



APPLICATION ACCEPTED: September 16, 2014
PLANNING COMMISSION: April 16, 2015
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

June 17, 2015

STAFF REPORT ADDENDUM

APPLICATION RZ 2014-PR-018

PROVIDENCE DISTRICT

APPLICANT:	Evergreene Companies, LLC.
PRESENT ZONING:	R-1
REQUESTED ZONING:	R-4
PARCEL(S):	48-1 ((1)) 50
ACREAGE:	1.28
FAR/DENSITY:	2.33
PLAN MAP:	Residential; 3-4 du/ac
PROPOSAL:	To rezone properties to permit 3 single-family detached dwellings.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-PR-018 subject to execution of proffers consistent with those in Attachment 1.

Staff recommends that the Board of Supervisors direct the director of DPWES to approve the requested deviation of tree preservation requirements in favor of what is shown on the GDP.

Suzanne Wright

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

BACKGROUND

The applicant, Evergreene Companies, LLC, seeks rezoning approval from the R-1 to R-4 Districts to permit the development of 3 single family homes at Tax Map Parcel 48-1 ((1)) 50, which is located at the corner of Sutton and Chain Bridge Roads in Vienna.

In the staff report published on April 1, 2015, staff supported this request, which had originally proposed 4 dwellings, as it was in harmony with the Comprehensive Plan and in conformance with the purpose and intent of the Zoning Ordinance.

At the public hearing held on April 16, 2015, there was considerable discussion and testimony that although the Comprehensive Plan envisions up to 4 dwelling units per acre in this location, the parcel presented constraints to the layout related to access, parking, stormwater management and landscaping which might be improved with a lower density.

DISCUSSION

Given the foregoing, the applicant has therefore revised their General Development Plan (GDP) to depict a maximum of three (3) homes on the parcel. This GDP, entitled "2701 Chain Bridge Road" as prepared by BC Consultants in July 2014 as revised through May 2015, access would still be on a private shared driveway from the existing service drive along Sutton Road and the homes remain generally oriented toward Chain Bridge Road. Some of the key changes are shown in this chart which depicts that the proposed lots are now larger and the overall density has been reduced.

	Layout Included in Staff Report	Revision
Minimum Lot Area Provided	9,615 SF	11,500 SF
Average Lot Area Provided	10,697 SF	13,750 SF
Proposed Density	3.12 du/ac	2.33 du/ac
Maximum Lots Proposed	4	3
Front Yard Setback	30	30
Side Yard Setback	10	10
Rear Yard Setback	25	25
Parking required	8	6
Parking provided*	16	12
Tree Canopy Provided	11,315 SF	11,315 SF

*Includes 2 spaces in garage and 2 spaces in driveway

In addition, the access point from the service drive has been moved further away from the Sutton Road and Chain Bridge Road intersection, as well as the existing gas meter. Staff notes that the enlarged lots allow for larger driveways, with room for more parking on each lot, as necessary for overflow.

Stormwater remains treated through stormtech chambers on an outlot between Lot 2 and 3.

During the review of the original layout, staff noted that there could be noise impacts to the lots at the end of the development (Lots 1 and 4) and the applicant proffered to preparing a noise study

with site plan submission. To assure that interior noise levels were no greater than 45 dBA and exterior noise levels were not greater than 65 dBA, the applicant agreed to provide mitigation in the form of acoustical walls or fencing on Lots 1 and 3. However, while the proffer remains unchanged, the applicant has still not depicted the walls on the new GDP. Staff recommends that these walls or fencing be depicted on the GDP.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

This application has been reviewed by staff from the Department of Transportation, Department of Public Works and Environmental Services, and Department of Planning and Zoning to determine that the access, drainage and overall site layout is appropriate. Staff continues to find that this proposal is in harmony with the Comprehensive Plan and in conformance with the Zoning Ordinance.

Recommendations

Staff recommends approval of RZ 2014-PR-018, subject to the execution of proffers consistent with the draft proffers contained in Attachment 1.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to approve a deviation to the tree preservation requirements to that shown on the GDP.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Draft Proffers Dated May 28, 2015
2. Revised Generalized Development Plan dated May 27, 2015
3. Revised Statement of Justification dated May 28, 2015
2. Stormwater Analysis
3. Urban Forestry Analysis

PROFFERS
EVERGREENE COMPANIES, LLC
RZ 2014-PR-018

November 24, 2014

January 5, 2015

March 17, 2015

April 8, 2015

May 28, 2015

Pursuant to Section 15.2-2303(a) of the 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 – 048-1-((01))-0050 (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the R-4 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. **General Development Plan.** The Property shall be developed in substantial conformance with the General Development Plan (“GDP”) entitled “2701 Chain Bridge Road”, prepared by BC Consultants dated July, 2014 and revised through ~~February 13,~~ **May 27,** 2015, consisting of twelve (12) sheets.

2. **Minor Modifications.** Minor modifications from what is shown on the GDP and these Proffers, which may become occasioned as a part of final architectural and 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.

3. **Lot Yield and Uses.** The development shall consist of a maximum of ~~four~~ **three (43)** single-family detached units.

4. Architecture. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the illustrative example included in the GDP. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding (HardiePlank®), shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the GDP. On Lot 1, the west façade of the dwelling shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments. On Lot ~~4,3~~, the east and south façades of the dwelling shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments.

5. Noise Attenuation. Concurrent with the initial submission of a subdivision plan for the Property, the Applicant shall submit to DPZ and DPWES for review and comment an acoustical analysis detailing the projected noise impacts of the surrounding area on the dwelling units and proposed mitigation techniques, if any (the "Noise Study"). The Noise Study shall be conducted in accordance with requirements established by the DPZ and shall not be conducted over a holiday weekend or during the summer. The Noise Study shall include projected noise levels in the dwelling units and private outdoor recreation areas shown on the submitted subdivision plan based on the proposed final site topography and conditions as shown on the subdivision plan (rather than existing topography and conditions). The Applicant shall provide noise attenuation measures as determined necessary by the Noise Study to ensure that interior noise levels are no greater than 45 dBA Ldn and exterior noise levels in outdoor recreation areas are no greater than 65 dBA Ldn. It is anticipated that Lot 1 and Lot ~~43~~ will require mitigation in the form of acoustical fencing or walls that are architecturally solid from the ground up with no gaps or openings (except as may be necessary for drainage) that is constructed of a low-maintenance material, excluding cinderblock and faux-brick plastic panels. If mitigation is necessary, the Applicant shall install mitigation measures prior to issuance

of a RUP for the lot on which the mitigation measures are located. Any lot found by the Noise Study to have an anticipated interior noise level greater than 45 dBA Ldn shall be constructed to meet the following building material standards to reduce interior noise levels to 45 dBA Ldn or less:

- Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and windows shall have a laboratory STC rating of at least 28.
- All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

The Applicant reserves the right to pursue methods other than those above for mitigating highway noise impacts that can be demonstrated effective in reducing interior noise levels to approximately 45 dBA Ldn and exterior noise within outdoor recreation areas to approximately 65 dBA Ldn.

6. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the 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.
7. Dedication to HOA. At the time of record plat recordation, open space, common areas, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and be maintained by the same.
8. Shared Driveway. The shared driveway shown on the GDP shall subject to private ingress and egress easements running to the benefit of each lot and the HOA. The shared

driveway shall be maintained by the HOA, which responsibility shall be disclosed pursuant to Proffer 9.

9. Disclosure. Prior to entering into a contract of sale, initial and subsequent purchasers shall be notified in writing by the Applicants of maintenance responsibility for the stormwater management facilities, common area landscaping, tree preservation areas, any other open space amenities, and the shared driveway and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
10. 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.
11. 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 face of curb.
12. Decks and Similar Appurtenances. Bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the GDP 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. Deck modifications including but not limited to lattice work, pergolas, trelliss, 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. Further the construction, including grading, for any decks, porches, or sunrooms shall not negatively impact site drainage.

13. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the GDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site/subdivision plan approvals.

Transportation

14. Right-of-Way Dedication along Chain Bridge Road. At the time of subdivision plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board and without encumbrances, the right-of-way along the site frontage to Chain Bridge Road – Route 123 creating a variable width right-of-way between 61 feet and 73.5 feet from the existing centerline, as generally shown on the GDP and labeled thereon as "PROPOSED DEDICATION", which would allow future road improvements to Chain Bridge Road.
15. Right-of-Way Dedication and Improvements along Sutton Road. At the time of subdivision plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board and without encumbrances, the right-of-way along the site frontage to Sutton Road creating a right-of-way of approximately 68 feet from the existing centerline, as shown on the GDP and labeled thereon as "PROPOSED DEDICATION". The Applicant shall also construct additional pavement sections along Sutton Road and the service drive access in the areas shown on Sheet 2 of the GDP as "PROPOSED R.O.W. ASPHALT PAVING". The Applicant shall construct curb and gutter along Sutton Drive and the service drive in the areas shown on Sheet 2 of the GDP.
16. Sidewalks. The Applicant shall provide 5 foot sidewalks in the locations shown on the GDP, which locations generally conform to the final alignment of Chain Bridge Road and Sutton Road.

17. Chain Bridge Road Entrance Removal. The Applicant shall remove the existing curb cuts and driveway on Chain Bridge Road and shall restore the curb and gutter in the locations of the existing curb cuts.

Construction

18. Construction Access and Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on Saturdays. No construction shall occur on Sundays or Federal Holidays.

Environment

19. 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 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, filtera systems, infiltration ditches, bay filters, storm tech chamber and drainage swales. Stormwater management facilities/Best Management Practices (“BMPs”), including but not limited to a percolation trench, shall be provided as generally depicted on the GDP. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the GDP.
- B. Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater

management designs without the requirement to amend the GDP or these proffers or gain approval of an administrative modifications to the GDP or proffers. Such changes to the stormwater management designs shall not materially impact the limits of clearing and grading, building locations, quality of landscaping, or road layouts.

20. BMP Maintenance. After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs in accordance with the PFM and County guidelines.

21. 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.

22. Landscaping. At the time of subdivision plan or site plan review, as required, the Applicant shall submit to DPWES a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on the GDP. This plan shall be subject to review and approval of Urban Forestry 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 Division at the time of subdivision plan approval. However, all plant material installed on the Property shall be non-invasive. Concurrent with the initial subdivision plan submission, the Applicant shall provide a copy of the more detailed landscape plans to the Providence District Supervisor's office for review and comment.

Tree Preservation

23. **Tree Preservation.** The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

24. **Tree Appraisal.** The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Property that are shown to be saved on the Tree Preservation Plan.

These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a bond, letter of credit, or cash payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 25% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

25. 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 landscape architect shall walk the limits of clearing a grading with an UFMD, DPWES,

representative, a representative of the Providence District Supervisor's office, and any interested member of the community to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and/or where alternative preservation efforts that remove certain trees from the limits of clearing and grading are more effective, and such adjustment shall be implemented. **The Applicant shall provide interested members of the community with written notice fourteen (14) days prior to the walk-through meeting.**

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.

26. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, as modified during the tree preservation walk-through, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any area protected by the limits of clearing and grading that must be disturbed for such utilities.
27. 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 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 UFMD, DPWES.

28. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffered conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by 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:
- a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - c. Root pruning shall be conducted with the supervision of a certified arborist.
 - d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

29. Monitoring. During any clearing or tree/vegetation/structure removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
30. Phase 1 Archaeological. At least 30 days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within sixty (60) days of submission, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is submitted to CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

Recreation

31. Off-Site Recreation. The Applicant shall contribute ~~\$10,716.00~~\$8,037.00 to the Fairfax County Board of Supervisors upon issuance of the first RUP for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence District.

Miscellaneous

32. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in

kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

33. School Contribution. Prior to the issuance of the first RUP, a contribution of \$21,650.00 for the ~~four~~three (43) new dwelling units to be built on the Property shall be made to the public schools serving the Property. Said contribution shall be deposited with DPWES for transfer to the Fairfax County School Board. Notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
34. 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 of 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.
35. Nottaway Nights. Prior to the issuance of the first RUP, the Applicant shall contribute \$1,000.00 to the Nottaway Nights program.
36. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2015, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI), as permitted by Virginia State Code Section 15.2-2303.3.

37. Successors 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 W. Jackson

Owner of Tax Map Number 048-1-((01))-0050

By: _____

Name: James W. Jackson

The Evergreene Companies, LLC

Applicant/Contract Purchaser of Tax Map Number 048-1-
((01))-0050

By: _____
Name: Robert Cappellini, Jr.
Title: President

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Document comparison by Workshare Compare on Thursday, June 04, 2015
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Description	#62377503v5<Active> - Proffers - Evergreene (2701 Chain Bridge Road/RZ 2014-PR-018)
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2701 CHAIN BRIDGE ROAD

GENERALIZED DEVELOPMENT PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
JULY, 2014

REVISED SEPTEMBER 8, 2014 (FOR ACCEPTANCE COMMENTS)

REVISED NOVEMBER 18, 2014

REVISED JANUARY 6, 2015

REVISED FEBRUARY 13, 2015

REVISED MAY 27, 2015



VICINITY MAP
SCALE: 1" = 2,000'

OWNER

JAMES JACKSON
5112 SUMMIT DRIVE
FAIRFAX, VA 22030

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone 703.449.8100
Fax 703.449.8108

APPLICANT/ CONTRACT PURCHASER

THE EVERGREENE COMPANIES LLC
3684 Centerview Drive
Suite 120
Chantilly, VA 20151

SHEET INDEX

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7	TREE PRESERVATION PLAN
8	TREE PRESERVATION DETAILS
9	GRADING PLAN
10	BMP NARRATIVE & COMPUTATIONS
11	SWM NARRATIVE & COMPUTATIONS
12	OUTFALL ANALYSIS

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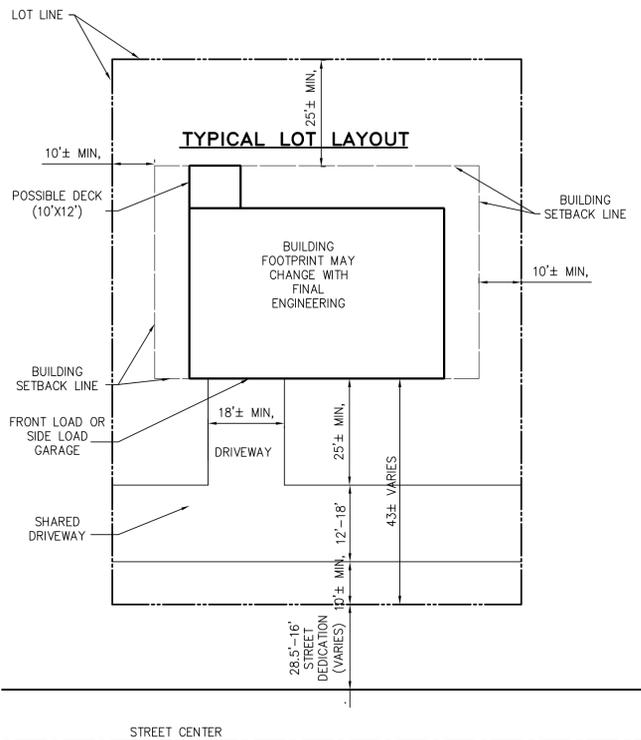


SHEET 1 OF 12
PROJECT # 13502.01

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 48-1-(01)), PARCEL 50, AND IS ZONED R-1.
- THE PROPERTY DELINEATED HEREON IS ON A BOUNDARY SURVEY PROVIDED BY BARNES AND JOHNSON.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM A FIELD RUN SURVEY PROVIDED BY BARNES AND JOHNSON.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE PROVIDENCE MAGISTERIAL DISTRICT, ACCOTINK M-2 SANITARY SEWER SHED AND THE DIFFICULT RUN WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, WITH THE EXCEPTION OF THE FOLLOWING:
 - REQUEST FOR WAIVER OF TRAIL REQUIREMENT ON ROUTE 123
 - REQUEST FOR WAIVER OF SERVICE DRIVE ON ROUTE 123
 - REQUEST FOR WAIVER FOR TREE PRESERVATION TARGET REQUIREMENTS
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS A REQUIREMENT FOR BOTH A MAJOR PAVED TRAIL AND ONROAD BIKE ROUTE ON THE OPPOSITE (NORTH) SIDE CHAIN BRIDGE ROAD (ROUTE 123) ACROSS THE STREET FROM THE SUBJECT PROPERTY.
- THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THERE ARE NO EXISTING UTILITY EASEMENTS ON THE SITE.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE PROPERTY IS LOCATED WITHIN THE NUTLEY COMMUNITY PLANNING SECTOR (V5) OF THE VIENNA PLANNING DISTRICT (AREA II) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR RESIDENTIAL 3-4 du/oc
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THIS GDP. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

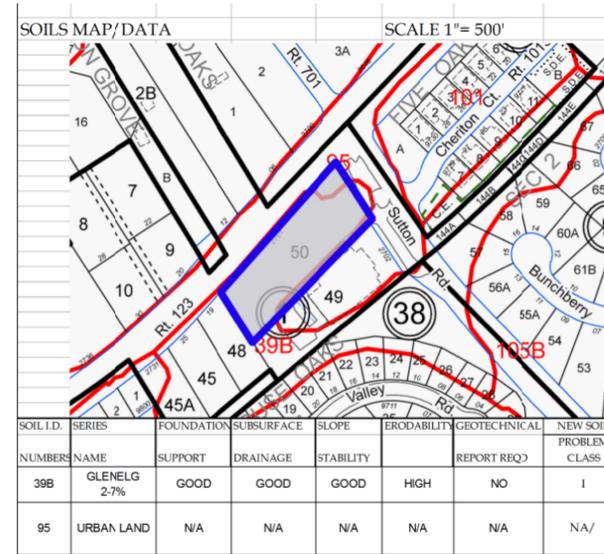
NOT TO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY)



18-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:

- APPLICATION TO BE SUBMITTED SEPARATELY.
- PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING STRUCTURES ON THE SITE.
 - EXISTING STREET INFORMATION AS SHOWN ON PLAN.
 - SEAL AND SIGNATURE ARE SHOWN ON PLAN.
- LEGAL DESCRIPTIONS AND REZONING PLATS TO BE SUBMITTED SEPARATELY.
- FAIRFAX COUNTY ZONING MAP (1"=500') WITH SITE HIGHLIGHTED IN RED TO BE SUBMITTED SEPARATELY.
- FAIRFAX COUNTY SOIL IDENTIFICATION MAPS SUBMITTED WITH PLAN
- AFFADAVIT TO BE SUBMITTED SEPARATELY.
- APPLICATION TO BE SUBMITTED SEPARATELY.
- N/A- NO ENVIRONMENTAL IMPACT ASSESSMENT IS REQUIRED
- STATEMENT OF JUSTIFICATION TO BE SUBMITTED SEPARATELY.
- FOR REZONING APPLICATIONS TO AN R, C OR I DISTRICT THIS GDP SHALL SHOW THE FOLLOWING INFORMATION:
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - N/A: THE DEVELOPMENT CONTAINS ONLY SINGLE FAMILY DETACHED DWELLINGS, THEREFORE NO BULK PLANE IS REQUIRED.
 - THE APPLICANT PROPOSES SAFE AND ADEQUATE ACCESS TO THE ADJACENT ROAD NETWORK BY RELOCATING ACCESS FROM CHAIN BRIDGE ROAD TO SUTTON ROAD. THE PROPERTY CURRENTLY HAS DIRECT ACCESS TO CHAIN BRIDGE ROAD. THE PROPOSED DEVELOPMENT WILL SHIFT THAT ACCESS TO SUTTON ROAD VIA A PRIVATE SHARED DRIVEWAY. PEDESTRIAN ACCESS WILL BE PROVIDED BY A TRAIL (5' SIDEWALK) ALONG CHAIN BRIDGE ROAD. THIS SIDEWALK CONNECTS TO THE EXISTING SIDEWALKS EAST OF THE PROPERTY. REFER TO GENERAL NOTE 6 FOR INFORMATION CONCERNING TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.
 - NO COMMON OPEN SPACE PROPOSED.
 - NO MAJOR SANITARY SEWER IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
 - REFER TO SHEETS 10, 11 AND 12 FOR ALL REQUIRED STORM WATER MANAGEMENT INFORMATION.
 - REFER TO GENERAL NOTE 8.
 - REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
 - TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - AREAS OF TREE PRESERVATION ARE SHOWN ON PLAN.
 - DIMENSIONS OF BUILDING SETBACK AND SUPPLEMENTAL TREE PLANTINGS ARE SHOWN ON PLAN.
 - NO EXISTING STRUCTURES ON SITE.
 - G.F.A. AND F.A.R ARE NOT APPLICABLE.
 - REFER TO SITE TABULATIONS FOR THE NUMBER OF UNITS AND DENSITY. NO OPEN SPACE IS REQUIRED OR PROPOSED.
 - ANY AND ALL PUBLIC IMPROVEMENTS AS SHOWN ON PLAN.
 - DEVELOPMENT SCHEDULE TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
 - NO EQC, RPA, OR FLOODPLAIN EXISTS ON THE SITE.
 - EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.
 - EXISTING VEGETATION MAP (EVM) PROVIDED ON SHEET 4. PROPOSED LANDSCAPE PLAN PROVIDED ON SHEET 5.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- OWNER

JAMES JACKSON
5112 SUMMIT DRIVE
FAIRFAX, VA 33030
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN WHICH WHICH RECOMMENDS RESIDENTIAL DEVELOPMENT AT 3-4 DU/AC.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE.
- THIS DEVELOPMENT SHALL CONFORM TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS
- N/A AT THIS TIME.
- N/A: NO ARCHAEOLOGICAL SURVEY IS REQUIRED.
- N/A: THE PROPOSED DEVELOPMENT IS NOT A REZONING TO A P DISTRICT, THEREFORE NO DEVELOPMENT PLAN AS PROVIDED FOR IN ARTICLE 16 IS REQUIRED.
- APPLICATION FEE TO BE SUBMITTED SEPARATELY.



TYPICAL BUILDING ELEVATION (FRONT)
(FOR ILLUSTRATIVE PURPOSES ONLY)

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GENERAL NOTES AND COMMENTS
GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

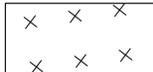
BC REVISIONS: REVISED 9-8-14 (ACCEPTANCE COMMENTS) REVISED 11-18-14 REVISED 1-6-15 REVISED 2-13-15 REVISED 5-27-15	APPLICANT: THE EVERGREENE COMPANY LLC 3864 Centerview Drive Suite 120 Chantilly, VA 20151
DESIGNED BY: PLR	DRAFTED BY: CAD
CHECKED BY: PLR	DATE: JULY, 2014
SCALE: HOR. N/A VERT. N/A	SHEET 3 OF 12
CO. NO.	CAD NAME: G13502NOT
LAYOUT: NOTES	FILE NO. 13502.01-00

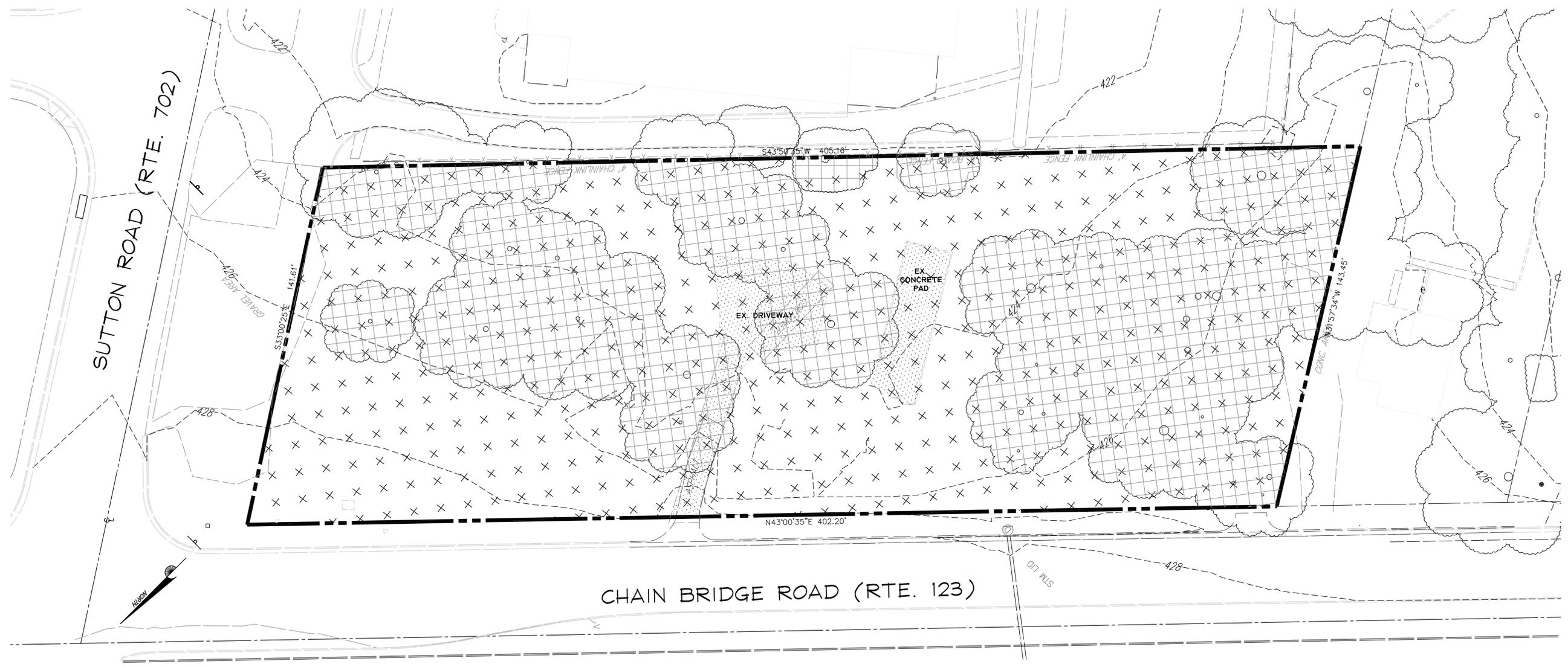
EXISTING VEGETATION MAP SUMMARY AND NARRATIVE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (Ac.±)	NARRATIVE
2	OAK, TULIP POPLAR, MAPLE	MATURE	POOR	1.21	THIS SITE IS A HIGHLY DISTURBED URBAN LOT, AND HAS BEEN EXTENSIVELY DISTURBED BY THE DEMOLITION OF EXISTING FEATURES, GRADING, FILL, AND OTHER PAST USES. THE TREES ARE OF VERY POOR CONDITION WITH FEW EXCEPTIONS. THE UNDERSTORY IS HIGHLY DISTURBED AND CONSISTS MAINLY OF ENGLISH IVY, MOCK ORANGE, AND BAMBOO. THERE ARE VERY FEW TREES WITHIN THIS LOT THAT WARRANT CONSIDERATION FOR PRESERVATION.
5	N/A	N/A	N/A	0.07	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING AND ROADWAYS.

Total: 1.28 Ac.±

EXISTING VEGETATION MAP LEGEND

 COVER TYPE 2 (UPLAND FOREST)
 EXISTING PRE-CONSTRUCTION TREE CANOPY AREA (28,898 s.f.±)
 COVER TYPE 5 (DEVELOPED AREA)
 EXISTING PRE-DEVELOPMENT TREE CANOPY LINE FOR ONSITE TREES ONLY
 SEE SHEET 7 FOR THE TREE PRESERVATION TARGET AND STATEMENT



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EXISTING VEGETATION MAP
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS: REVISED 9-8-14 (ACCEPTANCE COMMENTS) REVISED 11-18-14 REVISED 1-8-15 REVISED 2-13-15 REVISED 5-27-15	DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JULY, 2014 SCALE: HOR. 1"=20' VERT. N/A
APPLICANT: THE EVERGREENE COMPANY LLC 3864 Centerview Drive Suite 120 Chantilly, VA 20151	SHEET 4 OF 12
CO. NO. CAD NAME: G13502EVM LAYOUT: EVM FILE NO. 13502.01-00	

XREFS:

LEGEND

-  SHADE TREE (CATEGORY IV DECIDUOUS TREE)
-  LARGE EVERGREEN TREE (CATEGORY II EVERGREEN TREE)
-  SMALL EVERGREEN TREE (CATEGORY II EVERGREEN TREE)
-  ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREE)
-  DECIDUOUS OR EVERGREEN SHRUB
-  EXISTING TREELINE
-  PROPOSED TREELINE

NOTE: SEE SHEET 7 FOR EXISTING TREES TO BE PRESERVED/REMOVED

PLANT SCHEDULE AND TREE CANOPY CALCULATIONS *

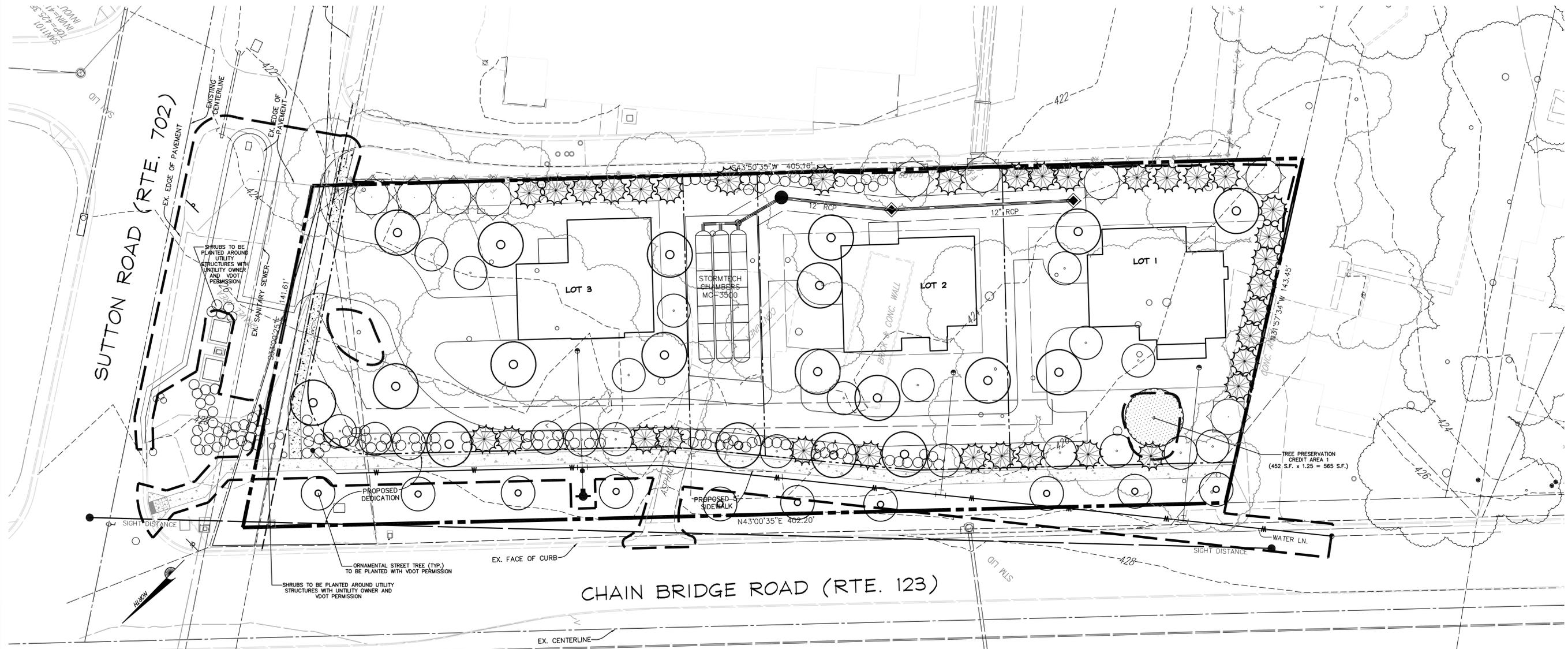
QTY.	TYPE *	USE	SIZE	STOCK TYPE	TREE CANOPY CALCULATION	
					AREA/TREE (s.f.)	TOTAL CANOPY AREA (s.f.)
19	CATEGORY IV DECIDUOUS TREE		2" CAL.	B&B	200	3,800
21	CATEGORY II DECIDUOUS TREE		2" CAL.	B&B	100	2,100
9	CATEGORY III EVERGREEN TREE		8" HEIGHT AT TIME OF PLANTING	B&B	150	1,350
35	CATEGORY II EVERGREEN TREE		8" HEIGHT AT TIME OF PLANTING	B&B	100	3,500
					TOTAL	10,750 **

NOTE: PROPOSED TREES OFFSITE OR WITHIN THE PROPOSED DEDICATION AREA HAVE NOT BEEN INCLUDED IN THE TREE CANOPY CALCULATIONS.

* FINAL TREE GENUS AND SPECIES TO BE DETERMINED AT THE SITE PLAN PHASE. TREES WILL BE SELECTED FROM THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, TABLE 12.19 TREE SELECTION AND CANOPY COVER GUIDE OR, SUITABLE ALTERNATE TREES IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION.

** WHEN ADDED TO THE 10-YEAR TREE CANOPY CREDIT RECEIVED FOR TREE PRESERVATION (SEE THE 10-YEAR TREE CANOPY CALCULATIONS SHOWN ON SHEET 6), THE 10,750 s.f. TOTAL REPRESENTS THE MINIMUM 10-YEAR TREE CANOPY CREDIT FOR TREES TO BE PLANTED NECESSARY TO ACHIEVE THE OVERALL TREE CANOPY REQUIRED FOR THE SITE. NO LESS THAN THE QUANTITY AND CREDIT FOR TREES SHOWN IN THE PLANT SCHEDULE WILL BE PROVIDED. TREES PLANTED THAT DO NOT MEET THE MINIMUM RESTRICTIVE REQUIREMENTS OF THE PFM WILL NOT RECEIVE CANOPY CREDIT. IF NEEDED, ADDITIONAL TREES WILL BE PROVIDED TO MEET THE MINIMUM 10-YEAR TREE CANOPY FOR THE SITE. AT THEIR DISCRETION, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL TREES ABOVE AND BEYOND THOSE REQUIRED TO MEET THE MINIMUM CANOPY REQUIREMENTS.

NOTE: POSSIBLE UTILITY CONNECTIONS HAVE BEEN SHOWN ON THE PLAN BASED ON PRELIMINARY ENGINEERING. THE FINAL LOCATIONS OF THESE CONNECTIONS MAY CHANGE BASED ON FINAL ENGINEERING AT THE SITE PLAN PHASE. ADDITIONAL UTILITY CONNECTIONS MAY BE REQUIRED. THE LIMITS OF CLEARING AND GRADING WILL CHANGE ACCORDINGLY.



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LANDSCAPE PLAN
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS:
 REVISED 9-8-14 (ACCEPTANCE COMMENTS)
 REVISED 11-18-14
 REVISED 1-8-15
 REVISED 2-13-15
 REVISED 5-27-15
 APPLICANT:
 THE EVERGREEN COMPANY LLC
 3864 Centerview Drive
 Suite 120
 Chantilly, VA 20151

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: JULY, 2014
 SCALE: HOR. 1"=20'
 VERT. N/A
 SHEET 5 OF 12
 CO. NO.
 CAD NAME: G13502LSC
 LAYOUT: LSC
 FILE NO. 13502.01-00

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

TREE PRESERVATION TARGET DEVIATION REQUEST:

December 16, 2014

Keith Cline, Director
Fairfax County DPWE's
Urban Forest Management Division
12055 Government Center Parkway
Suite 518
Fairfax, VA 22035

RE: 2701 Chain Bridge Road
Tree Preservation Target Deviation Request
RZ 2014-PK-018
BC Project No.: 13502.11

Dear Mr. Cline:

On behalf of our client, The Evergreen Companies (Applicant), I hereby request a deviation of the Tree Preservation Target for the above referenced project. This request is in accordance with the provisions of Section 12-0508.3A(2) of the Fairfax County Public Facilities Manual, whereby; "Meeting the Tree Preservation Target would require the preservation of trees that do not meet standards for health and structural condition and other vegetation and risk management requirements of § 12-0400 et seq". A Generalized Development Plan (GDP) RZ 2014-PR-018 is being reviewed concurrently with this Tree Preservation Target Deviation Request.

The subject site is located in the Providence District at the southern quadrant of the intersection of Chain Bridge Road (Route 123) and Sutton Road. The property is identified on Fairfax County Tax Assessment Map 48-1 (11) Parcel 50 and is currently zoned R-1. The GDP requests a rezoning to the R-4 district in accordance with the Fairfax County Comprehensive Plan.

The site is a vacant parcel containing a concrete structure and a gravel parking lot and driveway. It may be described as a derelict urban lot that is out of character with the surrounding upscale residential community. Most of the existing on-site trees are of poor quality. The soil has been generally compacted by past activities that include grading, filling and construction activities associated with the demolition of existing features. The understory contains several invasive plant species. Preservation of these trees would provide limited environmental and esthetic benefits to the development and the surrounding community.

Development at the densities allowed by the Comprehensive Plan provides few opportunities for the preservation of existing trees. Most of the trees that could be preserved would not meet the required standards for structural integrity and health and would not qualify for any 10-Year Tree Canopy credit. The tree preservation target cannot otherwise be met.

Respectfully, I ask for your approval of this Tree Preservation Target Deviation Request based on the information as provided above. The requirements of the 10-Year Tree Canopy will be met through the planting of trees on the site.

If you have any questions or need additional information, please do not hesitate to contact me. I look forward to hearing from you soon.

Sincerely,
THE BC CONSULTANTS, INC.



Peter Rinek, RLA, ISA CA, LEED AP
Principal of Planning and Landscape
Architecture

10-YEAR TREE CANOPY CALCULATIONS:

A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		Totals (# & %)
A1	Pre-development Area of Existing Tree Canopy	28,898
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	51.7%
A3	Percentage of 10-year Tree Canopy Required for the Site (R-4 Zone)	25%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	51.7%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	5.0%
A6	Has the Tree Preservation Target Minimum Been Met?	No
A7	If A6 is no, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. The narrative shall be prepared in accordance with § 12-0507.4.	See the Deviation Request shown elsewhere on this sheet.
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	56,921
B2	Subtract Areas Dedicated to Parks, and Road Frontage	10,822
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1 - (B2+B3)	45,099
B5	Identify Site's Zoning and/or Use	R-4
B6	Percentage of 10-Year Tree Canopy Required	25%
B7	Area of 10 Year Tree Canopy Required (B4xB6)	11,275
B8	Modification of 10-Year Tree Canopy Requirements Requested	No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request is Located	N/A
C. TREE CANOPY PRESERVATION		
C1	Tree Preservation Target Area (B7 x A4)	5,826
C2	Total Canopy Area Meeting Standards of §12-0200	452
C3	C2 x 1.25	565
C3.1	Total Canopy Area Meeting Standards of §12-0200 But Does Not Qualify for Bonus Multiplier	0
C3.2	C3 x 1.00	0
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided Through Tree Transplantation (See General Note 2 Below)	0
C7	C6 x 1.0	0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains	0
C9	C8 x 1.0	0
C10	Totals of C3, C3.2, C5, C7 and C9	565
D. TREE PLANTING		
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)	10,710
D2	Area of Canopy Planted for Air Quality Benefits	0
D3	D2 x 1.5	0
D4	Area of Canopy Planted for Energy Conservation	0
D5	D4 x 1.5	0
D6	Area of Canopy Planted for Water Quality Benefits	0
D7	D6 x 1.25	0
D8	Area of Canopy Planted for Wildlife Benefits	0
D9	D8 x 1.5	0
D10	Area of Canopy Provided by Native Species	0
D11	D10 x 1.5	0
D12	Area of Canopy Provided by Improved Cultivars and Varieties	0
D13	D12 x 1.25	0
D14	Area of Canopy Provided Through Tree Seeding	0
D14.1	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Wood Seed Mix	0
D15.1	D15 x 1.0	0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14	0
D16.1	Area of Canopy Planted With No Multiplier	10,750
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	10,750
D18	Is an Offsite Planting Relief Requested?	No
D19	Tree Bank or Tree Fund	N/A
D20	Canopy Area Requested to be Provided Through Offsite Banking or Tree Fund	0
D21	Amount to be Deposited into the Tree Preservation and Planting Fund	0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	Total of Canopy Area Provided Through Tree Preservation (C10)	565
E2	Total of Canopy Area Provided Through Tree Planting (D17)	10,750
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	11,315

ROADWAY DEDICATION
SEE ELSEWHERE ON THIS SHEET THE TREE PRESERVATION TARGET DEVIATION REQUEST

LANDSCAPE IMPLEMENTATION POLICY

URBAN FOREST MANAGEMENT
POLICY ON LANDSCAPE IMPLEMENTATION
November 17, 2010

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

Tree Species and Size

- Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFMD). (PFM 12-0705.1A)
- All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's American Standard for Nursery Stock, (ANSI Z60.1-1996). See attachment #1. (PFM 12-0705.1B)

Species Substitutions

- Species substitutions within the tree categories listed in Table 12.17 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following. (PFM 12-0705.1C)
 - Plant Diversity** - The use of substitutions shall not result in any species making up more than 10 percent, and shall not result in any one species making up more than 33 percent, of the total number of trees required to be planted on the site. (PFM 12-0515.1L)
 - Authorization** - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C(2))
 - Substitutions Outside of Tree Category** - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.17, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0705.1C(3))
 - Species Suitability** - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1B)
 - Additional Tree Cover Credit** - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following:
 - Air Quality, PFM 12-0510.4B(1)
 - Energy Conservation, PFM 12-0510.4B(2)
 - Wildlife Benefits, PFM 12-0510.4B(4)
 - Native Trees, PFM 12-0510.4B(5)

Planting Locations

- Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
 - Planting Area** - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)
 - Environmental Conditions** - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1E)
 - Compacted Soil** - If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3B)
 - Restrictive Barriers** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0510.4B(5))
 - Spacing** - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap; or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0510.4B(6))
 - Easements** - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0515.6B)

Staking and Guying

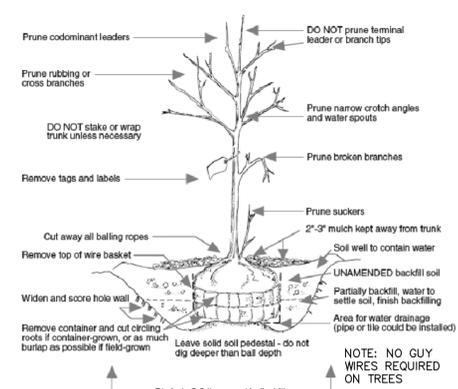
- Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation. (PFM 12-0705.3C)

Seasonal Landscape Deferrals

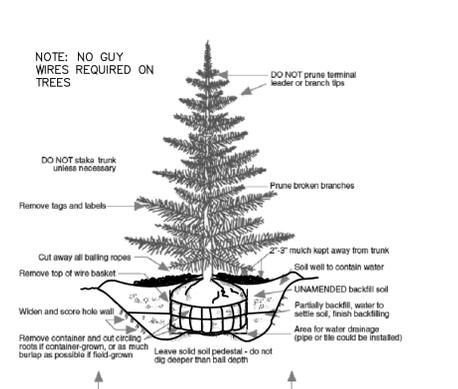
- A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffers or conditions.
- The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.
- At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Approval of RUP/Non-RUP

- The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 18-704.3) See Seasonal Landscape Deferrals above.



1 TREE PLANTING GUIDELINE
NOT TO SCALE
12A-Tree Planting-VA



2 EVERGREEN PLANTING GUIDELINE
NOT TO SCALE
12A-Tree Planting-VA

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

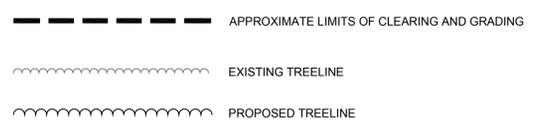
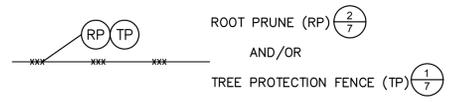
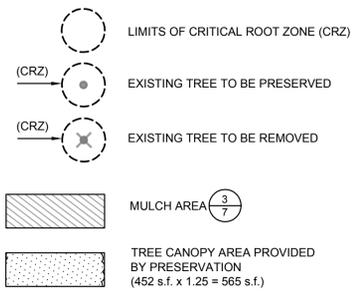
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LANDSCAPE DETAILS
GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS: REVISED 9-8-14 (ACCEPTANCE COMMENTS) REVISED 11-18-14 REVISED 1-8-15 REVISED 2-13-15 REVISED 5-27-15	APPLICANT: THE EVERGREEN COMPANY LLC 3864 Centerview Drive Suite 120 Chantilly, VA 20151
DESIGNED BY: PLR	DRAFTED BY: CAD
CHECKED BY: PLR	DATE: JULY, 2014
SCALE: HOR. N/A VERT. N/A	SHEET 6 OF 12
CO. NO.	CAD NAME: G13502LSCDET
LAYOUT: LSC DET	FILE NO. 13502.01-00

LEGEND:



SEE SHEET 7 FOR TREE INVENTORY AND CONDITION ANALYSIS. AND SHEET 8 FOR TREE PRESERVATION DETAILS.

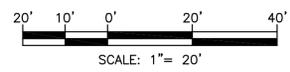
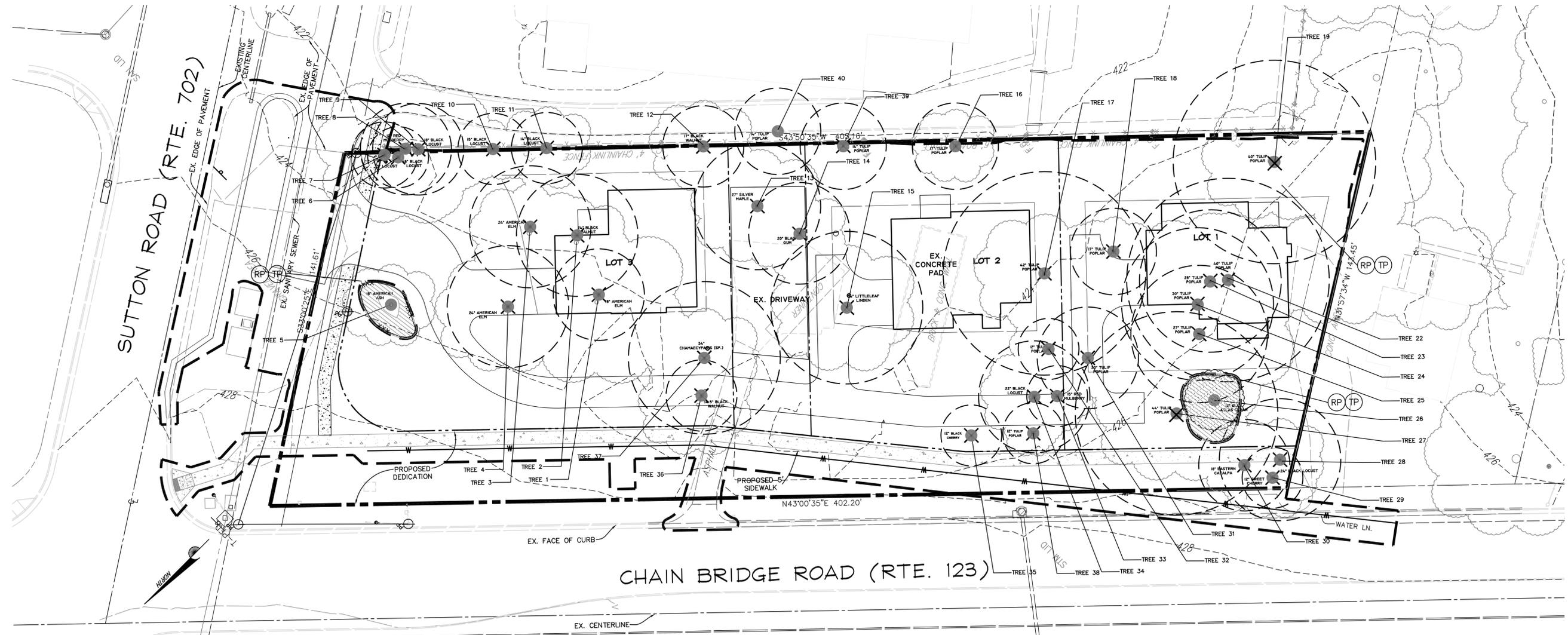
TREE INVENTORY AND CONDITION ANALYSIS LEGEND AND GENERAL NOTES:

- TBD : POTENTIAL HAZARD OR TREE OF SPECIAL CONCERN. STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.
- P : PRESERVE
- R : REMOVE
- POS : PRESERVE OFF-SITE
- RWP : REMOVE WITH PERMISSION FROM THE URBAN FOREST MANAGEMENT DIVISION AND/OR THE ADJACENT CO-OWNER.
- X : CONDUCT ACTIVITY INDICATED
- * : DBH/DIAMETER BREAST HEIGHT AS MEASURED 4.5 FEET ABOVE GROUND.
- ** : CRZ/CRITICAL ROOT ZONE (ONE FOOT OF RADIUS FOR EVERY INCH OF TREE DIAMETER. CRZ FOR TREES WITH MULTIPLE STEMS ARE CALCULATED BASED ON THE DIAMETER OF A TREE WITH A BASAL AREA EQUIVALENT TO THE SUM OF THE BASAL AREAS FOR ALL STEMS MEASURED).
- *** : CONDITION RATINGS ARE PROVIDED AS PERCENTAGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

- GENERAL NOTES:**
- NO OFF-SITE TREES OR CO-OWNED TREES SHALL BE REMOVED WITHOUT THE PRIOR PERMISSION OF THE OFF-SITE OWNER(S) OR CO-OWNER(S) OF THE TREES.
 - THE ADJACENT PROPERTY OWNER(S) DID NOT GRANT PERMISSION TO ACCESS THEIR PROPERTY. THE LOCATION, DIAMETER AND CONDITION ANALYSIS FOR ALL OFF-SITE TREES HAVE BEEN ESTIMATED.
 - ALL TREES 12 INCHES OR GREATER IN DIAMETER WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING IN THE UNDISTURBED AREA AND WITHIN 10 FEET OF THE LIMITS OF CLEARING AND GRADING IN THE DISTURBED AREA HAVE BEEN LISTED.

2701 CHAIN BRIDGE ROAD - TREE INVENTORY AND CONDITION ANALYSIS

Tag #	Species	Size	CRZ		Condition	Canopy Position	Crown Density	Average Crown Spread	Problems	Status	Activities						Comments		
			DBH (in.)	R (ft.)							%	%	ft	Root Prune	Mulch	Fertilize		Combindal	Prune
1	American elm	18	18						poor condition, vine covered, deadwood	R									
2	Black walnut	24	24	22		Codominant	45	30		R									
3	American elm	24	24							R									
4	American elm	24	24	34		Codominant	70	40	poor condition, vine covered, cavity in trunk	R									
5	American ash	18	18						dead	R	x	x	x						
6	Black locust	18	18						dead	R									Co-Owned
7	Black locust	13	13						dead	R									Co-Owned
8	Red mulberry	12	12						dead	RWP									Co-Owned
9	Black locust	18	18						dead	RWP									Co-Owned
10	Black locust	15	15	22		Codominant	30	20	poor condition, vine covered, deadwood	RWP									Co-Owned
11	Black locust	14	14						some ivy covering trunk	RWP									Co-Owned
12	Black walnut	17	17	13		Codominant	30	20	poor condition, large deadwood, ivy covered, another tree fell on it	RWP									Co-Owned
13	Silver maple	27	27							R									dead, fallen over
14	Black gum	20	20							R									dead
15	Littleleaf linden	34	34							R									
16	Tulip poplar	17	17						ivy covered, some deadwood, heaving at root collar	R									
17	Tulip poplar	42	42	13		Codominant	30	20	poor condition, ivy covered, deadwood	R									
18	Tulip poplar	17	17	13		Codominant	40	20	poor condition, ivy covered, deadwood	R									
19	Tulip poplar	40	40							R									
20	Not Used																		
21	Not Used																		
22	Tulip poplar	40	40							R									
23	Tulip poplar	28	28							R									
24	Tulip poplar	30	30							R									
25	Tulip poplar	27	27							R									
26	Blue atlas cedar	12	12						some deadwood	R	x	x	x	x					
27	Tulip poplar	44	44						vine covered, some deadwood	R									
28	Black locust	24	24	22			20	15	poor condition, vine covered, deadwood	R									
29	Sweet cherry	12	12	31			10	10	poor condition, vine covered, deadwood	R									
30	Eastern catalpa	18	18	22			10	15	poor condition, vine covered, deadwood, rotting trunk	R									
31	Tulip poplar	20	20	25			15	20	poor condition, vine covered, deadwood	R									
32	Tulip poplar	12	12	31			15	20	poor condition, vine covered, deadwood	R									
33	Red mulberry	18	18							R									
34	Black locust	22	22	38			20	30	poor condition, vine covered, some deadwood	R									
35	Black cherry	12	12							R									dead, fallen over
36	Black walnut	15	15						vine covered, some deadwood	R									
37	Chamaecyparis (ssp)	34	34						vine covered, some deadwood	R									
38	Tulip poplar	12	12	44			30	30		R									
39	Tulip poplar	14	14	41			30	25		R									
40	Tulip poplar	14	14	44			30	30		RWP									Offsite



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TREE PRESERVATION PLAN
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS:	REVISED 9-8-14 (ACCEPTANCE COMMENTS)
	REVISED 11-18-14
	REVISED 1-6-15
	REVISED 2-13-15
	REVISED 5-27-15
	APPLICANT: THE EVERGREEN COMPANY LLC
	3864 Centerville Drive
	Suite 120
	Chantilly, VA 20151
DESIGNED BY:	PLR
DRAFTED BY:	CAD
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DATE:	JULY, 2014
SCALE:	HOR. N/A VERT. N/A
SHEET 7 OF 12	
CO. NO.	
CAD NAME:	G13502TPP
LAYOUT:	TPP
FILE NO.	13502.01-00

- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH TREE PROTECTION FENCING.

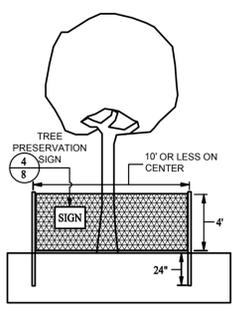
- TREE PROTECTION FENCE SHALL BE POSITIONED DIRECTLY IN THE ROOT PRUNING TRENCH AND BACKFILLED FOR STABILITY OR JUST OUTSIDE THE TRENCH WITHIN THE DISTURBED AREA.

- TREE PROTECTION FENCING SHALL CONSIST OF FOUR FOOT 14-GAUGE WELDED WIRE FENCE ATTACHED TO SIX FOOT TALL T-POSTS DRIVEN 18 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.

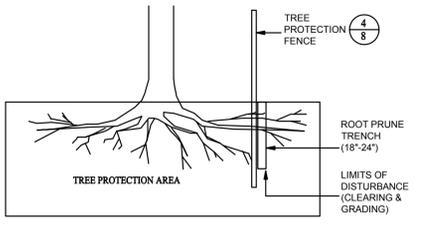
- WHERE APPROPRIATE, BASED ON EROSION AND SEDIMENT CONTROL PLANS, SUPER SILT FENCE MAY BE USED AS TREE PROTECTION FENCING WITH THE APPROVAL OF FAIRFAX COUNTY.

- TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS, IN ENGLISH AND SPANISH, WHICH STATES "TREE PRESERVATION AREA - KEEP OUT" SHALL BE INSTALLED ON TREE PROTECTION FENCING EVERY 30 FEET.

- A CERTIFIED ARBORIST SHALL MONITOR THE INSTALLATION OF TREE PROTECTION FENCING.



1 TREE PROTECTION FENCE
8 NOT TO SCALE
12A1-8098Tree Protect



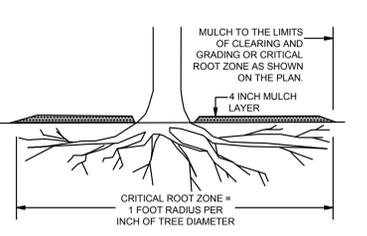
- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREES MARKED FOR PRESERVATION ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE ROOT PRUNED WHERE SHOWN ON THE PLAN.

- ROOT PRUNING SHALL BE CONDUCTED USING A TRENCHER OR VIBRATORY PLOW.

- THE ROOT PRUNING TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE AND 18-24 INCHES DEEP. ONCE COMPLETED, THE ROOT PRUNING TRENCH SHALL BE IMMEDIATELY BACK FILLED.

- ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

2 ROOT PRUNING
8 NOT TO SCALE
12A1-8098 Root Pruning



- SPREAD MULCH BY HAND TO A UNIFORM THICKNESS OF 4 INCHES.

- MULCH SHALL COVER AS MUCH OF THE ENTIRE CRITICAL ROOT ZONE AS POSSIBLE UP TO 10' FROM THE LIMITS OF CLEARING AND GRADING.

- MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED OR OTHER APPROVED MATERIAL.

- MULCH SHALL NOT TOUCH THE BASE OF THE TREE.

3 PROTECTIVE MULCHING
8 NOT TO SCALE
12A1-8098 Protect Mulch

**TREE PRESERVATION AREA
KEEP OUT**

NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED WITHIN THIS AREA. TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL IS PROHIBITED.

(CONSTRUCTION COMPANY NAME)
(COMPANY CONTACT PERSON & TELEPHONE NUMBER)

**PENALTY FOR VIOLATIONS
STRICTLY ENFORCED**

SPECIFICATIONS:

DIMENSIONS: WIDTH: 17 INCHES MINIMUM
HEIGHT: 11 INCHES MINIMUM

BACKGROUND COLOR: WHITE
LETTER COLOR: BLACK
LETTER SIZE:

LETTER 1: 1.5 INCH MINIMUM (LARGEST)
LETTER 2: 0.75 INCH MINIMUM
LETTER 3: 0.5 INCH MINIMUM
LETTER 4: 0.375 INCH MINIMUM (SMALLEST)

LANGUAGE: ENGLISH AND SPANISH (SEPARATE SIGNS)

NOTE: ALTERNATE SIGNAGE MAY BE SUBMITTED TO FAIRFAX COUNTY FOR APPROVAL.

4 TREE PRESERVATION SIGN
8 NOT TO SCALE
12A1-8098Tree Preser Sign

SITE MONITORING SCHEDULE

LIST OF DUTIES	DATE	DESCRIPTION OF DUTIES
PRE-CONSTRUCTION MEETING IN FIELD TO WALK LIMITS OF CLEARING AND GRADING	SPECIFIED BY UFMD	PRIOR TO THE PRE-CONSTRUCTION MEETING AND BEFORE ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES HAVE OCCURED, A CERTIFIED ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH A REPRESENTATIVE FROM FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD) TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE SURVIVABILITY OF TREES TO BE PRESERVED THAT OCCUR ALONG THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND/OR TO IDENTIFY HAZARDOUS, DAMAGED OR DISEASED TREES THAT NEED TO BE REMOVED.
INSTALLATION OF TREE PROTECTION FENCE	AFTER UFMD'S APPROVAL OF LOCATION	THE INSTALLATION OF ALL TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS REQUIRED TO BE PRESERVED. AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMD SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED.
CONSTRUCTION/ SITE ANALYSIS	MONTHLY ANALYSIS OF SITE OR AS SPECIFIED BY UFMD	THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS

TREE PRESERVATION NARRATIVE:

- ALL WORK PERFORMED IN ASSOCIATION WITH THIS PLAN SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARDS AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD).
- THE DEVELOPER SHALL RETAIN A CERTIFIED ARBORIST ("THE ARBORIST") TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN ("THIS PLAN"). ALL WORK REQUIRED BY THIS PLAN SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE ARBORIST AS SPECIFIED IN THE SITE MONITORING SCHEDULE AND TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN. ANY APPLICABLE DEVELOPMENT CONDITIONS AND/OR AS APPROVED BY UFMD. MONITORING SHALL OCCUR AT ALL TIMES DURING THE INSTALLATION OF TREE PROTECTION FENCING AND, DURING ANY CLEARING OR GRADING, REMOVAL OF TREES, VEGETATION, OR STRUCTURES OR, THE TRANSPLANTING OF TREES OR VEGETATION OR, ANY OTHER SIMILAR ACTIVITIES ON THE SITE WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THIS PLAN SHALL BE PROTECTED BY FENCING AS SPECIFIED ON THIS PLAN. THE PROTECTIVE FENCE INSTALLATION SHALL BE MONITORED AS NOTED IN THE SITE MONITORING SCHEDULE. THE FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCES. THE ARBORIST MUST VERIFY IN WRITING THAT THE FENCING HAS BEEN INSTALLED PRIOR TO ANY WORK OR DEMOLITION ACTIVITIES AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THIS PLAN.
- THE ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN URBAN FORESTER FROM UFMD AS NOTED IN THE SITE MONITORING SCHEDULE. ANY ADJUSTMENTS AGREED TO BY THE ARBORIST AND UFMD SHALL BE MEMORIALIZED IN WRITING BY BOTH PARTIES BEFORE ANY SUCH ADJUSTMENTS ARE IMPLEMENTED. TREES TO BE REMOVED SHALL BE TAGGED IN THE FIELD. TREES WITHIN THE UNDISTURBED AREA THAT ARE IDENTIFIED IN WRITING BY UFMD AS DEAD OR DYING, IN POOR CONDITION (INCLUDING DISEASED AND DAMAGED, OR TREES THAT POSE A POTENTIAL HAZARD TO HUMAN HEALTH OR PROPERTY MAY BE REMOVED AS PART OF THE CLEARING OPERATION. ANY TREE THAT IS SO IDENTIFIED SHALL BE REMOVED USING A CHAIN SAW AND SUCH REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP GRINDING MACHINE IN A MANNER CAUSING AS LITTLE DISTURBANCE AS POSSIBLE TO THE ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.
- ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED, INCLUDING ANY WOODY AND/OR HERBACEOUS VEGETATION OCCURRING IN THE UNDERSTORY. TREES DESIGNATED FOR REMOVAL ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW SO AS TO AVOID DAMAGE TO SURROUNDING TREES TO BE PRESERVED AND UNDERSTORY VEGETATION. THE USE OF POWER EQUIPMENT IN THESE AREAS SHALL BE LIMITED TO SMALL HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS. ANY WORK THAT REQUIRES THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS REVIEWED AND APPROVED IN WRITING BY UFMD.
- AS PART OF THE IMPLEMENTATION OF THIS PLAN AND THE SITE PLAN, MANAGEMENT PRACTICES SHALL PROVIDE FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED, SUBJECT TO THE APPROVAL OF UFMD. THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. THE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS SHALL BE RESTORED BY THE APPLICANT TO THE SATISFACTION OF UFMD IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN A MANNER NOT ALLOWED IN WRITING BY UFMD.
- PRIOR TO THE SITE PRE-CONSTRUCTION MEETING AND SITE WALK WITH AN URBAN FORESTER FROM UFMD AND THE ARBORIST, THE APPLICANT SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH A CONTINUOUS LINE OF FLAGGING.
- AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMD SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED. UFMD SHALL PROVIDE WRITTEN NOTICE TO THE APPLICANT AS TO WHETHER OR NOT THE AREAS HAVE BEEN DELINEATED CORRECTLY. IF IT IS DETERMINED BY UFMD THAT THE AREAS ARE NOT DELINEATED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SUBJECT PROPERTY UNTIL THE DELINEATION IS CORRECTED AND FIELD VERIFIED BY THE UFMD.
- ROOT PRUNING:** ROOT PRUNING SHALL BE PERFORMED WHEREVER GRADES WILL BE ALTERED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED AND SHALL BE CONDUCTED WHERE SHOWN ON THE PLAN OR AS MOST PRACTICAL GIVEN SITE CONSTRAINTS. A VIBRATING PLOW, TRENCHER, STUMP CUTTER OR ARBORIST APPROVED EQUAL SHALL BE USED TO A DEPTH OF 18 INCHES. IF A TRENCHER IS USED THE TRENCH SHALL BE BACKFILLED IMMEDIATELY TO PREVENT ROOT DEHYDRATION. IF SILT FENCE IS TO BE INSTALLED AT THE LIMITS, THE ROOT PRUNING TRENCH MAY BE USED FOR THE INSTALLATION OF SILT FENCE. WHEREVER POSSIBLE, ROOT PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH FOUR INCHES DEEP.
- WOOD CHIPS OR MULCH:** WOOD CHIPS OR LEAF AND BRANCH MULCH SHALL BE PLACED AROUND THE LIMITS OF CLEARING AND GRADING IN AREAS WHERE TREES ARE WITHIN 20' OF THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THIS PLAN. CHIPS OR MULCH THAT ARE PRODUCED AS A RESULT OF CLEARING OPERATIONS ON-SITE MAY BE USED FOR THIS PURPOSE AND SHALL BE PLACED BY HAND WITHOUT THE USE OF ENGINE-DRIVEN MACHINERY. CHIPS OR MULCH ARE NOT TO BE PLACED MORE THAN TEN FEET BEYOND THE LIMITS OF CLEARING AND GRADING AND SHALL NOT BE PLACED AT A DEPTH OF NO MORE THAN FOUR INCHES WITHIN THE PRESERVATION AREAS. OUTSIDE THE PRESERVATION AREAS, (WITHIN THE DISTURBED AREA), CHIPS OR LEAF AND BRANCH MULCH MAY BE PLACED AT A DEPTH NOT TO EXCEED TEN INCHES.

CERTIFIED ARBORIST

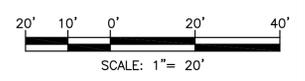
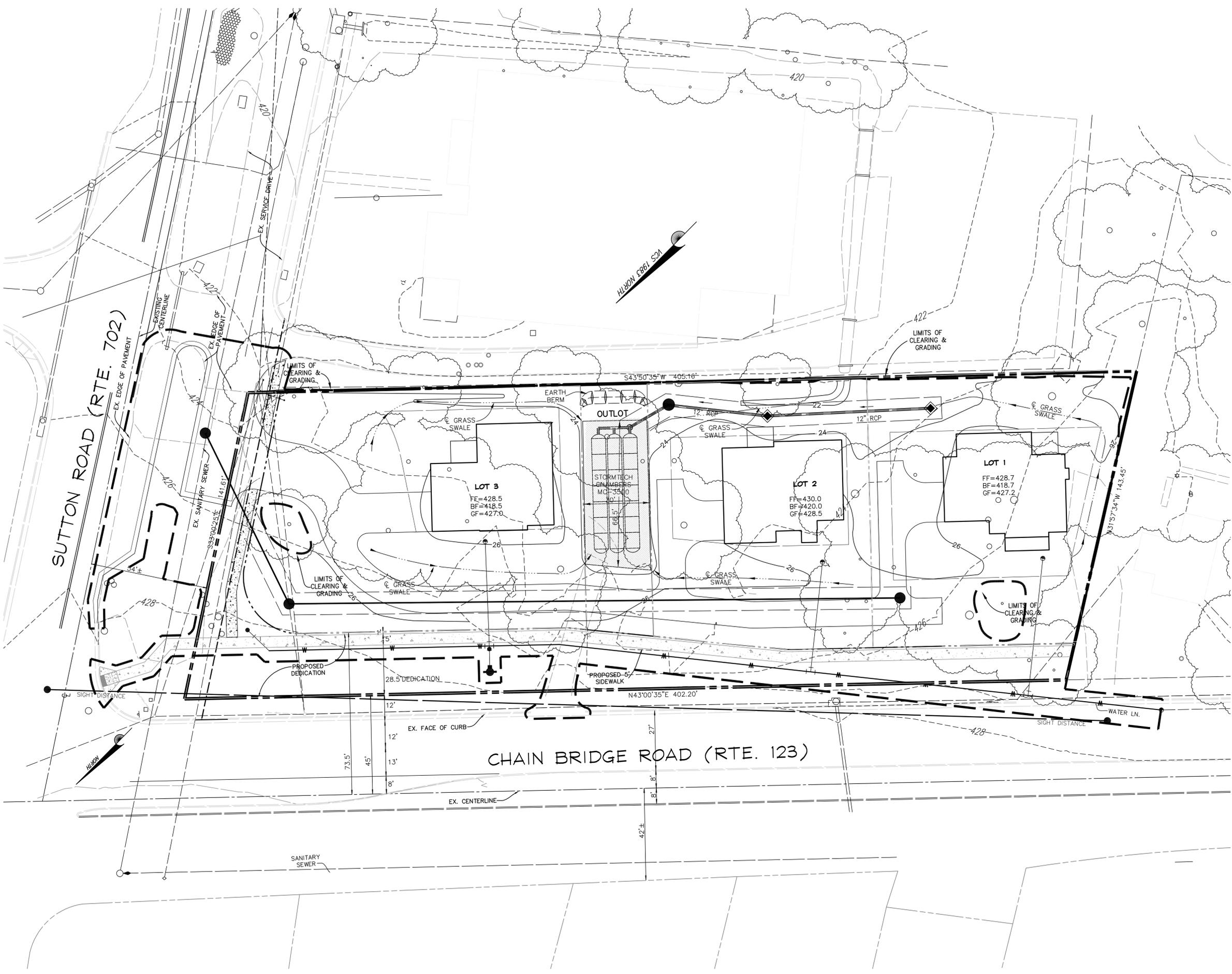


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	APPLICANT: THE EVERGREENE COMPANY LLC
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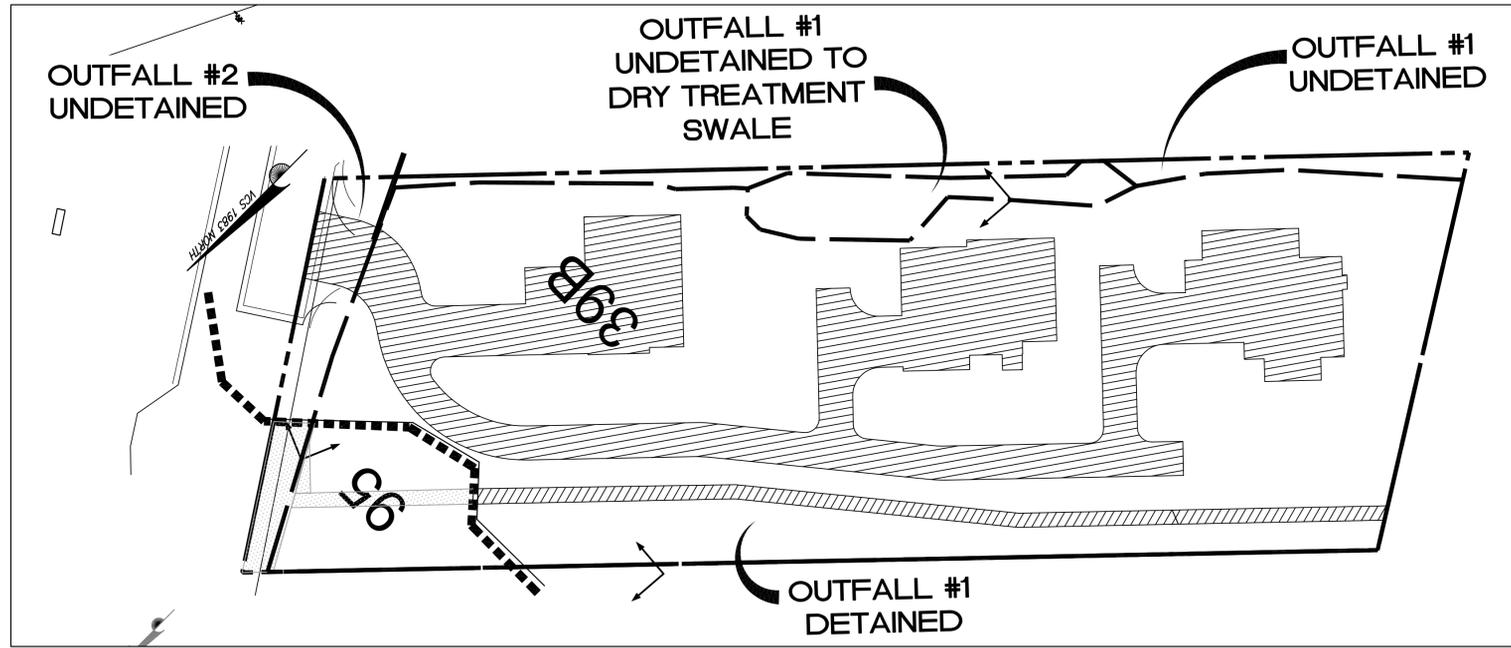
GRADING PLAN
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS:	REVISED 9-8-14 (ACCEPTANCE COMMENTS)
	REVISED 11-18-14
	REVISED 1-8-15
	REVISED 2-13-15
	REVISED 5-27-15
APPLICANT:	THE EVERGREEN COMPANY LLC
	3864 Centerview Drive
	Suite 120
	Chantilly, VA 20151
DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JULY, 2014
SCALE:	HOR. 1"=20' VERT. N/A
	SHEET 9 OF 12
CO. NO.	
CAD NAME:	G13502GRD
LAYOUT:	GRD
FILE NO.	13502.01-00

XREFS:

PROPOSED SITE IMPERVIOUS AREAS BY SOILS TYPE

(SCALE: 1"=30')



PRELIMINARY BMP NARRATIVE
2701 CHAINBRIDGE ROAD

WATER QUALITY PER CHAPTER 124-4-2(a)(1) OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE, THE TOTAL PHOSPHORUS LOAD FROM NEW DEVELOPMENT SHALL NOT EXCEED 0.41 POUNDS / ACRE / YEAR. THE PHOSPHORUS LOAD REDUCTION REQUIRED FOR THE SITE IS 0.80 LBS/YEAR.

TO MEET THIS WATER QUALITY PERFORMANCE CRITERIA THE STORMWATER RUNOFF COMPUTATIONS FOR THE SITE HAVE BEEN ANALYZED USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) AND BY UTILIZING BEST MANAGEMENT PRACTICES (BMP) PROVIDED BY THE STORMWATER BMP CLEARINGHOUSE. THE WATER QUALITY PRACTICE CHOSEN FOR THIS SITE IS LEVEL II DESIGN INFILTRATION TRENCH ALONG WITH UNDERGROUND STORMTECH MC-3500 CHAMBERS FOR ADDITIONAL STORAGE AND A LEVEL I DRY TREATMENT SWALE.

THE USE OF INFILTRATION PRACTICE AND A DRY TREATMENT SWALE WILL PROVIDE A PHOSPHOROUS LOAD REDUCTION OF 1.01 LBS/YEAR, WHICH IS GREATER THAN THE REQUIRED 0.80 LBS/YEAR; THEREFORE, THE WATER QUALITY CRITERIA REQUIRED BY CHAPTER 124-4-2(a)(1) OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE WILL BE SATISFIED.

LEGEND:

	IMPERVIOUS AREA WITHIN TYPE 'B' SOIL
	IMPERVIOUS AREA WITHIN TYPE 'D' SOIL

WATER QUALITY SUMMARY

Site Results	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.40	0.03	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.38	0.00	0.00	0.00	0.00	OK
TURF AREA	0.75	0.02	0.09	0.00	0.00	OK
TURF AREA TREATED	0.55	0.00	0.05	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorus

TOTAL TREATMENT VOLUME (cf)	2,118
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.80
RUNOFF REDUCTION (cf)	1560
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	1.01
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	0.32
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.2 LB/YEAR!!

Nitrogen (for information purposes)

TOTAL TREATMENT VOLUME (cf)	2,118
RUNOFF REDUCTION (cf)	1560
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	7.87
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (lb/yr)	1.65

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.69	0.00	0.06	0.75	0.20
Impervious Cover (acres)	0.00	0.39	0.00	0.01	0.40	0.95
Total					1.15	

Post Development Treatment Volume (cf) 1935

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

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs)	Phosphorus Removed By Practice (lbs)	Remaining Phosphorus Load (lbs)	Downstream Treatment to be Employed
7. Infiltration													
7.a. Infiltration #1 (Spec #8)	Impervious acres draining to infiltration	50% runoff volume reduction	0.50		0	0	0	25	0.00	0.00	0.00	0.00	
	turf acres draining to infiltration	50% runoff volume reduction	0.50		0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	Impervious acres draining to infiltration	90% runoff volume reduction	0.90	0.38	0	1179	131	25	0.00	0.82	0.76	0.06	
	turf acres draining to infiltration	90% runoff volume reduction	0.90	0.55	0	367	41	25	0.00	0.26	0.24	0.02	

Drainage Area C

Drainage Area C Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.09	0.00	0.00	0.09	0.20
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Total					0.09	

Post Development Treatment Volume (cf) 65

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

5. Dry Swale

5.a. Dry Swale #1 (Spec #10)	Impervious acres draining to dry swale	40% runoff volume reduction	0.40	0.00	0	0	0	20	0.00	0.00	0.00	0.00	
	turf acres draining to dry swale	40% runoff volume reduction	0.40	0.05	0	15	22	20	0.00	0.02	0.01	0.01	

BC Consultants
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BMP NARRATIVE & COMPUTATIONS
GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 04-14 (ACCEPTANCE COMMENTS)
REVISED 11-18-14
REVISED 1-6-15
REVISED 2-13-15
REVISED 5-27-15
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY, 2014
SCALE: HOR. 1"= 30'
VERT. N/A

SHEET 10 OF 12
CO. NO.
CAD NAME: 13502-BMP
LAYOUT: BMP
FILE NO. 13502.01-00



BC REVISIONS
REVISED 04-25-14 (ACCEPTANCE COMMENTS)
REVISED 11-18-14
REVISED 1-6-15
REVISED 2-13-15
REVISED 5-27-15
THE EVERGREEN COMPANY LLC
3884 Centerville Drive
Suite 120
Chantilly, VA 20151

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY, 2014
SCALE: HOR. 1" = 30'
VERT. N/A
SHEET 11 OF 12
CO. NO.
CAD NAME: 13502-SWMC
LAYOUT: SWM
FILE NO. 13502.01-00

WATER QUANTITY COMPUTATIONS FOR OUTFALL 1

Table with columns for Area (ac), CN, Tc (hrs), RV 1-year (ft³), RV 2-year (ft³), RV 10-year (ft³), Q 1-year (cfs), Q 2-year (cfs), Q 10-year (cfs). Includes sub-tables for Pre-Developed to Outfall 1, Onsite DA A, Post-Developed to Outfall 1, Onsite DA A (Uncontrolled Release), Onsite DA A (To Detention Facility), and Controlled Release from Detention Facility.

Note: The 1-year 24-hour "allowable" peak release from the site requires the Energy Balance Equation for discharging into a natural channel. The onsite "allowable" Q 1-year peak discharge is computed below.

OUTFALL #1 NARRATIVE

CHANNEL PROTECTION

THE TOTAL CONTRIBUTING DRAINAGE AREA TO OUTFALL #1 EQUALS TO 1.24 ACRES. THE IMMEDIATE POINT OF DISCHARGE FROM DRAINAGE AREAS "A" IS TO AN EXISTING MANMADE STORMWATER CONVEYANCE SYSTEM LOCATED EAST, IDENTIFIED AS OUTFALL #1. UNDER THE REQUIREMENTS FOR LIMITS OF ANALYSIS FOR CHANNEL PROTECTION, THE ANALYSIS MUST EXTEND TO A POINT 100 TIMES THE SIZE OF THE CONTRIBUTING DRAINAGE AREA (SEE CHAPTER 124-4-4(b)(5)(a)) OR 124 ACRES. SINCE THERE IS A NATURAL CHANNEL LOCATED WITHIN THE LIMITS OF ANALYSIS, PER CHAPTER 124-4-4(b)(3) OF FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE, THE ALLOWABLE DISCHARGE FROM DRAINAGE AREAS "A" FOR THE 1-YEAR 24-HOUR DESIGN STORM MUST BE MANAGED SUCH THAT THE DEVELOPED CONDITION DISCHARGES MEET THE ALLOWABLE PEAK DISCHARGE AS DEFINED BY THE FOLLOWING METHODOLOGY:

Q_DEVELOPED < (Q_FOREST X RV_FOREST) / RV_DEVELOPED
Q_DEVELOPED = (0.05 X 549) (59+2994) = 0.01 CFS
Q_DEVELOPED = 0.01 CFS
Q_FOREST = 0.05 CFS
RV_FOREST = 549 CU.FT.
RV_DEVELOPED = 59+2994=3053 CU.FT.

PRE-DEVELOPMENT RELEASE TO OUTFALL #1

THE TOTAL CONTRIBUTING DRAINAGE AREA TO OUTFALL #1 IN PRE-DEVELOPMENT CONDITIONS IS 1.24 ACRES AND IT CONSISTS OF ONSITE AND OFFSITE FLOW. PRE-DEVELOPMENT DISCHARGES SHEET FLOW INTO A MANMADE STORMWATER CONVEYANCE SYSTEM LOCATED OFFSITE. BY USING THE METHODOLOGY STATED ABOVE TO CALCULATE BOTH PRE-DEVELOPMENT AND POST-DEVELOPMENT DISCHARGES, THE SITE'S YIELD TO OUTFALL #1 IN PRE-DEVELOPMENT CONDITIONS MUST BE COMPUTED SO THAT ITS DISCHARGES ARE EQUIVALENT TO GOOD FORESTED CONDITION. THE PRE-DEVELOPMENT DISCHARGES FOR OUTFALL #1 IN GOOD FORESTED CONDITIONS YIELD A FLOW OF 0.05 CFS.

POST-DEVELOPMENT RELEASE TO OUTFALL #1

IN DEVELOPED CONDITIONS, 1.24 ACRES OF ONSITE RUNOFF IS CONTROLLED BY AN UNDERGROUND INFILTRATION TRENCH. THE 1-YEAR 24 HOUR PEAK RELEASE FROM THE UNDERGROUND INFILTRATION WILL BE RETAINED, THUS YIELDING 0.00 CFS. THE UNCONTROLLED RELEASE WILL BE CONVEYED IN A LEVEL DRY TREATMENT CELL, WHICH WILL HELP REDUCE THE CN VALUE TO 59. WITH THE ADJUSTED CN VALUE, THE PEAK RELEASE FOR ONSITE UNCONTROLLED IS 0.01 CFS. THE COMBINED RELEASE FOR BOTH DETAINED AND UNDETAINED TO OUTFALL #1 IS 0.01 CFS, WHICH IS EQUAL TO THE ALLOWABLE PEAK RELEASE OF 0.01 CFS; THEREFORE, CHANNEL PROTECTION REQUIREMENTS FOR OUTFALLING INTO A NATURAL CHANNEL ARE SATISFIED.

EROSION PROTECTION

THE NATURAL CHANNEL APPEARS TO BE STABLE AND SINCE THE TOTAL POST-DEVELOPED PEAK 2-YEAR, 24 HOUR RELEASE (0.04 CFS) TO OUTFALL #1 IS LESS THAN THE PRE-DEVELOPMENT PEAK RELEASE (0.33 CFS) THE REQUIREMENTS FOR OUTFALLING INTO A NATURAL CHANNEL ARE SATISFIED. SINCE THE RELEASE OF POST-DEVELOPMENT DISCHARGES FOLLOWS THE METHODOLOGY DESCRIBED ABOVE, ONLY CROSS-SECTIONS ARE REQUIRED TO SHOW THAT A DEFINED CHANNEL EXISTS. (SEE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE CHAPTER 124-4-4(b)(4)).

FLOOD PROTECTION

SINCE DETENTION IS PROVIDED FOR BOTH THE 2-YR AND 10-YR 24 HR STORM EVENTS BY THE USE OF THE METHODOLOGY OUTLINED IN THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE CHAPTER 124-4-4(b)(3)(a), ONLY CROSS-SECTIONS ARE REQUIRED TO SHOW THAT A DEFINED CHANNEL EXISTS.

STORMWATER MANAGEMENT

A COMBINATION OF ONSITE STORMWATER MANAGEMENT AND DRY TREATMENT SWALE IS NEEDED TO ACHIEVE WATER QUALITY, CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS. THE PROPOSED STORMWATER MANAGEMENT FACILITY WILL BE AN UNDERGROUND INFILTRATION TRENCH WITH STORMTECH MC-3500 CHAMBERS, WHICH WILL PROVIDE RETENTION FOR WATER QUALITY IN ADDITION TO THE 1-YR, 2-YR, 10-YR 24 HOUR STORM EVENTS NEEDED FOR CHANNEL AND FLOOD PROTECTION. THE INFILTRATION TRENCH WILL RETAIN THE FIRST 1" INCH OF RUNOFF, WHICH WILL INFILTRATE INTO THE GROUND.

WATER QUANTITY COMPUTATIONS FOR OUTFALL 2

Note: The 1-year 24-hour "allowable" peak release from the site requires the Energy Balance Equation for discharging into a natural channel. The onsite "allowable" Q 1-year peak discharge is computed below.

Table with columns for Area (ac), CN, Tc (hrs), RV 1-year (ft³), RV 2-year (ft³), RV 10-year (ft³), Q 1-year (cfs), Q 2-year (cfs), Q 10-year (cfs). Includes sub-tables for Pre-Developed to Outfall 2, Onsite DA B, Post-Developed to Outfall 2, and Post-Developed DA B.

OUTFALL #2 NARRATIVE

THE TOTAL CONTRIBUTING DRAINAGE AREA TO OUTFALL #2 IN POST-DEVELOPMENT CONDITIONS EQUALS TO 0.05 ACRES. THE RUNOFF IS IN THE FORM OF SHEET FLOW AND IT DOES NOT APPEAR TO CAUSE ADVERSE IMPACT TO DOWNSTREAM PROPERTIES. PER FAIRFAX COUNTY PFM 6-0202.6 NO FURTHER ANALYSIS WILL BE NECESSARY FOR THIS OUTFALL. SEE PRE AND POST-DEVELOPMENT STORM OUTFLOW COMPUTATIONS ABOVE.

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 of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10I)

- 1. Plat 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 outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 9.
3. Provide: Facility Name/ Type & No., On-site area served (acres), Off-site area served (acres), Drainage area (acres), Footprint area (sf), Storage Volume (cf), If pond, dam height (ft)
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 9. Pond inlet and outlet pipe systems are shown on Sheet 9.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 9. Type of maintenance access road surface noted on the plat is 2 & 9 (asphalt, geotext, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 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 (640 acres) is provided on Sheet 10.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 10.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

PRE-DEVELOPMENT OUTFALL DRAINAGE AREAS

OUTFALL #1 (DRAINAGE AREA 'A') = 1.23 acres

- SOIL TYPE B
Turf Area = 0.24 Ac.
Forest Area= 0.85 Ac.
Imperv. Area = 0.07 Ac.
SOIL TYPE D
Turf Area = 0.00 Ac.
Forest Area= 0.07 Ac.
Imperv. Area = 0.00 Ac.

OUTFALL #2 (DRAINAGE AREA 'B') = 0.06 acres

- SOIL TYPE B
Turf Area = 0.00 Ac.
Forest Area= 0.04 Ac.
Imperv. Area = 0.01 Ac.
SOIL TYPE D
Turf Area = 0.01 Ac.
Forest Area= 0.00 Ac.
Imperv. Area = 0.00 Ac.

POST-DEVELOPMENT OUTFALL DRAINAGE AREAS

OUTFALL #1 (DRAINAGE AREA 'A'-DETAINED) = 1.15 acres

- SOIL TYPE B
Turf Area = 0.68 Ac.
Imperv. Area = 0.39 Ac.
SOIL TYPE D
Turf Area = 0.06 Ac.
Imperv. Area = 0.02 Ac.

OUTFALL #1 (DRAINAGE AREA 'A'-UNDETAINED) = 0.09 acres

- SOIL TYPE B
Turf Area = 0.09-Ac.
Imperv. Area = 0.00 Ac.

OUTFALL #2 (DRAINAGE AREA 'B') = 0.05 acres

- SOIL TYPE B
Turf Area = 0.02-Ac.
Imperv. Area = 0.02 Ac.
SOIL TYPE D
Turf Area = 0.01 Ac.
Imperv. Area = 0.00 Ac.

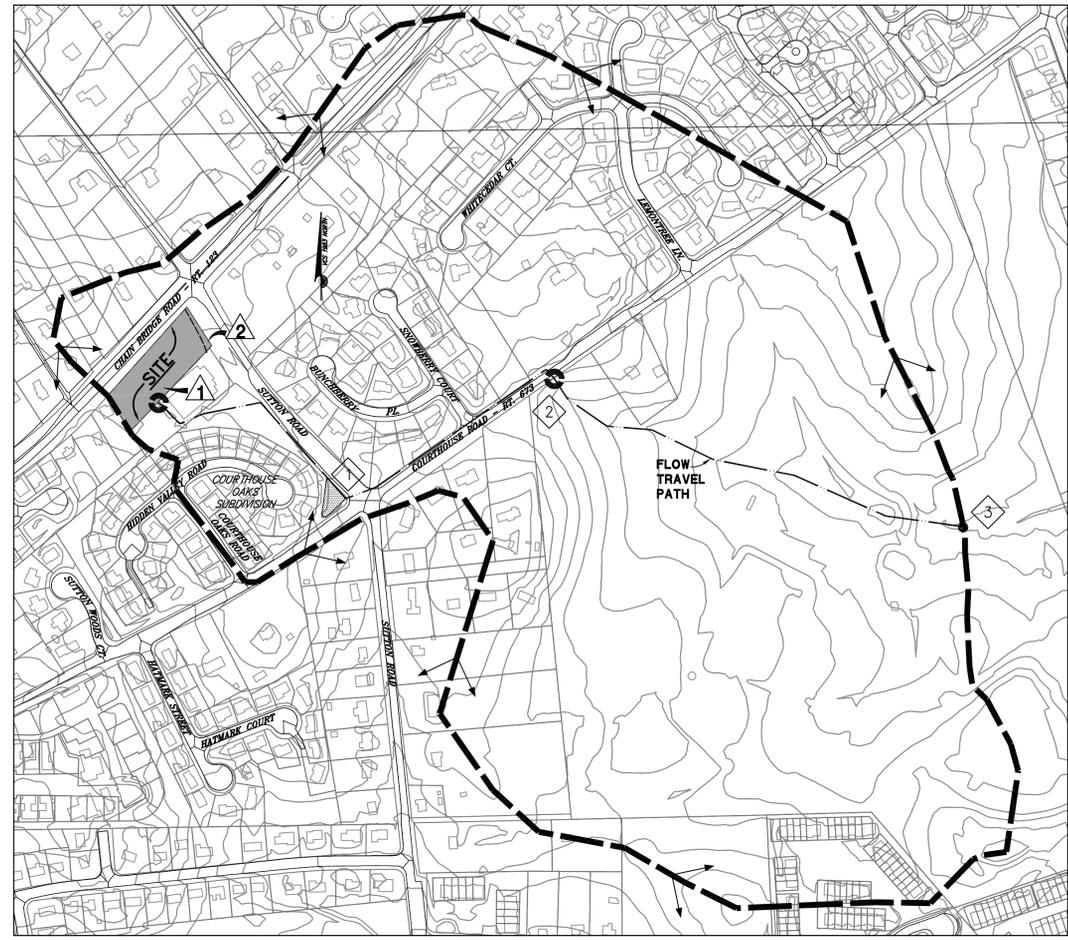
Target Rainfall Event (in) table with columns for 1-year storm, 2-year storm, 10-year storm. Values: 2.62, 3.17, 4.87. Includes sub-tables for Drainage Area A, B, C, D, E with columns for Area (acres) and Runoff Reduction Volume (cf).

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV_Developed and adjusted Curve Number.

Large table showing adjusted RV_Developed and Adjusted CN for various drainage areas (A, B, C) under different soil types (A, B, C, D) and storm events (1-year, 2-year, 10-year). Includes sub-tables for Forest/Open Space, Managed Turf, and Impervious Cover.

OFFSITE DRAINAGE MAP

SCALE: 1" = 500'



- LEGEND**
- 1 OUTFALL #1
 - 2 OUTFALL #2
 - 1 SUBDIVISION DRY-POND SWM FACILITY (FROM OPEN CHANNEL FLOW TO CLOSED SYSTEM)
 - 2 FROM CLOSED SYSTEM TO OPEN CHANNEL FLOW
 - 3 POINT AT WHICH TOTAL DA (130 AC.) IS 100 TIMES THE SITE AREA (1.30 AC)

OUTFALL NARRATIVE

THE UNDETAINED FLOW FROM THE SITE WILL CONVEY OVERLAND TO THE EXISTING TRAPEZOIDAL CONCRETE DITCH LOCATED TO THE SOUTH. THE GROSS SITE AREA IS APPROXIMATELY 1.29 ACRES, THEREFORE THE OUTFALL ANALYSIS WILL TERMINATE AT A POINT WHERE THE TOTAL CONTRIBUTING AREA IS 129 ACRES, OR 100 TIMES THE SITE AREA.

AFTER THE CONCRETE DITCH, THE FLOW WILL CONVEY INTO A STORM SEWER SYSTEM THAT DISCHARGES INTO A STABLE GRASS DITCH ALONG SUTTON ROAD. THE GRASS DITCH OUTFALLS INTO A DRY POND FACILITY (POINT #1) THAT SERVES THE COURTHOUSE OAKS SUBDIVISION.

AFTER THE RUNOFF IS COLLECTED WITHIN THE DRY POND, IT IS THEN PICKED UP BY A CLOSED STORM SEWER SYSTEM. THE STORM SEWER SYSTEM CARRIES THE FLOW TO THE NORTHEAST ALONG COURTHOUSE ROAD FOR APPROX. 1000 FT. THE STORM SEWER SYSTEM THEN TURNS, CROSSES COURTHOUSE ROAD AND DISCHARGES INTO AN OPEN CHANNEL (POINT #2) IN NOTTOWAY PARK. THE CHANNEL APPEARS TO BE STABLE WITH NO VISIBLE SIGNS OF EROSION.

THE RUNOFF IS THEN CONVEYED THROUGH THE OPEN CHANNEL FOR APPROX. 1500 FT. UNTIL IT REACHES THE END POINT FOR THE EXTENT OF REVIEW (POINT #3). AT THAT POINT, THE TOTAL CONTRIBUTING AREA IS APPROX. 130 ACRES, WHICH ACCOUNTS FOR 100 TIMES THE SITE AREA.

Virginia Runoff Reduction Method New Development Worksheet -- v2.7 Revised April 2013
Site Data

Project Name: 2701 Chain Bridge Road
 Date: November, 2014

	data input cells
	calculation cells
	constant values

1. Post-Development Project & Land Cover Information

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.50
Nitrogen EMC (mg/L)	1.86

Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
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) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.80	0.00	0.06	0.86
Impervious Cover (acres)	0.00	0.41	0.00	0.02	0.43
Total					1.29

Rv 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	0.95	0.95	0.95	0.95

Land Cover Summary

Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.86
Weighted Rv(turf)	0.20
% Managed Turf	67%
Impervious Cover (acres)	0.43
Rv(impervious)	0.95
% Impervious	33%
Total Site Area (acres)	1.29
Site Rv	0.45
Post-Development Treatment Volume (acre-ft)	0.05
Post-Development Treatment Volume (cubic feet)	2,118
Post-Development Load (TP) (lb/yr)	1.33
Total Load (TP) Reduction Required (lb/yr)	0.80
Post-Development Load (TN) (lb/yr)	9.52

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OUTFALL ANALYSIS
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
 REVISED 9-8-14 (ACCEPTANCE COMMENTS)
 REVISED 11-18-14
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 THE EVERGREEN COMPANY LLC
 3864 Centerview Drive
 Suite 120
 Chantilly, VA 20151

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: JULY, 2014
 SCALE: HOR. 1"=150'
 VERT. N/A
 SHEET 12 OF 12
 CO. NO.
 CAD NAME: 13502-OUT
 LAYOUT: OUTFALL
 FILE NO. 13502.01-00

NARRATIVE STATEMENT OF JUSTIFICATION

2701 CHAIN BRIDGE ROAD
THE EVERGREENE COMPANIES, LLC.

July 22, 2014
March 23, 2015
May 28, 2015

Pursuant to Section 1-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the “Ordinance”), the Evergreene Companies, LLC (the “Applicant”), hereby request approval of a rezoning application from the R-1 to the R-4 zoning district as further described below.

I. Existing Conditions

The Applicant is the contract purchaser of one (1) parcel consisting of 1.29 acres in the Providence Magisterial District, which is identified among the Fairfax County tax map records as 48-1-((01))-0050 (the “Property”). The Property is currently vacant and has access directly onto Chain Bridge Road.

The Property is surrounded on three sides by residential developments containing single-family homes. The homes to the east and west of the Property are similar to the proposal under this application. A Verizon switching station is located south of the Property.

II. Proposed Development

The Applicant requests a rezoning to the R-4 zoning district to permit the development of three (3) single-family detached dwellings and one (1) common area parcel at a density of 2.33 du/acre. The houses would have access to Sutton Road via a shared driveway. The existing access point to Chain Bridge Road would be removed.

III. Comprehensive Plan

The subject Property is located within the Vienna Planning District, V-5 Nutley Community Planning Sector. The Nutley Community Planning Sector generally recommends that new infill residential development “should be of a compatible use, type and intensity” with the existing stable residential neighborhoods. Consistent with that recommendation, the Comprehensive Plan Map recommends residential development at a density of 3-4 dwelling units per acre.

The Applicant proposes infill development of three (3) single-family detached dwellings at a density of 2.33 dwelling units per acre. The proposal is in conformance

with the Comprehensive Plan recommendation and is below the low end of the recommended density range.

IV. Residential Development Criteria

The proposed layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant's proposal. In addition, the Applicant meets the Plan's residential development criteria as follows:

A. Site Design

i. Consolidation

The Property is bounded by streets on two sides and fully developed parcels on its remaining boundaries. There is no realistic opportunity for consolidation in this case. However, the proposed project does not preclude any future redevelopment of surrounding properties by others.

ii. Layout

The proposed layout integrates the elements of open space, landscaping, and a functional quality design in a manner that conforms to the Plan recommendations and the surrounding neighborhood. All lots relate side yard to side yard with each other. Additionally, they are appropriately oriented toward Chain Bridge Road, even though access is provided from Sutton. The houses further relate side yard to side yard with existing homes to the west on Chain Bridge Road and front to front with the existing home across Chain Bridge Road. The proposed lots also include usable front and rear yards that can accommodate decks and accessory structures.

iii. Open Space

The Zoning Ordinance does not require open space in conventional R-4 zoning districts. However, open space is provided on the parcel containing the proposed BMP facility.

iv. Landscaping

Landscaping will be provided throughout the site and on individual lots. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation. The landscaping is designed to screen the proposed houses from Chain Bridge Road and to provide screening from the adjacent Verizon switching station.

v. Amenities

A trail is proposed along Chain Bridge Road that will connect with the existing sidewalk system to the east.

B. Neighborhood Context

The proposed homes fit into the fabric of the adjacent neighborhoods and are a natural extension of the existing development pattern. The development has appropriate transitions to adjacent uses through the use of screening and landscaping. Setbacks are provided in conformance with the R-4 zoning district requirements. Additionally, the proposed homes are oriented appropriately toward Chain Bridge Road and the existing single-family homes adjacent to the Property. The proposed homes will utilize high quality materials and design. Further, the bulk and massing of the proposed homes are in harmony with the recent construction in the surrounding neighborhood.

C. Environment

Stormwater management will be provided using BMPs and LID methods. Stormwater will be handled primarily through the use of an infiltration trench designed to meet the current PFM requirements.

D. Tree Preservation and Tree Cover Requirements.

Tree cover requirements will be met through a combination of tree preservation and tree plantings as further depicted on the CDP/FDP.

E. Transportation

The Applicant proposes safe and adequate access to the adjacent road network by relocating access from Chain Bridge Road to Sutton Road. The Property currently has direct access to Chain Bridge Road. The proposed development will shift that access to Sutton Road via a private shared driveway. This will reduce traffic accessing directly onto Chain Bridge Road.

Pedestrian access will be provided by a trail along Chain Bridge Road. These sidewalks connect to the existing sidewalks east of the Property on Chain Bridge Road.

F. Public Facilities

The proposed homes will be served by existing public facilities and are not anticipated to have a measurable impact on public facilities. Contributions to public schools and parks will be addressed in the proffers and provided in accordance with formulas adopted by the Board of Supervisors.

G. Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the proposed development. A contribution for affordable housing will be provided in accordance with policies adopted by the Board of Supervisors.

H. Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property.

V. Conclusion

To the best of the Applicant's knowledge, no waivers are required for the proposed development. The proposed development complies with all applicable standards and regulations. There are no hazardous or toxic substances to be generated, utilized, stored treated, and/or disposed of on site

Respectfully Submitted,

Scott E. Adams
Agent



County of Fairfax, Virginia

MEMORANDUM

DATE: June 3, 2015

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, Senior Engineer III
Central Branch, Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Zoning Application No.: RZ 2014-PR-018
The Evergreen Companies, LLC (aka, 2701 Chain Bridge Rd)
Generalized Development Plan (dated May 27, 2015)
LDS Project No.: 007965-ZONA-004-1
Tax Map No.: 048-1-01-0050
Providence District

The subject application has been reviewed and the following stormwater management comments are offered at this time:

Note: The Stormwater Management Ordinance (SWMO – County Code, Chapter 124) Article 4 technical design criteria, and the current Public Facilities Manual (PFM), have been considered in the preparation of the comments that follow.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Floodplains

There are no regulated floodplains on the property/site.

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-2). One onsite infiltration facility (Level 2 design) has been proposed as the combined SWM/BMP practice by which the project will meet its phosphorus reduction requirements. A preliminary VRRM (Virginia Runoff Reduction Method) analysis has been included in the Generalized Development Plan to support the design engineer's expectation that the Level 2 infiltration

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facility should provide sufficient water quality compliance. Calculation and design details will be reviewed at the final design/site plan stage.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). One onsite infiltration facility has been proposed as the combined SWM/BMP practice by which the project will meet its detention requirements. A preliminary design analysis has been included in the Generalized Development Plan, which identifies that there is to be no release of surface flow from the proposed infiltration facility for all events less than or equal to the 10-yr. Therefore, it appears it is the design intent to retain and infiltrate the entire 10-yr/24-hr runoff volume for a contributing drainage area of about 0.92 ac. The total allowable site discharges for the 1-, 2- & 10-yr events are also to be constrained by the methodology identified in SWMO 124-4-4.B.3.a. Calculation and design details will be reviewed at the final design/site plan stage.

Note that the NOAA Atlas 14, Vienna, VA, rainfall data will need to be used, and facility-location-specific infiltration testing (per PFM 4-0700) will need to be conducted, for the development of the final infiltration facility design. Also, the adjusted CN values generated in the VRRM spreadsheet cannot be used for the water quantity design of the infiltration facility, as these lower values already incorporate the effects of the removal of the appropriate water quality runoff volume by the facility. The weighted CN values must be used for the infiltration facility design. Finally, the RV_DEVELOPED parameter must be the total runoff volume for the post-development condition prior to any runoff reduction and/or detention – this runoff volume will always be greater than the runoff volume associated with the “good forested” condition.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this proposed project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). A preliminary Outfall Narrative has been included, and has identified two site outfalls. Both outfalls ultimately drain to and through a large segment of the Nottoway Park stormwater conveyance system located within the extent of outfall review defined for the project. However, erosion and bed & banks issues currently exist along the Park’s conveyance system. These outfall issues should, though, be adequately mitigated for the site with the proposed reductions in total allowable 1-, 2- & 10-yr site discharges (per SWMO 124-4-4.B.3.a). The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

Stormwater Planning Comments

This site is located in the Accotink Creek Watershed, with a small portion of the northwestern corner of the property in the Accotink-Mainstem 1 Water Management Area (WMA) and the remainder of the site in the Accotink-Hunters Branch WMA. A BMP/LID project (AC-9555) has been identified for implementation within subwatershed AC-HB-0025, in Nottoway Park along a tributary to Hunter Branch, and is located about 3300’ downstream from the site’s natural outfall

location. However, with reduced post-development discharges and phosphorus loads, the site should have little impact on the future County project.

Dam Breach

The property is not located within a dam breach inundation zone.

Miscellaneous

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMP specifications. Virginia DEQ Stormwater Design Specification No. 8, in combination with PFM 6-1303, must be used for the design of the proposed Level 2 infiltration facility.

Please contact me at 703-324-1739 or Mohan.Bastakoti@fairfaxcounty.gov, if you have any questions or require additional information.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: June 12, 2015

TO: Ms. Suzanne Wright, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: 2701 Chain Bridge Road (The Evergreene Companies); RZ 2014-PR-018

This review is based on the Generalized Development Plan (GDP) RZ 2014-PR-018 stamped “Received, Department of Planning and Zoning, May 29, 2015.”

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted GDP were provided to DPZ in memos dated October 17, 2014, December 12, 2014 and January 15, 2015 and March 3, 2015. Two comments and recommendations contained in the previous memos were not adequately addressed and are restated in the following comments and recommendations.

1. Comment: The draft proffers do not include the “Natural Landscaping” proffer.

Recommendation: Obtain proffer language similar to the following to promote natural landscaping:

Natural Landscaping: “The first submission of the site/subdivision plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75 percent of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs.
- Plant trees in areas to contribute to energy conservation for the dwelling on each lot, as depicted in Plate 4-12 of the Public Facilities Manual.

- Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.”
- Landscaping implemented with the subdivision plan can be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees, as may occur in a multi-layered wooded environment.
- Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.”

2. **Comment:** A deviation from the tree preservation target has been requested in the GDP that states one or more of the justifications listed in Chapter 122-2-3-(b) of the County Code, along with a narrative that provides a site-specific explanation of why the tree preservation target cannot be met. The Urban Forest Management Division has reviewed the request and justification and does not object to the proposed deviation.

Recommendation: A directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director if DPWES, to permits a deviation from the tree preservation target percentage should be obtained.

CSH/

UFMDID #: 196860

cc: DPZ File