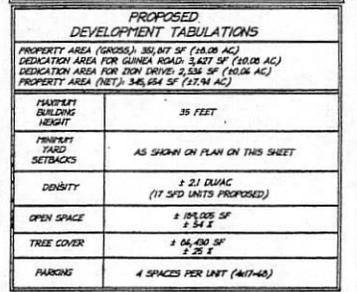
ZONING REGULATIONS REQUIREMENTS PDH-3 (PLANNED DEVELOPMENT HOUSING DISTRICT)

ZONING REGULATIONS REQUIREMENTS:

- LOT SIZE REQUIREMENTS: MINIMUM LOT AREA NO REQUIREMENT; MINIMUM LOT WIDTH NO REQUIREMENT
- BULK REGULATION REQUIREMENTS: NO REQUIREMENT
- MINIMUM YARDS AS SHOWN ON DRAWING - BUILDING ENVELOPE: FRONT: MINIMUM 3' DWAC
- OPEN SPACE: 20%
- PARKING: THREE (3) SPACES PER UNIT FOR LOTS WITH FRONTAGE ON A PRIVATE STREET (307-2)

PROPOSED DEVELOPMENT TABULATIONS

PROPERTY AREA (GROSS):	30,047 SF (0.69 AC)
DEDICATION AREA FOR GUINEA ROAD: 3,427 SF (0.08 AC)	
DEDICATION AREA FOR ZION DRIVE: 2,534 SF (0.06 AC)	
PROPERTY AREA (NET):	24,086 SF (0.55 AC)
MAXIMUM BUILDING HEIGHT:	35 FEET
MINIMUM YARD SETBACKS:	AS SHOWN ON PLAN ON THIS SHEET
DENSITY:	2.21 DWAC (17 SFD UNITS PROPOSED)
OPEN SPACE:	2.18% (542 SF)
TREE COVER:	2.04% (512 SF)
PARKING:	4 SPACES PER UNIT (407-40)



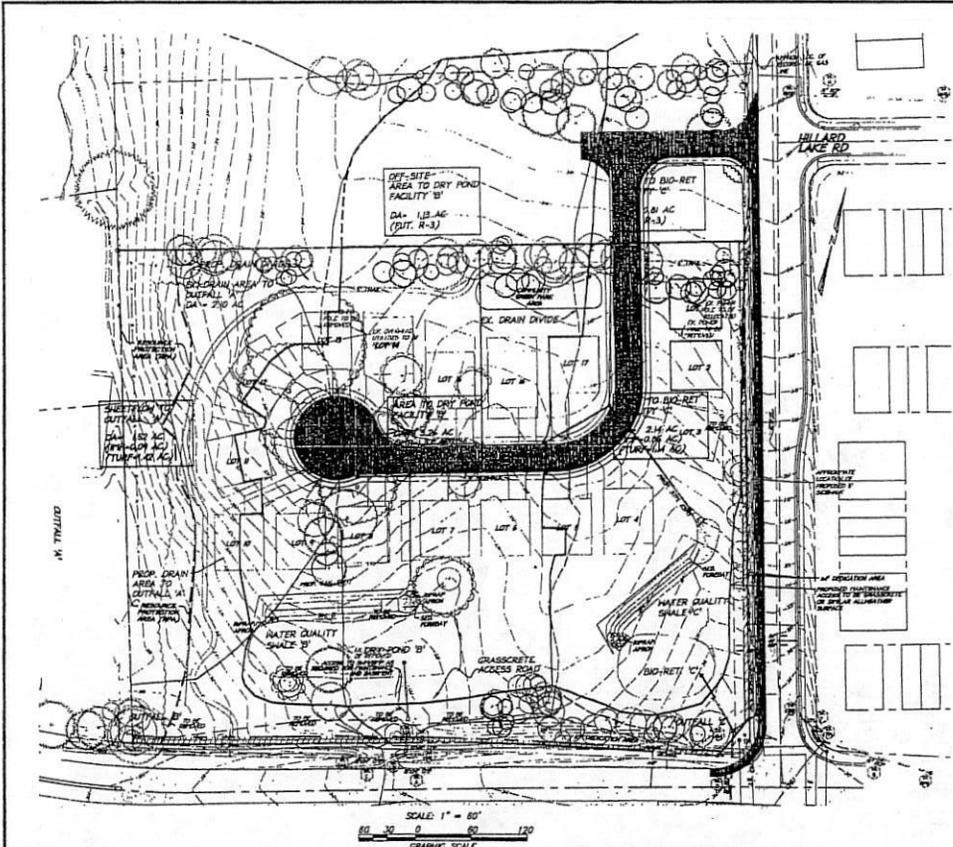
christopher consultants
 engineering, surveying, land planning
 100101210
 10/16/2014



CONCEPTUAL AND FINAL DEVELOPMENT PLAN

BURKE JUNCTION
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 054.001.01
 SCALE: AS NOTED
 DATE: 01-24-2014
 DESIGN: JR, JT
 DRAWN: JT
 CHECKED:
 SHEET NO:



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

The following information is required to be shown or provided in all zoning applications, or a waiver request if the submission requirements with justification shall be attached. These Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following zoning Ordinance paragraphs:
 Special Permits (9-011 2) & 2.1 Special Exceptions (9-011 2) & 2.2
 Cluster Subdivision (16-015 1) & 1(b) Commercial Rezonation Ordinance (8-022 2A (1) & (14))
 Development Plans (18-303.3 4) PNC Plan (18-302 1E & 1) PNC Plan (18-302 1F & 10) Amendments (18-302 10F & 10)

1. Plan is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and buffer protection, pond outfalls, access roads, the outfall, energy dissipation devices, and stream stabilization measures as shown on Sheet 8.1 of 11.
3. Provide:

Facility Name	On-site area served (acres)	Off-site area served (acres)	Drainage Area (sq ft)	Footprint (sq ft)	Storage (cu ft)	Flow (cfs)
DRY POND 'B'	3.42	1.83	4.75	10,450	26,000	6.0
DRY POND 'C'	2.26	1.33	3.61	2,350	3,650	—
DRY SHALE 'B'	0.36	0	0.36	550	550	—
DRY SHALE 'C'	0.36	0	0.36	1,000	1,000	—
DRY-RET 'C'	0.0	0.0	0.0	5,150	30,000	1.4
4. On-site drainage channels, inlets and pipe systems are shown on Sheet 8.1 of 11.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 8.1 of 11.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 8.1 of 11.
7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 8.1 of 11.
8. A description of the existing conditions of each numbered site outfall 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 (842 acres) is provided on Sheet 8.1 of 11.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 8.1 of 11.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an arroyo or hard pan is provided on Sheet 8.1 of 11.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

LEGEND

- RPA LINE
- OVERLAND UTILITY LINE
- GRADED PAV.
- FINCS
- DITCH CONTAINMENT
- TREE LINE
- GRASS & WETLAND
- PROPERTY LINE
- ADJACENT LOTS
- PROPOSED CENTER LINE (CL)
- EX. UT. CENTER LINE (CL)
- EXISTING SHALE TREE

DATE	REVISION
04-02-2014	REVISED PER COUNTY COMMENTS
03-14-2014	REVISED PER COUNTY COMMENTS
02-14-2014	REVISED PER COUNTY COMMENTS
01-14-2014	REVISED PER COUNTY COMMENTS
01-14-2014	REVISED PER COUNTY COMMENTS

NO BMP PROVIDED FOR OFFSITE.
 DEVELOPER OF THE SITE HAS AGREED TO PROVIDE STORMWATER DETENTION FOR THE FUTURE DEVELOPMENT OF THE PARCEL TO THE NORTH (PCL #1) ON THE CONDITION THAT THE OFFSITE PROPERTY PROVIDES THE REQUIRED STORMWATER QUALITY FEATURES PRIOR TO DISCHARGING TO THIS SITE.

STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED PROJECT INVOLVES THE DEVELOPMENT OF 8.08 ACRES OF LAND THAT IS CURRENTLY SPARSELY DEVELOPED WITH A SINGLE RESIDENTIAL DWELLING AND SEVERAL ACCESSORY BUILDINGS. THE SITE IS HEADED ON THE NORTH AND WEST SIDES OF THE PROPERTY WITH SOME TREE COVER IN THE CENTER AND SOUTH. THE TERRAIN IS RAINFALL AND ROLLING WITH NEARLY SLOPE GRADES BUT IS STEEP ON THE SOUTHERN BOUNDARY APPROXIMATING THE RIGHT OF WAY FOR GUNEA ROAD AS A RESULT OF THE ROAD CONSTRUCTION.

IN ADDITION, THE DETENTION FACILITIES (POND B AND BORENTENTION C) ARE SIZED TO ACCOMMODATE FUTURE DEVELOPMENT ON PARCEL 15 TO THE NORTH. THE DEVELOPER HAS ENTERED INTO AN AGREEMENT WITH THE OWNER OF PCL 15 THAT THE FACILITIES ON SITE PROVIDE DETENTION ONLY, NO WATER QUALITY TREATMENT. PCL 15 MUST PROVIDE THE REQUIRED WATER QUALITY TREATMENT BEFORE DISCHARGING TO THIS SITE.

THERE ARE 3 OUTFALLS TO THE PROPERTY:

OUTFALL 'A' IS TO THE WEST. THAT PORTION OF THE PROPERTY SHEET FLOWS TO THE WEST THROUGH THE FORESTED AREA PARTIALLY COVERED BY RPA. THE RUNOFF IS NEVER CONCENTRATED ENOUGH TO BECOME CHANNELIZED. THE RUNOFF LEAVES THE PROPERTY AS SHEETFLOW AND DRAINS TO AN EXISTING EARTHEN CHANNEL ON THE ADJACENT DEVELOPMENT (COLONY PARK SEC 2) AND THEN TO TWO DETENTION FACILITIES IN SERIES. THE LOWER DETENTION FACILITY THEN OUTFALLS ACROSS GUNEA ROAD IN A 3' CULVERT AND OFFSETS INTO AN EXISTING BED AND BANKS CHANNEL.

PRE DEV. DRAIN AREA = 2.40 AC, CN = 60
 POST DEV. DRAIN AREA = 1.82 AC, CN = 61

NO STORMWATER DETENTION IS REQUIRED FOR THIS OUTFALL SINCE THE RUNOFF IS SHEETFLOW TO CONSERVATION OPEN SPACE AND THE DRAINAGE AREA, PEAK FLOW AND VOLUME IS REDUCED. SEE COMPUTATION RESULTS ON SHEET 8.

OUTFALL 'B' IS TO THE SOUTHWEST. THAT COLLECTS RUNOFF FROM THE MIDDLE OF THE PROPERTY WHICH DRAINS TO THE SOUTH. THE RUNOFF IN EXISTING CONDITION FLOWS OVERLAND AND COLLECTS IN A WIDE GRASS SHALE THAT NEVER CONCENTRATES ENOUGH TO GAIN CHANNEL PROPERTIES. IT THEN IS PICKED UP IN AN EXISTING STORM PIPE THAT CARRIES THE FLOW UNDER THE SIDEWALK AND OUTLETS TO THE EXISTING CONCRETE CHANNEL ON THE ROAD FRONTAGE OF GUNEA ROAD. THAT CHANNEL THEN DRAINS DOWN TO TWO GRASS SHALES THAT CONNECT TO A 3' CULVERT TO OUTFALL ACROSS GUNEA ROAD NEXT TO THE 3' CULVERT FROM OUTFALL 'A'. A PORTION OF OUTFALL B DOES NOT DRAIN TO THE PIPE BUT FLOWS THE SAME EXISTING ROADSIDE CONCRETE CHANNEL BY WAY OF OVERLAND FLOW.

PRE DEV. DRAIN AREA = 4.83 AC, CN = 66
 POST DEV. DRAIN AREA = 4.75 AC, CN = 76/70/72 TO POND + 0.71 AC, CN = 62 UNCONTROL.

STORMWATER MANAGEMENT AND RUNOFF REDUCTION IS PROPOSED TO ACCOUNT FOR THE DIVERSION OF RUNOFF AND THE INCREASED IMPERVIOUS AREA. PRACTICES TO BE USED WILL BE URBAN CURBSIDE BORENTENTION, LEVEL 1 DRY SHALE (WATER QUALITY SHALE 'B' ON P&P) AND A LEVEL 1 EXTENDED DETENTION POND (DRY POND 'B' ON P&P).

OUTFALL 'C' IS TO THE SOUTHEAST. THIS COLLECTS RUNOFF FROM THE EAST PORTION OF THE PROPERTY. THIS RUNOFF DRAINS OVERLAND IN A GRASSY SHALE AND NEVER CHANNELIZES. THE SHALE EMPRIES TO THE EXISTING ROADSIDE DITCH ALONG ZION DRIVE. THAT ROADSIDE DITCH DRAINS SOUTH TO A CULVERT THAT DRAINS UNDER GUNEA ROAD AND OUTLETS PARTIALLY SUBMERGED INTO AN EXISTING BED AND BANKS CHANNEL.

PRE DEV. DRAIN AREA = 3.8 AC, CN = 62
 POST DEV. DRAIN AREA = 3.96 AC, CN = 64/70/72 TO BORENT. (0.8 AC FROM OFFSITE) + 0.14 AC, CN=61 UNCONTROL.

STORMWATER DETENTION AND RUNOFF REDUCTION IS PROPOSED TO ACCOUNT FOR INCREASED IMPERVIOUS AREA. PRACTICES TO BE USED WILL BE A LEVEL 1 DRY SHALE (WATER QUALITY SHALE 'C' ON P&P) AND A LEVEL 1 BORENTENTION FACILITY WITH EXTRA STORAGE FOR DETENTION (BO-RET 'C' ON P&P).

SEE SHEETS 8.5 AND 8.6 FOR DETENTION ESTIMATE CALCULATIONS.

STORM WATER QUALITY TREATMENT NARRATIVE

THE WATER QUALITY TREATMENT MEASURES FOR THIS PROJECT ARE DESIGNED TO COMPLY WITH THE NEW STATE REQUIREMENTS. MULTIPLE PRACTICES ARE PROPOSED THROUGHOUT THE DEVELOPMENT PROVIDE WATER QUALITY TREATMENT AND RUNOFF REDUCTION IN ACCORDANCE WITH THE NEW DEVELOPMENT COMPLIANCE SPREADSHEET ISSUED BY VIRGINIA DCR. THE SPREADSHEET RESULTS ARE SHOWN ON SHEETS 8.3 AND 8.4.

THE FIRST PRACTICE EMPLOYED IS TO PROVIDE ROOFTOP DISCONNECTION ON THE FORESTED PORTION OF THE SITE ON THE WEST END THAT SHEET FLOWS OVERLAND TO SPREAD OPEN SPACE IN 0-30%. THE FLOW THROUGH THE OPEN SPACE NEVER CONCENTRATES AND CONTINUES DOWN A SLOPE TO AN EXISTING CHANNEL OFFSITE. THE SHEET FLOW RATE AND VOLUME IS REDUCED SINCE A PORTION OF THE EXISTING DRAINAGE AREA IS DIRECTED TO THE PROPOSED DETENTION POND 'B'. THE REMAINDER OF THE SITE IS CAPTURED IN THE PROPOSED STORM SYSTEM EXCEPT FOR THE AREAS IMMEDIATELY ADJACENT TO THE WATER QUALITY TREATMENTS THAT DRAIN TO THEIR OVERLAND.

A PORTION OF THE COLLEDSIDE AND ADJACENT DEVELOPMENT DRAIN TO A PROPOSED CURBSIDE URBAN BORENTENTION FACILITY. THE REMAINDER OF THE SITE WILL DRAIN TO TWO PROPOSED LEVEL 1 DRY SHALES. THE DRY SHALES EMPHY TO THE FINAL PHASE OF TREATMENT. THE WESTERN PORTION OF THE DEVELOPMENT DRAINS TO A PROPOSED LEVEL 1 EXTENDED DETENTION POND. THE EASTERN PORTION OF THE DEVELOPMENT DRAINS TO A PROPOSED LEVEL 1 BORENTENTION FACILITY THAT IS UP-SIZED TO PROVIDE STORMWATER MANAGEMENT AS WELL.

PRE-DEVELOPMENT SITE CONDITIONS (ENTIRE SITE)

FLOW CALCULATIONS PREPARED USING NRCS (TR-56) METHODS
 AREA = 8.08 AC Tc = 0.14 hr RCN = 62
 10R I = 1, 1 yr I = 2.70', 2 TR I = 3.20', 10 TR I = 5.20'

PEAK FLOWS
 1 TR Qp = 1.92 cfs
 2 TR Qp = 4.04 cfs
 10 TR Qp = 16.4 cfs

POST-DEVELOPMENT SITE CONDITIONS (ENTIRE SITE)

FLOW CALCULATIONS PREPARED USING NRCS (TR-56) METHODS
 AREA = 8.08 AC Tc = 0.14 hr RCN = 76
 10R I = 1, 1 yr I = 2.70', 2 TR I = 3.20', 10 TR I = 5.20'

PEAK FLOWS (WITHOUT DETENTION)
 1 TR Qp = 5.04 cfs
 2 TR Qp = 22.47 cfs
 10 TR Qp = 92.9 cfs

christopher consultants
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 9602 main street fourth floor - richmond, va 23231-2807
 703.975.6500 - fax 703.975.7058



BEST MANAGEMENT PRACTICES & STORM WATER MANAGEMENT COMPUTATIONS

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
BURKE JUNCTION
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO.	0334.00.01
SCALE	1"=40'
DATE	01-24-2014
DESIGN	J.
DRAWING	J.
CHECKED	J.
SHEET NO.	8.1 of 11

Virginia Runoff Reduction Method Worksheet - Revised 1/25/12
Site Data

Project Name: Burke Junction
Date: 05/10/14

data input cells
calculation cells
constant values

1. Post-Development Project & Land Cover Information

Site Data

Annual Rainfall (Inches)	45.8
Target Nitrate-Nitrogen (mg/L)	1.00
Phosphorus EMAC (mg/L)	0.20
Target Phosphorus Target Load (lb/day/yr)	0.41
EMAC	0.90
Nitrogen EMAC (mg/L)	1.86

Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - mowed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00

R ₁ Coefficients	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.85	0.85	0.85	0.85

Land Cover Summary

Forest/Open Space Cover (acres)	0.00
Managed Turf (acres)	0.00
Impervious Cover (acres)	0.00
Total Site Area (acres)	0.00

Post-Development Treatment Volume (acre-ft)

Pre-Development Treatment Volume (acre-ft)	0.00
Post-Development Treatment Volume (acre-ft)	0.00
Post-Development Load (TP) (lb/yr)	0.00
Total Load (TP) Reduction Required (lb/yr)	0.00

Apply Percent Reduction

Pre-Development	Post-Development	Percent Reduction	Pre-Development	Post-Development	Percent Reduction
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%

Apply Percent Reduction

Pre-Development	Post-Development	Percent Reduction	Pre-Development	Post-Development	Percent Reduction
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%

Site Results

Pre-Development	Post-Development	Percent Reduction	Pre-Development	Post-Development	Percent Reduction
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%

Apply Percent Reduction

Pre-Development	Post-Development	Percent Reduction	Pre-Development	Post-Development	Percent Reduction
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%

Apply Percent Reduction

Pre-Development	Post-Development	Percent Reduction	Pre-Development	Post-Development	Percent Reduction
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%
0.00	0.00	100%	0.00	0.00	100%

DATE	REVISION
2014-01-14	REVISED PER COUNTY COMMENTS
2014-02-24	REVISED PER COUNTY COMMENTS
2014-05-14	REVISED PER COUNTY COMMENTS
2014-01-14	REVISED PER COUNTY COMMENTS
2014-01-14	REVISED PER COUNTY COMMENTS

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COURTNEY LEVITT
Lic. No. 53635
10/16/2014
PROFESSIONAL ENGINEER

BMP CALCULATIONS

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

BURKE JUNCTION

FAIRFAX COUNTY, VIRGINIA

PROJECT NO.	101200
SCALE	N/A
DATE	01-24-2014
DESIGN	J
DRAWN	BD
CHECKED	
SHEET NO.	

8.3 of 11
101200

DATE	REVISION
04-10-10	REVISED PER COUNTY COMMENTS
04-16-10	REVISED PER COUNTY COMMENTS

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method Worksheet - Revised 10/25/11

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	0.31	0.31	0.00	1.50	22.33
Turf (acres)	0.00	1.61	1.30	0.00	4.20	61.89
Impervious (acres)	0.00	0.52	1.00	0.00	3.38	49.44
					8.68	100.00

Use Code	0.10
Post Development Treatment Volume (MG)	13356
Post Development TP Load (lb/yr)	7.26
Post Development TN Load (lb/yr)	11.54
Total TP Load Reduction Required (lb/yr)	3.95
Total Runoff Volume Reduction (%)	10.11
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	0.70
Adjusted Post Development TP Load (lb/yr)	3.97
Remaining Phosphorus Load Reduction (lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.31	0.31	0.31	0.00	0.00	1.23
Turf (acres)	0.12	2.33	1.31	0.00	0.00	4.70
Impervious (acres)	0.18	1.31	0.81	0.00	0.00	2.30
						8.24

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)	0.47	2.01	1.48	0.00	0.00	4.97
TN Load Red. (lb/yr)	0.11	0.50	0.81	0.00	0.00	1.42

Virginia Runoff Reduction Method Worksheet

Drainage Area C Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.15	0.00	0.00	0.15	8.26
Turf (acres)	0.00	1.10	0.33	0.00	1.33	62.10
Impervious (acres)	0.00	0.38	0.47	0.00	0.85	52.47
					2.33	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
S.A. Dry Swale #1 (Spec #10)	Impervious: 0.83	Bioretention #1
	Turf (Previous): 0.73	Bioretention #1
S.A. Bioretention #1 or Urban Bioretention (Spec #5)	Impervious: 0.02	
	Turf (Previous): 0.41	

Total Impervious Cover Treated (acres)	0.85
Total Turf Area Treated (acres)	1.14
Total TP Load Reduction Achieved in D.A. A (lb/yr)	1.80
Total TN Load Reduction Achieved in D.A. A (lb/yr)	16.94

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.71	0.11	0.00	0.97	18.79
Turf (acres)	0.00	0.31	0.11	0.00	0.52	10.10
Impervious (acres)	0.00	0.11	0.27	0.00	0.38	7.17
					1.87	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
S.A. Sheetflow to Conversion Area with A/B Soils (Spec #2)	Impervious: 0.18	
	Turf (Previous): 0.33	
Total Impervious Cover Treated (acres)	0.18	
Total Turf Area Treated (acres)	0.33	
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.13	
Total TN Load Reduction Achieved in D.A. A (lb/yr)	0.13	

Virginia Runoff Reduction Method Worksheet

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.40	0.00	0.40	28.57
Turf (acres)	0.00	1.14	1.21	0.00	2.35	169.00
Impervious (acres)	0.00	0.00	1.89	0.00	1.89	136.83
					4.64	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
S.A. Dry Swale #1 (Spec #10)	Impervious: 0.70 x 0.50 = 0.35	
	Turf (Previous): 0.86 x 0.50 = 0.43	
S.A. Bioretention #1 or Urban Bioretention (Spec #5)	Impervious: 0.14 x 0.50 = 0.07	
	Turf (Previous): 0.14 x 0.50 = 0.07	
S.A. SD #1 (Spec #10)	Impervious: 0.14	
	Turf (Previous): 0.14	

Total Impervious Cover Treated (acres)	1.30
Total Turf Area Treated (acres)	1.86
Total TP Load Reduction Achieved in D.A. B (lb/yr)	1.01
Total TN Load Reduction Achieved in D.A. B (lb/yr)	10.20

Virginia Runoff Reduction Method Worksheet

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		1.70	3.20	5.13
D.A. A CN	64	60	61	63
D.A. B CN	78	75	76	76
D.A. C CN	75	69	70	72
D.A. D CN	0	N/A	N/A	N/A
D.A. E CN	0	N/A	N/A	N/A

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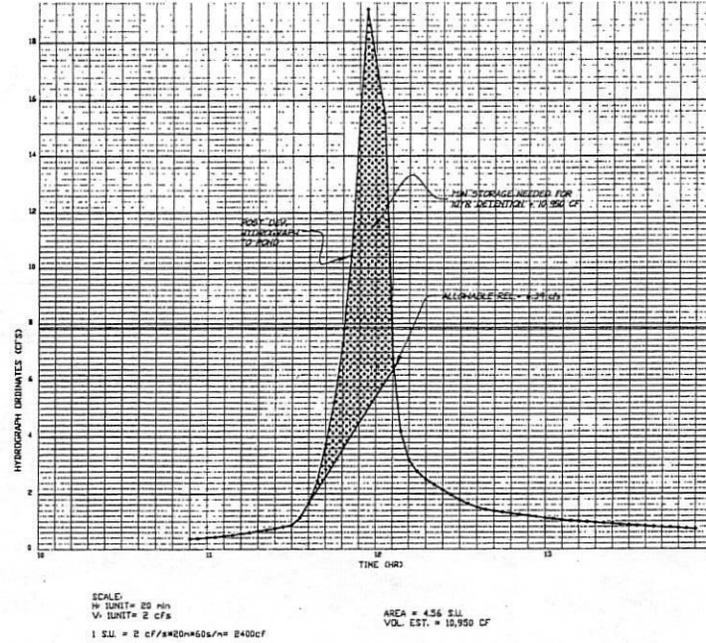
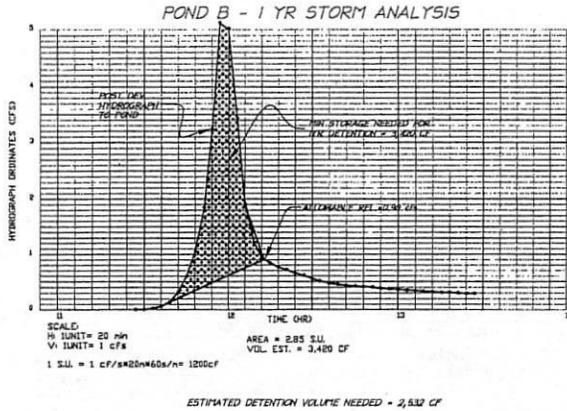
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 BURKE JUNCTION
 FAIRFAX COUNTY, VIRGINIA

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 SHEET NO.: 8.4 of 11

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OUTFALL B

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SWM DETENTION ESTIMATES

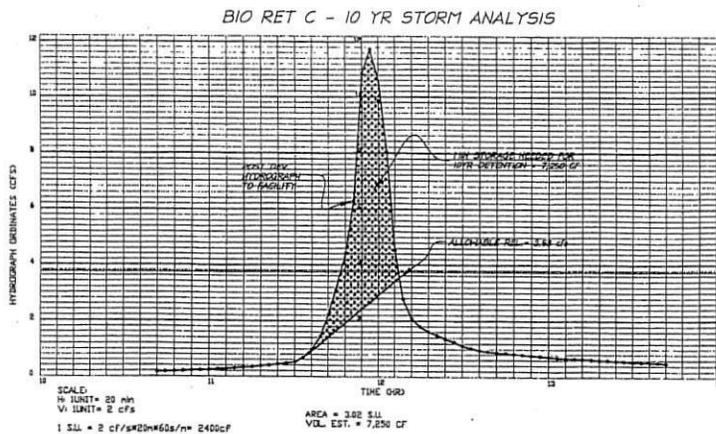
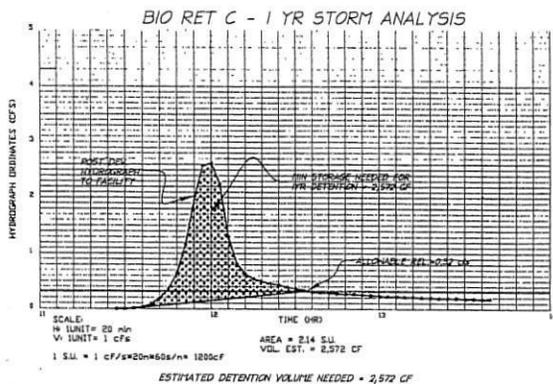
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BURKE JUNCTION
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OUTFALL C

DATE	REVISION
2014-02-19	REVISED PER COUNTY COMMENTS
2014-02-20	REVISED PER COUNTY COMMENTS
2014-03-10	REVISED PER COUNTY COMMENTS
2014-04-16	REVISED PER COUNTY COMMENTS



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SWM DETENTION ESTIMATES

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
BURKE JUNCTION
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 2014-001-01

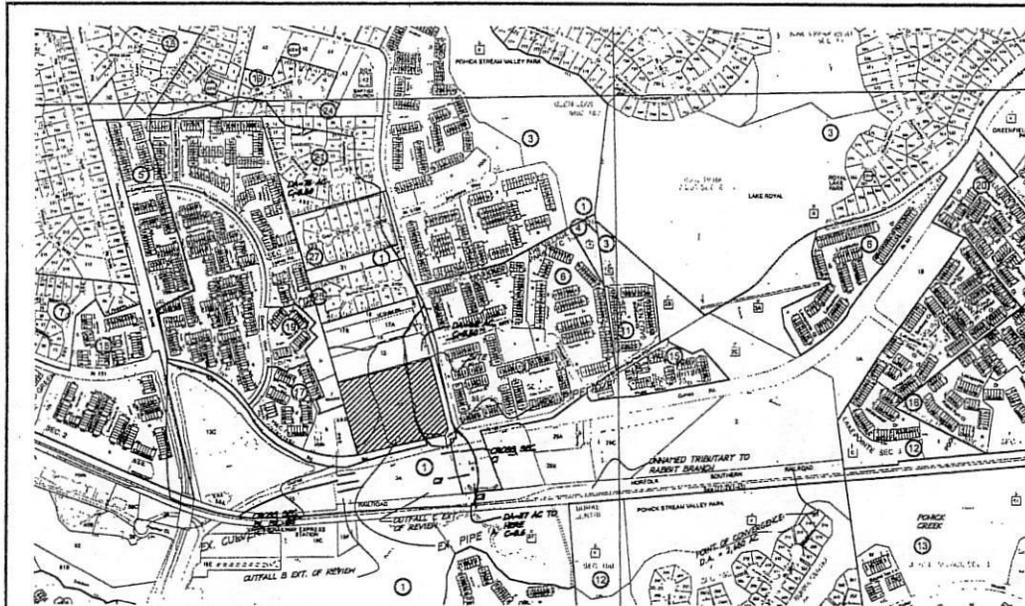
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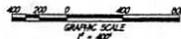
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OVERALL DRAINAGE DIVIDE MAP

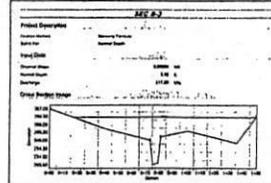
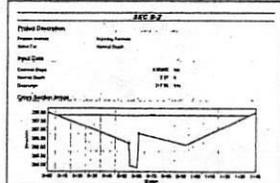
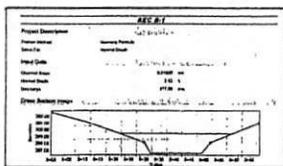


OUTFALL 'A' - SHEETFLOW TO WEST PROPERTYLINE

PRE-DEV DRAINAGE AREA = 2.10 AC
 HEIGHTED RUNOFF $CN = 40$ (WOODS-GOOD COND.)
 POST-DEV DRAINAGE AREA = 1.41 AC
 HEIGHTED RUNOFF $CN = 64$ (W/WOODS AND DEVELOPED LAWN W/ SOME ROOF)

	PRE-DEV	POST-DEV
Quant 1-TR	0.26cfs	0.20cfs
Quant 2-TR	0.29cfs	0.25cfs
Quant 40-TR	2.25cfs	2.36cfs

SHEETFLOW IS REDUCED FOR POST-DEVELOPED CONDITION



CROSS SECTION B FLOW CALCULATIONS
 DRAINAGE AREA = 75 AC, $C = 0.64$, $T_c = 15$ min, 100 TR 1 = 7.05
 $Q = 0.627(0.675)^{0.75} = 317$ cfs

OUTFALL NARRATIVE:

THE SITE HAS THREE DIFFERENT OUTFALL POINTS, OUTFALL POINTS 'A', 'B', AND 'C'. THE OUTFALL 'A' DRAINAGE AREA TAKES UP ROUGHLY A QUARTER OF THE SITE AREA AND IS LOCATED ON THE WESTERN SIDE OF THE SITE. THE OUTFALL 'B' AREA CONSISTS OF THE MIDDLE PORTION OF THE SITE AND IS COMPRISED OF ABOUT 1/2 OF THE SITE AREA. OUTFALL 'B' DRAINS SOUTH TOWARDS GUNGA ROAD TO AN EXISTING CULVERT (PIPE 'W') THAT OUTFALLS TO A PAVED DITCH ALONG GUNGA ROAD. THE OUTFALL 'C' AREA IS SLIGHTLY LARGER THAN THE OUTFALL 'A' AREA AND DRAINS SOUTH INTO A GRASSY SHALE THAT OUTFALLS TO A CULVERT (PIPE 'D') DRAINING ACROSS GUNGA ROAD. ALL SITE OUTFALLS DRAIN ACROSS GUNGA ROAD AND OUTFALL INTO EXISTING CHANNELS WHICH CONTINUE TO DRAIN SOUTH THROUGH WOODED AREA TO A CHANNEL ALONG THE NORTH SIDE OF THE RAILROAD TRACKS HOWEVER, THE MAJORITY OF THE SITE AREA WILL ULTIMATELY DRAIN TO RABBIT BRANCH, A TRIBUTARY STREAM OF THE POWELL WATERSHED.

OUTFALL POINT 'A'

OUTFALL POINT 'A' CONSISTS OF A TOTAL DRAINAGE AREA OF ROUGHLY 2.10 ACRES. STORMWATER RUNS OFF BY WAY OF SHEET FLOW IN A WESTERLY DIRECTION TO THE WESTERN PROPERTY LINE. OFFSITE THE RUNOFF ULTIMATELY REACHES A CHANNEL FLOWING SOUTH TO AN EXISTING STORMWATER MANAGEMENT POND JUST NORTH OF GUNGA ROAD. THE EXISTING STORMWATER MANAGEMENT POND IS NOT CURRENTLY DESIGNED TO TREAT DEVELOPED LAND FROM THIS SITE. THERE IS AN RPA BUFFER SET OFF FROM THE EXISTING CHANNEL THAT EXTENDS INTO THE PROJECT SITE WHICH WILL REMAIN UNDISTURBED.

APPROXIMATELY 0.4% AC OF LAND WILL BE DIVERTED TO THE NEW WATER QUALITY DRY SHALE AND STORMWATER DETENTION POND. THE DIVERSION WILL HAVE ONLY A BENEFICIAL IMPACT ON THE DETENTION AND RUNOFF REDUCTION ACHIEVED. THE DIVERTED RUNOFF WILL MEET UP WITH THE REST OF THE RUNOFF FROM OUTFALL 'A' SEVERAL HUNDRED FEET DOWN STREAM IN THE CULVERT SYSTEM LEAVING THE DETENTION POND THAT CROSSES UNDER GUNGA ROAD. THE SHEETFLOW SUPPLEMENT SHOWN ON THIS PAGE SHOWS THAT THE SHEETFLOW OFF THE PROPERTY ALONG OUTFALL 'A' IS REDUCED AND THEREFORE MEETS THE ADEQUATE OUTFALL REQUIREMENTS.

EXTENT OF REVIEW FOR OUTFALL 'A'

THE EXTENT OF REVIEW FOR OUTFALL 'A' IS THE WESTERN PROPERTY LINE BECAUSE THE RUNOFF IS NOT CONCENTRATED FLOW AND IS REDUCED.

OUTFALL POINT 'B'

OUTFALL POINT 'B' CONSISTS OF A TOTAL DRAINAGE AREA OF APPROXIMATELY 4.8 ACRES IN THE PREDEVELOPED CONDITION AND ABOUT 5.5 ACRES POST DEVELOPED. 1.8 ACRES OF THAT AREA IS OFF-SITE AREA DRAINING FROM THE NORTH. THE NORTHERN BUFFER EDGE OF THE PROPERTY WILL REMAIN UNDEVELOPED IN A WOODED CONDITION. THIS WILL BE CONTIGUOUS WITH THE OFF SITE AREA TO THE NORTH ALSO TO REMAIN UNDEVELOPED.

APPROXIMATELY 0.58 ACRES WILL BE DIVERTED FROM THE OUTFALL 'A' SHAED TO BE TREATED IN THE WATER QUALITY DRY SHALE AND DETENTION POND IN THE OUTFALL 'B' SHAED. THE STORMWATER FROM THE SITE DOES DISCHARGE INTO A NATURAL SYSTEM WITHIN THE EXTENT OF REVIEW SO IN ACCORDANCE WITH THE NEW STORMWATER REGULATIONS THE POSTDEVELOPED FLOW IS TO BE REDUCED USING THE ENERGY BALANCE EQUATION (TYPE 'D4-4-4.8.3.4') SHOWN IN CALCULATIONS ON THIS PAGE. THE ALLOWABLE RELEASE FROM THE POND IS CALCULATED AND THE NEEDED DETENTION SIZE HAS DETERMINED BASED ON THE ALLOWABLE RELEASE. THE STORMWATER DRAINS FROM THE POND TO THE EXISTING CULVERT AND LEAVES THE SITE. IT THEN OUTLETS TO A ROADSIDE CONCRETE-LINED DITCH ON GUNGA ROAD. THIS DITCH FLOWS WEST AND ENTERS TWO GRATE INLETS JUST WEST OF THE SITE BOUNDARY. STORMWATER ENTERS THE DITCH ON BOTH SIDES OF THE EXISTING DRIVEWAY WHICH HAS A PIPE RUNNING BENEATH IT TO CONNECT THE DITCH FROM THE INLETS. STORMWATER ENTERS A TRIPLE CULVERT RUNNING UNDERNEATH GUNGA ROAD. FROM THERE IT IS DISCHARGED INTO A NATURAL CHANNEL WHICH RUNS SOUTH APPROXIMATELY 225 FEET BEFORE REACHING AN UNPAVED TRIBUTARY TO RABBIT BRANCH. ALONG THE DRAINAGE PATH THERE ARE SECTIONS OF CHANNEL SHOWING SOME SIGNS OF EROSION BUT THE CHANNEL BECOMES STABLE AND LESS DEFINED AND THEN CEASES TO HAVE ANY DEFINED BED AND BANKS. THE FLOW PATH CONNECTS TO THE UNPAVED TRIBUTARY WHICH HAS INTERMITTENT BED AND BANKS AND STANDING WATER. IT IS VEGETATED AND APPEARS STABLE. THIS UNPAVED TRIBUTARY IS LOCATED JUST NORTH OF THE RAILROAD TRACKS AND FLOWS APPROXIMATELY 2,500 FEET UNTIL MEETING RABBIT BRANCH.

EXTENT OF REVIEW FOR OUTFALL 'B'

CHANNEL PROTECTION: FLOOD PROTECTION: $SDN D4-4-4.8.3.4$ IS USED FOR 1 TR DETENTION SO THE EXTENT OF REVIEW IS IN ACCORDANCE WITH $D4-4-4.8.6.6$ TO A POINT 150' DOWNSTREAM OF WHERE THE RECEIVING STORM CHANNEL IS JOINED BY ANOTHER OF AT LEAST 1/8 THE SIZE OF OUTFALL B. OUTFALL B IS THE EXISTING CONCRETE ROADSIDE CHANNEL SERVING APPROXIMATELY 8.3 AC OF THE SITE AND IT JOINS THE EXISTING CULVERTS DRAINING UNDER GUNGA ROAD WHICH SERVE APPROXIMATELY 41 AC OF EXISTING COLONY PARK. SO THE EXTENT OF REVIEW IS 150' DOWNSTREAM FROM THE CONFLUENCE WHICH IS THE EXISTING 36" CULVERT UNDER GUNGA AND THEN INTO THE CHANNEL ON THE SOUTH SIDE OF GUNGA. THE DOWNSTREAM REVIEW IS LIMITED TO SHOWING A DEFINED CHANNEL.

FLOOD PROTECTION: $SDN D4-4-4.8.3.4$ IS USED FOR 10 TR DETENTION SO THE EXTENT OF REVIEW IS IN ACCORDANCE WITH $D4-4-4.8.6.6$ TO A POINT 150' DOWNSTREAM OF WHERE THE RECEIVING STORM CHANNEL IS JOINED BY ANOTHER OF AT LEAST 1/8 THE SIZE OF OUTFALL B. THE SAME EXTENT AS ABOVE. THE CHANNEL IS LOCATED IN AN UNDEVELOPED WOODED AREA AND NO STRUCTURES ARE IN THE VICINITY OF THE 100 YEAR FLOOD LIMITS. CROSS SECTIONS ARE SHOWN ON THIS PAGE.

OUTFALL 'B' - SOUTH PROPERTYLINE

PRE-DEV DRAINAGE AREA = 4.83 AC (1.8 FROM OFF-SITE)
 HEIGHTED RUNOFF $CN = 64$ (WOODS-GOOD COND.)

TO POND: POST-DEV DRAINAGE AREA = 4.75 AC (1.33 FROM OFF-SITE)
 1 TR HEIGHTED RUNOFF $CN = 75$ (OFF-SITE AND ON-SITE DEV.)
 10 TR HEIGHTED RUNOFF $CN = 76$ (OFF-SITE AND ON-SITE DEV.)

1 TR $Q_{off} = 2.37cfs$	10 TR $Q_{off} = 12.56cfs$
1 TR $Q_{on} = 760$ CF	10 TR $Q_{on} = 3267$ CF
1 TR $Q_{off} = 1300+500+1460$ CF	10 TR $Q_{off} = 4659+1461+5000$ CF

$SDN D4-4-4.8.3.4$
 $Q_{off} = 2.37cfs$ for 1 TR

POST-DEV UNCONTROLLED DRAINAGE AREA = 0.71 AC
 HEIGHTED RUNOFF $CN = 64$
 Quant 1-TR = 0.30cfs, Quant 10-TR = 1.55cfs
 1 TR $Q_{off} = 800$ CF, 10 TR $Q_{off} = 441$ CF

ALLOWABLE RELEASE FROM POND B

$SDN D4-4-4.8.3.4$ POST-DEV. ALLOW RELEASE FROM POND (TYPE 'D' UNDEVT.)
 Quant 1-TR = 2.37(0.64)^0.75 = 1.20 cfs 1.20 - 0.30 = 0.90 cfs
 Quant 10-TR = 12.56(0.64)^0.75 = 6.24 cfs 6.24 - 1.55 = 4.69 cfs

SEE DETENTION BASIN SIZING CALCULATIONS ON SHEET B.5

DATE	REVISION
04-10-16	REVISED PER COUNTY COMMENTS
04-12-16	REVISED PER COUNTY COMMENTS
04-15-16	REVISED PER COUNTY COMMENTS
04-01-16	REVISED PER COUNTY COMMENTS
04-10-16	REVISED PER COUNTY COMMENTS

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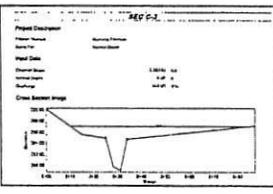
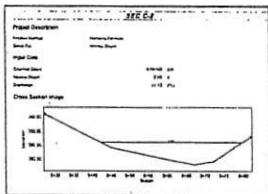
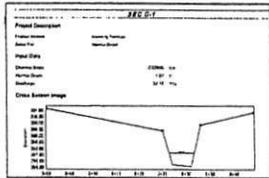


OVERALL DRAINAGE DIVIDES MAP & ADEQUATE OUTFALL ANALYSIS

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
BURKE JUNCTION
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 03-10-001
 SCALE: AS NOTED
 DATE: 01-24-2014
 DESIGN: J
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9.1 of 11
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CROSS SECTION C1 AND C2 FLOW CALCULATIONS
 DRAINAGE AREA = 4.5 AC, C = 0.50, Tc = 5 min, 100 TR = 9.84
 Q = 0.024(9.84)^1.485 = 22.1 cfs

CROSS SECTION C3 FLOW CALCULATIONS
 DRAINAGE AREA = 17 AC, C = 0.50, Tc = 20 min, 100 TR = 6.32
 Q = 0.024(6.32)^1.485 = 444 cfs

OUTFALL 'C' - TO CULVERT ZION DR.

PRE-DEV DRAINAGE AREA = 3.80 AC (0.84 FROM OFF-SITE)
 HEIGHTED RUNOFF C1 = 42 (WOODS-5000 COND.)
 TO BIKRET, C, POST-DEV DRAINAGE AREA = 2.95 AC (0.81 FROM OFF-SITE)
 1 YR HEIGHTED RUNOFF C1 = 72 (OFF-SITE WOODS AND ON-SITE DEV.)
 10 YR HEIGHTED RUNOFF C1 = 75 (OFF-SITE WOODS AND ON-SITE DEV.)
 1 YR Q₁₀₀ = 0.92cfs, 10 YR Q₁₀₀ = 6.79cfs
 1 YR R₁₀₀ = 3284 CF, 10 YR R₁₀₀ = 17870 CF
 1 YR R₁₀ = 608(25+7267) CF, 10 YR R₁₀ = 2627(233+2490) CF
 E01 D4-4-4.8.3a
 Q₁₀₀ = Q₁₀ R₁₀ / R₁₀₀ / R₁₀₀ dev
 POST-DEV UNCONTROLLED DRAINAGE AREA = 0.11 AC
 HEIGHTED RUNOFF C1 = 85
 Q₁₀₀ 1-YR = 0.016cfs, Q₁₀₀ 10-YR = 0.52cfs
 1 YR R₁₀₀ dev = 291 CF, 10 YR R₁₀₀ dev = 1233 CF

ALLOWABLE RELEASE FROM POND

Return Period (TR)	Flow (CF)	Flow (CF)
1 YR	0.0054(291) = 0.8 cfs	0.8 - 0.01 = 0.79 cfs
10 YR	0.74(1233) = 4.05 cfs	4.05 - 0.52 = 3.53 cfs

SEE DETENTION BASIN SIZING CALCULATIONS ON SHEET B.6

OUTFALL POINT 'C'

OUTFALL POINT 'C' CONSISTS OF A TOTAL DRAINAGE AREA OF APPROXIMATELY 3.1 ACRES IN THE PREDEVELOPED CONDITION AND APPROXIMATELY 3.1 ACRES IN THE POSTDEVELOPED CONDITION. ROUGHLY 2.3 ACRES OF THIS AREA IS GRASS WHILE ABOUT 0.8 ACRES OF RUNOFF ENTERS THIS SECTION OF THE SITE FROM THE NORTH. THE OFFSITE AREA AND THE NORTHERN EDGE OF THE PROPERTY WILL REMAIN UNDEVELOPED IN A HOODED CONDITION. THIS DRAINAGE AREA IS BEING ROUTED THROUGH A SERIES OF WATER QUALITY AND RUNOFF REDUCTION TREATMENTS. THE STORM SYSTEM WILL DIRECT MOST OF THE DRAINAGE SAID TO A WATER QUALITY DIRT SWALE. THAT THEN LEADS TO A BIoretENTION FACILITY THAT IS OVERSIZED TO PROVIDE DETENTION AS WELL. THE STORMWATER FROM THE SITE DISCHARGES ACROSS GUINIA ROAD IN AN EXISTING CULVERT INTO AN EARTHEN CHANNEL, SO IN ACCORDANCE WITH THE NEW REGULATIONS THE POSTDEVELOPED FLOW IS TO BE REDUCED USING THE "ENERGY BALANCE" EQUATION (24-4-4.12a) SHOWN IN CALCULATIONS ON THIS PAGE. THE ALLOWABLE RELEASE FROM THE BIoretENTION FACILITY IS CALCULATED AND THE NEEDED DETENTION SIZE HAS DETERMINED BASED ON THE ALLOWABLE RELEASE.

AFTER LEAVING THE FACILITY THE STORMWATER DRAINS TO THE EXISTING CULVERT AT THE CORNER OF GUINIA AND ZION. THE CULVERT CARRIES THE STORMWATER UNDERNEATH GUINIA ROAD AND DISCHARGES TO A RIPRAP APRON AND THEN TO A NATURAL EARTHEN CHANNEL RUNNING SOUTH THROUGH AN UNDEVELOPED HOODED AREA. TRAVELING ROUGHLY 355 FEET IN A VERY SIMILAR SITUATION AS THE OUTFALL CHANNEL 'B', SECTIONS OF CHANNEL SHOW SOME SIGNS OF EROSION BUT THE CHANNEL BECOMES STABLE AND LESS DEFINED AND THEN CEASES TO HAVE ANY DEFINED BED AND BANKS AND DISPLAYS A BRAIDED CHANNEL CONFIGURATION. IT IS VEGETATED AND APPEARS STABLE. APPROXIMATELY 340' SOUTH OF THE CULVERT OUTLET THE CHANNEL CONNECTS TO THE SAME UNNAMED TRIBUTARY THAT THE CENTRAL PORTION OF THE SITE FEEDS. THIS UNNAMED TRIBUTARY IS LOCATED JUST NORTH OF THE RAILROAD TRACKS AND FLOWS APPROXIMATELY 2,300 FEET EAST TO RABBIT BRANCH. THE EXISTING CULVERT CROSSING UNDER GUINIA ROAD IS CURRENTLY IN A SiltED IN AND OVERGROWN CONDITION ON THE DOWNSTREAM END. THIS IMPACTS THE CAPACITY OF THAT OUTFALL SO FOR THAT REASON WE ARE RECOMMENDING THAT THE DEVELOPER CLEAN OUT THE CULVERT AND RE-ESTABLISH THE RIPRAP AT THE OUTLET TO THE EXTENT POSSIBLE GIVEN THE LIMITED ACCESS AT THAT POINT.

EXTENT OF REVIEW FOR OUTFALL 'C'

THE EXTENT OF REVIEW OCCURS 100' DOWNSTREAM OF WHERE THE CHANNEL CONNECTS TO THE UNNAMED TRIBUTARY TO RABBIT BRANCH IN ACCORDANCE WITH 24-4-4.4.C.64 AND IS SHOWN ON THE MAP ON SHEET 'L'. THE CHANNEL IS LOCATED IN AN UNDEVELOPED HOODED AREA AND NO STRUCTURES ARE IN THE VICINITY OF THE 100 YEAR FLOOD LIMITS. CROSS SECTIONS ARE SHOWN ON THIS PAGE.

OUTFALL DESCRIPTION TO PROJECT EXTENT OF REVIEW (IN ACCORDANCE WITH 24-4-4.502)

THE OUTFALL CHANNELS FROM 'B' AND 'C' CONNECT TO THE CHANNEL THAT RUNS PARALLEL TO THE NORTHEAST SOUTHERN RAILROAD TRACKS. THE FIRST TO CONNECT IS OUTFALL 'B' THAT CONSISTS OF RUNOFF FROM THE SITE IN THE AREAS OF OUTFALL 'A' AND 'B' AS WELL AS THE DRAINAGE FROM UPSTREAM SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD AND THE COLONY PARK DEVELOPMENT. THERE IS ALSO CONTRIBUTING AREA FROM THE INDUSTRIAL DEVELOPMENT DOWNSTREAM FROM THE SITE. INITIALLY THE CHANNEL ALONG THE RAILROAD IS NOT PERENNIAL AND HAS NO BED AND BANKS. AFTER THE CONNECTION OF THE CHANNEL THAT DRAINS AREA 'C' THERE IS STILL NO PERENNIAL FLOW AND NO DEFINED BED AND BANKS BUT SHORTLY AFTER IT IS JOINED BY ANOTHER INCOMING PIPE AND BED AND BANKS IS EVIDENT AND THE CHANNEL CONTAINS WATER. THE CHANNEL APPEARS STABLE, THERE IS VERY THICK VEGETATION ON THE OVERBANKS OF GRASS AND BRAMBLES. THE CHANNEL IS CONSISTENTLY ABOUT 4' ACROSS AND ABOUT 8" DEEP. THE CHANNEL CONTINUES ALONG THE RAILROAD AND RECEIVES RUNOFF FROM SEVERAL INTERSECTING CHANNELS ALONG THE WAY THAT DRAIN RESIDENTIAL AND INDUSTRIAL DEVELOPMENT TO THE NORTH. THE CHANNEL BECOMES MORE PRONOUNCED AS IT FLOWS DOWNSTREAM TO THE EAST. AT THE CONFLUENCE WITH RABBIT BRANCH THE CHANNEL IS ABOUT 8' WIDE AND 9" DEEP. THE CHANNEL BED IS MOSTLY STONY AND THE BANKS ARE BARE EARTH. THE OVERBANKS ARE HEAVILY VEGETATED. THE EXTENT OF REVIEW IS TO THE CONFLUENCE OF THE UNNAMED TRIBUTARY TO RABBIT BRANCH AND RABBIT BRANCH IDENTIFIED ON THE MAP AS "POINT OF CONVERGENCE". AT THIS POINT THE TOTAL DRAINAGE AREA IS APPROXIMATELY 2,400 ACRES AND THE SUBJECT PROPERTY DRAINAGE AREA IS 8 ACRES SO THEREFORE IS LESS THAN 1% OF THE TOTAL DRAINAGE AREA.

CONCLUSION

TWO OUTFALLS FROM THIS SITE DISCHARGE CONCENTRATED STORMWATER FLOWS. THE STORMWATER FLOWS HAVE BEEN REDUCED IN ACCORDANCE WITH 24-4-4.8.3 AND 24-4-4.64. CROSS SECTIONS HAVE BEEN PROVIDED TO SHOW A DEFINED CHANNEL AND THAT NO STRUCTURES ARE FLOODED BY THE 100 YR EVENT.

WITH THIS INFORMATION, IT IS IN THE ENGINEER'S OPINION THAT THE DEVELOPMENT MEETS THE CRITERIA FOR AN ADEQUATE OUTFALL.

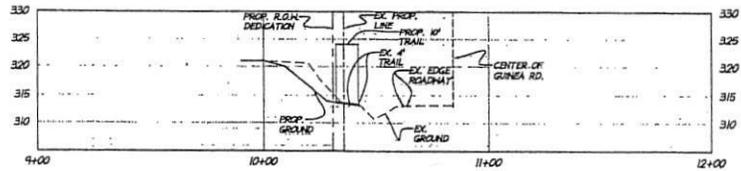
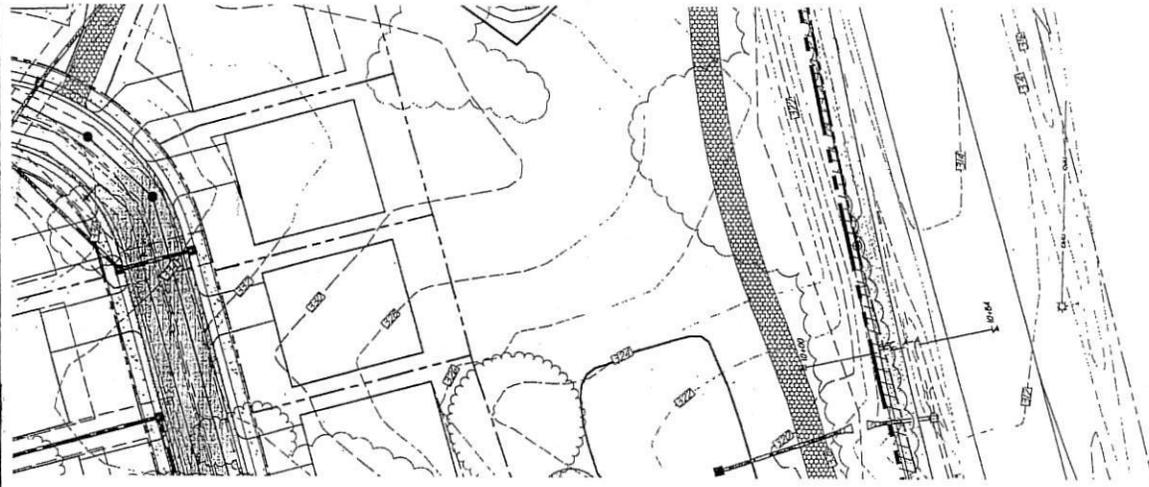
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2024-08-26	REVISED PER COUNTY COMMENTS
2024-09-25	REVISED PER COUNTY COMMENTS
2024-10-18	REVISED PER COUNTY COMMENTS

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OVERALL DRAINAGE DIVIDES MAP & ADEQUATE OUTFALL ANALYSIS
 CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
BURKE JUNCTION
 FAIRFAX COUNTY, VIRGINIA

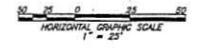
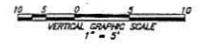
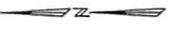
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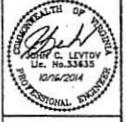


GUINEA RD SIDEWALK CROSS-SECTION A

DATE	REVISION
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ON GUINEA RD

CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
BURKE JUNCTION
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 1314.001.01
SCALE: AS NOTED

DATE: 08-24-2014

DESIGN: BD
DRAWN: BD
CHECKED:

SHEET No:

10.2 of 11

101200



DATE	REVISION
	REVISED PER COUNTY COMMENTS



CONCEPTUAL ELEVATIONS

CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN
BURKE JUNCTION
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO.	101200.001.01
SCALE	NOT TO SCALE
DATE	01-24-2014
DESIGN	JR, JT
DRAWN	JT
CHECKED	
SHEET NO.	

THIS SHEET IS BY OTHERS FOR ILLUSTRATIVE PURPOSES ONLY. THIS IS NOT FOR CONSTRUCTION.

11 of 11
 101200

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

APPLICATION No: RZ/FDP 2014-BR-009
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 MAR 21 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), NCL XI, 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-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA () CDP (X) FDP (X) CDPA () FDPA ()

LEGAL DESCRIPTION:

0772010014		Sideburn	0758/7343	0272/65
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

0772	01		0014	8.08
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

5636 Guinea Road, Fairfax, VA 22032

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

<u>Northwest intersection of Zion Drive and Guinea Road.</u>	
PRESENT USE: <u>Single family residential</u>	PROPOSED USE: <u>Single family residential</u>
MAGISTERIAL DISTRICT: <u>Braddock</u>	OVERLAY DISTRICT (S): <u>None</u>

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

Frank W. Stearns, Esq.
Donohue and Stearns, PLC
 Type or Print Name

Frank W. Stearns
 Signature of Applicant or Agent
 (Work) (703) 726-2547 (Mobile) (703) 795-0566
 Telephone Number

201 Liberty St., Leesburg, VA 20175
 Address

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

RZ/FDP 2014-0039/0040 mpe
 3/25/14

DO NOT WRITE BELOW THIS SPACE

Date application accepted: March 25, 2014

Fee Paid \$ 39,385.⁰⁰

11
Virginia Ruffner



Description of the land of
 James D. Young
 (Deed Book 758 Page 272)
 (Deed Book 7343 Page 65)
 Braddock District
 Fairfax County, Virginia
 June 20, 2013

RECEIVED
 Department of Planning & Zoning
 JAN 30 2014
 Zoning Evaluation Division

Beginning at a point on the northerly right-of-way line of Guinea Road, Route #651, said point being the southwesterly corner of the tract herein described;

Thence, departing the northerly right-of-way line of Guinea Road, Route 651 and with the easterly line of Colony Park, Parcel "G" and the easterly line of Woodlynn Community, Section 3B, Parcel "F" N 15°52'53" W, a distance of 526.32 feet to a point, said point being the southwesterly corner of the land of Mary H. Day;

Thence departing Woodlynn Community, Section 3B, Parcel "F" and with the southerly line of the land of Mary H. Day N 75°02'59" E a distance of 664.05 feet to a point in the westerly right-of-way line of Zion Drive, Route 654;

Thence departing the land of Mary H. Day and with the westerly right-of-way line of Zion Drive, Route 654 the following two (2) courses and distances:

1. S 14°57'01" E a distance of 510.50 feet;
2. S 26°35'49" W a distance of 52.03 feet to a point in the aforementioned northerly right-of-way line of Guinea Road, Route #651;

Thence departing Zion Drive, Route 654 and with the northerly right-of-way line of Guinea Road, Route #651 the following three (3) courses and distances;

1. with a curve to the left with an arc length of 251.15 feet, with a radius of 5774.58 feet, with a chord bearing of S 79°15'32" W, with a chord length of 251.13 feet, with a central angle of 02°29'31";
2. S 75°28'52" W a distance of 316.06 feet;
3. with a curve to the right with an arc length of 54.55 feet, with a radius of 755.00 feet, with a chord bearing of S 77°33'03" W, with a chord length of 54.54 feet, with a central angle of 04°08'22" to the point of beginning,

Containing 351,817 square feet or 8.07661 acres, more or less.

Legal Description
5636 Guinea Road
Fairfax, VA 22032

Being the same property acquired by Dudley E. Young and Mary T. Young, his wife as tenants by the entirety with the full common law right of survivorship by deed recorded in Deed Book 758, page 272. By deed dated February 13, 1990 and recorded in Deed Book 7531, page 42, Dudley E. Young and Mary T. Young, husband and wife conveyed the land to Dudley E. Young and Mary T. Young, husband and wife as tenants in common. Dudley E. Young died October 27, 1995 and by will probated in Will Book 567, page 1625, the residue of his estate, including the land, was devised to James D. Young as Trustee with the powers provided by Virginia Code Section 64.1-57. Mary T. Young died April 11, 2012 and the land, to her children, James D. Young, Mary Ellen Zuyus, Anne Timmons Young and Lawrence E. Young. James D. Young qualified as Executor, and was given the power to sell real estate.

RECEIVED
Department of Planning & Zoning
JAN 30 2014
Zoning Evaluation Division

RZ 2014-BR-009

Zoning Application Closeout Summary Report

Printed: 1/20/2015

General Information

APPLICANT: NCL XI, LLC
 DECISION DATE: 12/02/2014
 CRD: NO
 HEARING BODY: BOS
 SUPERVISOR DISTRICT:
 ACTION: APPROVE
 STAFF COORD: WILLIAM O'DONNELL

DECISION SUMMARY:

ON DECEMBER 2, 2014, THE BOARD UNANIMOUSLY APPROVED RZ2014-BR-009, ON A MOTION BY SUPERVISOR COOK, SUBJECT TO PROFFERS DATED OCTOBER 31, 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	8.08 ACRES	PDH- 3	8.08 ACRES	PDH- 3	8.08 ACRES

Tax Map Numbers

077-2- /01/ /0014-

Approved Land Uses

Zoning District: PDH- 3

<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	17	8.08 ACRES				
TOTAL	17	8.08 ACRES				

Approved Waivers/Modifications

WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE

Approved ProffersPROFFER STATEMENT DATE: 10-31-2014

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
PHOTOGRAPHIC DOCUMENTATION	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	1	RUP	\$54,125	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	N/A	\$0	01-01-0001
HOA CONTRIBUTION FOR MAINTENANCE	01-01-0001	12	RUP	\$68,000	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	SUBDIV PLAN	\$38,399	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001

FDP 2014-BR-009

Zoning Application Closeout Summary Report

Printed: 1/20/2015

General Information

APPLICANT: NCL XI, LLC
 DECISION DATE: 11/06/2014
 CRD: NO
 HEARING BODY: PC
 SUPERVISOR DISTRICT:
 ACTION: APPROVE
 STAFF COORD: WILLIAM O'DONNELL
 DECISION SUMMARY:

ON NOVEMBER 6, 2014, THE PLANNING COMMISSION APPROVED FDP 2014-BR-009 , ON A MOTION BY COMMISSIONER HURLEY, SUBJECT TO APPROVAL OF THE CONCURRENT RZ.

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- 3	8.08 ACRES

Tax Map Numbers

077-2- /01/ /0014-

Approved Land Uses

Zoning District: PDH- 3

<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>
SFD	17	8.08 ACRES			
TOTAL	17	8.08 ACRES			

Approved Waivers/Modifications

WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE