



County of Fairfax, Virginia

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

April 8, 2015

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

RECEIVED
Department of Planning & Zoning

JUN 17 2015

Zoning Evaluation Division

RE: Rezoning Application RZ 2014-BR-019

Dear Mr. Regan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 7, 2015, granting Rezoning Application RZ 2014-BR-019 in the name of Christopher at Kenilworth, LLC. The Board's action rezones certain property in the Braddock District from the R-1 District to the PDH-3 District to permit single family detached with an overall density of 2.5 dwelling units per acre. The subject property is located on the S. side of Braddock Road, approximately 150 feet west of the intersection with Dequincey Drive, on approximately 3.59 acres of land, [Tax Map 69-1 ((1)) 29], subject to the proffers dated March 27, 2015.

Please note that on March 26, 2015, the Planning Commission approved Final Development Plan Application FDP 2014-BR-019.

The Board also:

- Directed the Director of the Department of Public Works and Environmental Services to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the CDP/FDP and as proffered.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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

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

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of April, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-BR-019**

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

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

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

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

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

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

GIVEN under my hand this 7th day of April, 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors

APR 01 2015

Zoning Evaluation Division

PROFFER STATEMENT

March 27, 2015

RZ/FDP 2014 – BR-019
Christopher at Kenilworth, LLC

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner/Applicant, in this rezoning proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 69-1 ((1)) 29 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-3 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner/Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) titled "Kenilworth" prepared by Charles P. Johnson & Associates, Inc. consisting of 12 sheets, dated September 5, 2014 and revised February 17, 2015.
2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance. Additionally, except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including footprints, lot areas, dimensions, utility layouts and house location may be permitted in accordance with Section 16-403 of the Zoning Ordinance as long as such changes do not materially decrease the amount of open space, the building setbacks are not violated on the CDP/FDP's typical lot layout.
3. Architectural Design. The primary building materials shall be a combination of brick, stone and siding supplemented with trim and detail features; modifications may be made with final architectural designs provided such modifications are in substantial conformance with the illustrative elevations shown on Sheet 12 of the CDP/FDP. Bay windows, patios, chimneys, areaways, stairs, mechanical equipment and other similar appurtenances may encroach into the minimum yards

[Handwritten initials]

as depicted on the "lot typical" as shown on the CDP/FDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinances. Decks, porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area identified as "Available Deck Area" on the lot typical included on Sheet 1 of the CDP/FDP. Deck modifications including but not limited to lattice work, pergolas, trellis, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to Purchasers as part of the Purchasers' contract and further disclosed in the homeowners association documents.

4. Universal Design. Dwelling units shall offer optional features designed with a selection of Universal Design features as determined by the Applicant which may include, but not be limited to, grab bars in the bathrooms, a seat in the Master Bath shower where possible, emphasis on lighting in stairs and entrances, lever door hardware, slip resistant flooring, optional hand-held shower heads at tubs and showers, and optional front-loading washers and dryers.
5. Noise Study. Prior to issuance of the first building permit, the applicant shall provide a noise study for the lots along Braddock Road to Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning (DPZ) for review. Based on the findings of the report, the Applicant shall identify lots on the subdivision plan that are anticipated to be impacted by noise greater than 65dBA Ldn and shall provide noise attenuation measures designed to reduce interior noise to approximately 45 dBA Ldn and reduce exterior rear yard noise to 65 dBA Ldn for the lots identified in the report. If the noise study reveals that the noise attenuated for Lot 9 cannot be achieved, then Lot 9 shall be removed and replaced with open space and landscaping using tree preservation and/or planting similar to those shown on the CDP/FDP as reviewed and approved by UFM. Lot 9 shown on the CDP/FDP shall not be allowed to obtain a building permit until a Noise Study is provided to Environment and Development Review Branch of DPZ for review. Based on the findings of the report, the Applicant shall take measures to reduce the rear yard noise to 65 dBA.

II. RECREATION FACILITIES

6. On-Site Recreation Facilities. Pursuant to Sect. 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide recreational facilities to serve the property as shown on the CDP/FDP. Per Sect. 16-404, recreational facilities such as, trails, sitting areas, bus shelter or similar facility and similar features may be used to fulfill this requirement. The siting and installation of such features shall not interfere with tree save areas. At the time of the issuance of the first Residential Use Permit, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,700 per dwelling unit for the Nine (9) homes to be built on the site. In the event it is demonstrated that the proposed facilities do not have sufficient value the Applicant shall contribute funds in the amount needed to achieve the overall required amount

of \$1,700 per unit for the Nine (9) homes to be built on the Property for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Braddock District.

7. Off-Site Recreation. The Applicant shall contribute \$21,000.00 to the Fairfax County Park Authority for improvements to a parks in the vicinity of the subject property in consultation with the Braddock District Supervisor. If a local park is not in need, then the money shall be used to asphalt/concrete the Accotink Stream Valley Park trail. This contributions shall be made prior to the issuance of the first RUP.

III. SCHOOLS

8. Contribution. Prior to issuance of the first RUP the Applicant shall contribution \$32,475.00 to Fairfax County and to transfer to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools within the pyramid which serves the Property.

IV. ESCALATION

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

V. CONSTRUCTION HOURS

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

VI. ENERGY CONSERVATION

11. Energy Conservation. The dwelling units shall be constructed to achieve one of the following:

- A. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through a preliminary report submitted to the Environment and Development review Branch of the Department of Planning and Zoning (DPZ) prior to the issuance of the Residential Use Permit (RUP) for each dwelling from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification and the final report submitted to DPZ within Thirty (30) Days after the issuance of the RUP of each dwelling ; or
- B. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the RUP for each dwelling. Certification testing shall be accomplished prior to the issuance of a RUP for each dwelling. The Certification testing requirement shall be met by emailing the building inspector, the preliminary inspection report of the third party inspector prior to the issuance of the RUP. Prior to Bond Release, the Applicant shall show proof to DPWES that all units met either condition A or B.

VIII. GARAGE CONVERSION

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

IX. HOME OWNERS ASSOCIATION

- 13. Establishment of HOA. The Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions. The HOA shall be responsible for the maintenance of the common areas and the enforcement of the restrictions on the Property. Maintenance responsibilities shall include, but not limited to, snow removal, private access ways, the private streets, storm water management facilities and common area maintenance. Initial and subsequent homeowners shall be made

aware of these maintenance responsibilities in the HOA documents. Prior to the last RUP issued for the Property the Applicant shall contribute \$9,500 to the HOA for the following; \$5,000 to establish a reserve fund for the maintenance of the 2 private streets leading to lots 1 through 5 and \$4,500 for maintenance of the storm water management facilities on the Property. If the adjacent property (Tax Map 69-1-((1)) 31A and 31B) redevelops the applicant's new HOA may allow the adjacent property to join its HOA. If the adjacent property (Tax Map 69-1-((1)) 30) request to become a member of the HOA, then the HOA shall allow it.

14. Dedication to HOA. At the time of subdivision plat recordation, open space, common areas, fencing, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same. The HOA reserves the right to grant easements for any purpose on the common areas as the HOA deems necessary, provided that any easements are consistent with the CDP/FDP.
15. Reciprocal Easements. As part of the Record Plat recording, the Applicant shall create reciprocal easements along the common residential property lines to provide future homeowners with reasonable rights of access to adjacent lots if needed to perform routine home maintenance functions.
16. Best Management Practice ("BMP") Maintenance. After establishing the HOA, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMP facilities.
17. Disclosure. As part of the contract of sale, the prospective purchaser shall be notified in writing by the Applicant of the maintenance responsibility for the storm water management facilities, common area landscaping, any other open space amenities and the obligations and possible future improvements in Proffer 28, 30 and 31. In addition, the prospective purchaser shall be notified in writing that parking on the Ingress/Egress easement shown on the CDP/FDP is prohibited. The homeowner association covenants shall contain clear language delineating the tree save areas as shown on the CDP/FDP. The covenants shall prohibit the removal of the trees except those trees which are dead, diseased, noxious or hazardous as determined by UFMD and shall outline the maintenance responsibility of the homeowners association and individual homeowners. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The HOA documents shall stipulate that a reserve fund to be held by the HOA be established for the maintenance of common facilities and areas.

X. STORMWATER MANAGEMENT

18. Storm water Management and Best Management Practices.

- A. The Applicant shall implement storm water management techniques to control the quantity and quality of storm water runoff from the Property in accordance with the current County Storm water Ordinances and Fairfax County Public Facilities Manual as reviewed and approved by DPWES. The storm water management techniques may include but not limited to the following: rain gardens, dry ponds, filtera systems, infiltration ditches, bay filters, storm tech changer and drainage swales. Storm water management facilities/Best Management Practices ("BMP") shall be provided as generally depicted on the CDP/FDP. The Applicant reserves the right to pursue additional or alternative storm water management measures provided those measures are in substantial conformance with the CDP/FDP.
- B. Should the DEQ of the Commonwealth of Virginia, Fairfax County or their designee, issue new or additional storm water management requirements or regulations affecting the Property prior to Final Site Plan approval, the Applicant shall have the right to accommodate necessary changes to its storm water management designs without the requirement to amend the CDP/FDP or these Proffers or gain approval of an administrative modifications to the CDP/FDP or Proffers. Such changes to the storm water management design shall not materially impact the limits of clearing and grading, building locations, or the road layouts and shall be in material conformance with the CDP/FDP.

XI. LANDSCAPING

19. Landscape Plan: As part of the site plan submission, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan which shall, at a minimum, be generally consistent with the quality and quantity of plantings and materials shown on the CD/FDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual ("PFM"). Plantings shall include only non-invasive species and, to the extent practical, plant species native to Fairfax County. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD.

XII. TREE PRESERVATION

20. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD, Department of Public Works and Environmental Services ("DPWES").

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

21. Tree Preservation Walk-Through. The applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's appointed representative and a Certified Arborist (the Project Arborist), shall walk the limits of clearing a grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented.

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

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

23. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot tall steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to

structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

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

24. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements below. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a minimum depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

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

26. Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible,

posted as generally shown on the CDP/FDP along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to be left undisturbed.

27. Tree Value Determination. The Applicant shall contract a Certified Arborist to determine the monetary value of each tree (herein, the "Tree Value") 12 inches in diameter and larger shown to be preserved in the tree inventory. Tree Value shall be determined using the Trunk Formula Method contained in the 9th Edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture, and shall be subject to approval by UFMD with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%.

XIII TRANSPORTATION

28. Right-of-Way Dedication. As a part of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way along Braddock Road (Rt. 620), such that the half-section, as measured from the centerline, shall be approximately 63 feet. The ROW dedication shall be provided as generally shown on the CDP/FDP, subject to approval of VDOT and DPWES.
29. Public Street. As part of the Record Plat recording, the Applicant shall dedicate and convey an internal Fifty Foot wide public street right of way, without encumbrances and in fee simple, to the Board of Supervisors. The applicant reserves the right to widen the private road serving lots 1-3 by 5 feet, while maintaining the landscaping shown on the CDP/FDP.
30. Future Interparcel Access.
- A. In the event the property to the northeast (Tax Map 69-1((1)) 30) needs to relocate the driveway or requests to use another connection, the applicant shall permit an inter-parcel connection to the private road serving Lots 1-3 and provide the necessary construction easements to allow the connection. The adjacent property owners need to execute a private cost sharing agreement to use this private drive. Prior to the street connection, the applicant shall install a sign indicating the future street connection.
- B. In the event the property to the west (Tax Maps 69-1((1))-31A & 31B, (hereinafter the "Adjacent Property") is subdivided, rezoned, or otherwise developed, the Applicant (or successor HOA) shall permit an extension of the

Public Street in the location shown on Sheet 4 of the CDP/FDP as "ROW DEDICATION FOR FUTURE PUBLIC STREET EXTENSION" (the "Future Road Extension Area"). However, extension of Public Street shall be contingent upon removal of the Adjacent Property's vehicular access to Braddock Road. If development of the Adjacent Property includes a public street, then upon demand by the Board of Supervisors, the Applicant (or successor HOA) shall dedicate and convey in fee simple, and for no additional consideration, to the Board of Supervisor, right-of-way for public street purposes in the general location of the Future Road Extension Area. However, the owner of the Adjacent Property, and not the Applicant shall be responsible for vacating the existing 15' outlet road easement and restoring the curb, gutter and asphalt trail along Braddock Road as shown on Sheet 4 of the CDP/FDP. The Applicant (or successor HOA) shall consent to the vacation of the existing 15' outlet road easement shown on the CDP/FDP. If private street is proposed on the Adjacent Property, then the Applicant (or successor HOA) shall grant all easements necessary for inter-parcel access to the Adjacent Property. Whether a public or private street extension is proposed, the Applicant (or successor HOA) shall not be responsible for construction of the street extension, shall have no maintenance obligations for the same, and shall not be responsible for any costs associated with the maintenance of the extension. Prior to the street connection, the applicant shall install a sign indicating the future street connection. If the 15' outlet road is vacated, the property shall either be retained as open space by the HOA or shall be allowed to be subdivided as part of the rear yards for lots 6-9. This re-subdivision shall be allowed and shall not require any additional approvals or PCA. In addition, the interim branch type turnaround shall be either removed or modified for use as guest parking and/or access to the storm water management facilities. Prior to site plan approval, the Applicant shall escrow funds equivalent to that required for construction of the Public Street extension to the property line based on Fairfax County's Unit Price Schedule then in effect.

- C. The Applicant has also reserved an area known as parcel D, so that at the time any of the adjacent properties are developed, and Fairfax County requests that the access to Braddock Road be eliminated, then parcel D shall be used to install a bulb cul-de-sac. The cost of engineering, approval and installation of these improvements shall be the responsibility of the Adjacent Property Developer. At no time can the Adjacent Property Developer restrict access to a public street during the construction.

31. Maintenance Access. The applicant shall provide a maintenance access to the both storm water management facilities generally as shown on the CDP/FDP.

XIV. ARCHAEOLOGICAL STUDY

32. Archaeological Review. At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological survey on the area to be disturbed and provide the results of such study to the Cultural Resources Management

and Protection Section of the Fairfax County Park Authority ("CRMP") for review and approval. The survey shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted until this survey is submitted to CRMP. If the Phase I survey concludes that additional Phase II archaeological testing of the area to be disturbed is warranted, the Applicant shall complete said testing and provide the results to CRMP. If the Phase II survey concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of subdivision plan approval but rather shall be carried out in conjunction with site construction. Within 30 days of the completion of any cultural resource studies, the applicant shall provide a copy of archaeology reports, field notes, photographs, and artifacts to the Fairfax County Park Authority CRMP.

XV. AFFORDABLE HOUSING

33. Housing Trust Fund. At the time the first residential lot is issued a building permit, the Applicant shall contribute the lump sum of thirty eight thousand two hundred fifty dollars (\$38,250.00) to either, at its election and in accordance with this proffer, Habitat for Humanity of Northern Virginia (Habitat) or the Fairfax County Housing Trust Fund (HTF). If the Applicant elects to contribute the lump sum to Habitat and not to the HTF, then the Applicant shall not receive a building permit until the Applicant provides to the Department of Housing and Community Development (i) documentation evidencing Habitat's receipt of such lump sum funds; and (ii) a written acknowledgment from Habitat that such lump sum funds must be used on a housing project within Fairfax County, Virginia that serves low and moderate income households.

XVI. SIGNS

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

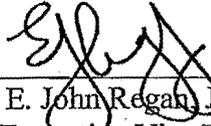
XVII. SUCCESSORS AND ASSIGNS

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

SIGNATURES BEGIN ON THE FOLLOWING PAGE

APPLICANT/TITLE OWNER OF TAX MAP
69-1 ((1)) 29

CHRISTOPHER at KENILWORTH, LLC
By: Christopher Management, Inc., Manager



By: E. John Regan, Jr.
Its: Executive Vice President/Secretary/Treasurer



FEB 18 2015

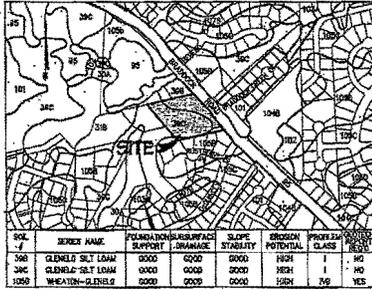
Zoning Evaluation Division

CONCEPTUAL / FINAL DEVELOPMENT PLAN

KENILWORTH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2014-BR-019



SOILS MAP DATA

SCALE: 1" = 500'

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
0	REMOVED THIS PORTION LAYOUT, ADDED SITE FOR (1) REDED LAYOUT, CHANGED TO PUBLIC STREET, (2) NEW SHEET.	12-1-14
1	(1) ADDED LANDSCAPE DESIGN TREE COVER CALC (CHANGED TREES TO BE SAND/REMOVED & PLANTING), (2) REDED DRAINAGE DITCH, (3) NEW SHEET.	1-5-15
2	(1) REDED SITE LAYOUTS, (2) REDED LAYOUT, CHANGED TO PUBLIC STREET, (3) NEW LAYOUTS IN TREE COVER CALC, ADDED TARGET DEMONSTRATION, (4) CHANGED TREES TO BE SAND/REMOVED & PLANTING, (5) REDED FUTURE TRANSLATIONS, ADDED SCENE MODIFICATION TO NOTES.	1-20-15
3	(1) REDED LAYOUT, (2) NEW TREE COVER CALCULATION, (3) ADDED MOSE BARBER DETAIL.	2-17-15
4	(1) ADDED MOSE BARBER TO LOT 1, REV. PARCEL LABEL.	

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

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

- 1. Plot 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, accompanied by the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond hydrology, access roads, site utilities, energy dissipation devices, and stream stabilization measures as shown on Sheet .
- 3. Provide:

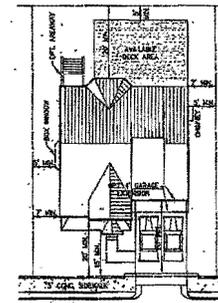
Facility Name/Type & No.	On-site area (acres)	Off-site area (acres)	Drainage area (acres)	Footcandle area (sq ft)	Storage Volume (cu ft)	Height (ft)	If pond, det. (N/A)
1046 Trench #1	0.042	1.335	2.334	2,432	5,052	N/A	
1046 Trench #2	0.043	1.379	2.378	2,476	5,192	N/A	
Total	0.085	2.714	4.712	4,908	10,244		
- 4. Draft drainage channels, catch basins, and pipe systems as shown on Sheet . Pond inlet and outlet pipe systems are shown on Sheet .
- 5. Maintenance access (road) to stormwater management facility(ies) as shown on Sheet . Type of maintenance access road surface noted on the plot is .
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet .
- 7. A stormwater management narrative which contains a description of how detention and best management practice improvements will be used to provide on Sheet .
- 8. A description of the existing conditions of each numbered site outlet extending downstream from the site to a point which is at least 100 Yards from the site or to a drainage area of at least one square mile (640 acres) is provided on Sheet .
- 9. A description of how the outlet transmission, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet .
- 10. Existing topography with stream/creek elevations of two (2) feet and a scale as to whether it is an arroyo or field run is provided on Sheets & .
- 11. A submission waiver is requested for .
- 12. Stormwater management is not required because .

SITE TABULATIONS

SITE AREA 1			
LOT AREA	87,728.9	(1,956 Ac)	
PARCELS A-D	62,564.6	(1,444 Ac)	
RIGHT-OF-WAY DEDICATION (PROP. STREET)	30,291.8	(6,666 Ac)	
RIGHT-OF-WAY DEDICATION (BRADDOCK RD.)	5,571.6	(1,272 Ac)	
TOTAL	166,496.9	(3,698 Ac)	

PDH-3 ZONE

REQUIRED	PROVIDED
NUMBER OF UNITS	8 single-family detached
MAXIMUM DENSITY	2.5 DU/AC
MINIMUM LOT AREA	6,240 sq ft
AVERAGE LOT AREA	7,500 sq ft
MAXIMUM BUILDING HEIGHT	35'
MINIMUM YARDS	See Typical Lot Detail
OPEN SPACE	30% (1.08 Ac) (PARCELS A-C)
PARCEL LOTS 1 & 2	4 spaces
LOTS 3-5	14 spaces
TOTAL:	20 spaces



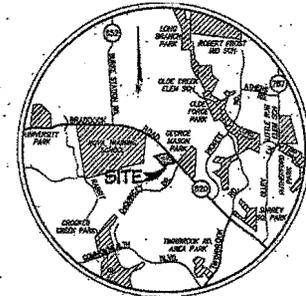
TYPICAL LOT LAYOUT

SCALE: 1" = 20'

- NOTES:
- 1. SETBACKS AND REQUIRED YARDS ARE TO BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-612.
 - 2. DRIVEWAYS MAY BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-612.
 - 3. WHEN ALLOWED A 12' EXTENSION INTO THE REQUIRED MINIMUM YARD, BUT SET BACK AT LEAST FIVE (5) FEET FROM PROPERTY LINES.
 - 4. EACH UNIT IS TO HAVE THREE (3) OR MORE PARKING SPACES IN THE DRIVEWAY.

NOTES

1. THE SUBJECT PROPERTY DEPICTED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP WARDER 09-1(1)122. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-3.
2. THE PROPERTY HEREIN IS CURRENTLY UNDER THE OWNERSHIP OF OGDENSTON AT KENILWORTH, LLC IN DEED BOOK 12874 AT PAGE 749 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JUNE 2014, CONFORMS TO THE FOLLOWING: TWO FEET ROAD WIDE.
4. THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR HAZARD STUDIES ARE REQUIRED FOR THIS PROJECT.
5. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) SPACING THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
6. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CELESTIAL OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF SIX FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
9. ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
10. SEE SHEET 2 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 304, AND 306, ALL HAZARDOUS WASTE AS SET FORTH IN SUBCHAPTER 12 OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT BY 47-10-1 - FEDERAL HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR REMOVED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
12. THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
13. THERE ARE NO AFFORDABLE HOUSING UNITS (AHU) REQUIRED FOR THIS PROJECT.
14. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 4-306, DENSITY CREDIT FOR ANY DEDICATION OF LAND FOR PUBLIC USE SHALL BE PROVIDED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF 51-306 OF THE ZONING ORDINANCE.
15. PEDESTRIAN OVERWAYS SHALL CONFORM TO THE FAIRFAX COUNTY PFM, UNLESS OTHERWISE MODIFIED.
16. THERE IS AN EXISTING 6-FOOT PAVED TRAIL ALONG BRADDOCK ROAD.
17. THE LANDSCAPE CONCEPT, SCREENING MEASURES, AND PROPOSED TREE COVER PROVIDED SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 13 OF THE FAIRFAX COUNTY PFM. LANDSCAPING SHOWN ON THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY, AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE LOCATION OF LANDSCAPING MAY BE ADJUSTED TO ACCOMMODATE UTILITY, STORAGE, SCENT DISTANCE, AND OTHER REQUIREMENTS, FROM THOSE SHOWN ON THIS PLAN.
18. THE PROPOSED UTILITY ALIGNMENTS SHOWN ON THE PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN, UTILITY PLANS AND PROFILES, AS WELL AS ALL NECESSARY EASEMENTS WILL BE PROVIDED WITH THE SITE PLANS.
19. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RECREATIONAL DEVELOPMENT AT 2.5 DRELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW:
 - A TREE PRESERVATION TARGET DEDICATION IS BEING REQUESTED WITH THIS PLAN (SEE SHEET 3).
 - IN GENERAL THE PUBLIC FACILITIES MANUAL (PFM) REQUESTS THAT ALL SCENIC BE PROVIDED BY MEANS OF GRASSY. HOWEVER, PFM 810-0204A STATES THAT "PRIVATE SANITARY SEWER PUMP SYSTEMS FOR INDIVIDUAL DWELLINGS MAY BE PROVIDED IF OTHER SERVICE IS NOT AVAILABLE BY GRAVITY FLOW PROVIDED THAT THE CONDITIONS OF PFM 810-0204A ARE MET. THERE ARE SEVERAL LOTS IN THIS DEVELOPMENT THAT MAY REQUIRE THE PUMPING OF A PORTION OF THE HOUSE, AND THIS WILL BE ACCOUNTED FOR AT THE TIME OF SITE PLAN APPROVAL.
20. PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN LOCATED IN BRADDOCK ROAD.
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN BRADDOCK GREEN COURT.
21. A PAVILION MAY BE PROVIDED AS A RECREATIONAL FACILITY WITH THIS DEVELOPMENT.
22. SPECIAL AGREEMENTS ARE NOT PROPOSED WITH THIS PLAN.
23. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
24. SEE SHEET 12 FOR ARCHITECTURAL ELEVATIONS.
25. PARCELS A-D WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
26. THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 5-808 OF THE ZONING ORDINANCE.
27. NEIGHBOR NOTIFICATIONS TO THE BOUNDING FOOTPRINTS, LOT AREA, DIMENSIONS, UTILITY LAYOUTS, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN. IN SUBSTANTIAL CONFORMANCE WITH THE CFP/PFM, PROVIDED SUCH ARE IN ACCORDANCE WITH THE NEIGHBOR NOTIFICATION PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.
28. ALL YARDS DEFINED AS FIRE LINES, FIRE DEPARTMENT THERMOPILES, FIRE DEPARTMENT ACCESS AREAS, OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAVING, SIGNAGE, AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.



VICINITY MAP

SCALE: 1" = 2000'



DEVELOPER
THE CHRISTOPHER COMPANES
1046 WHITE GRANITE COURT
SUITE 103
DANTON, VIRGINIA 22124
(703) 352-2880

TABLE OF CONTENTS

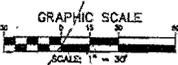
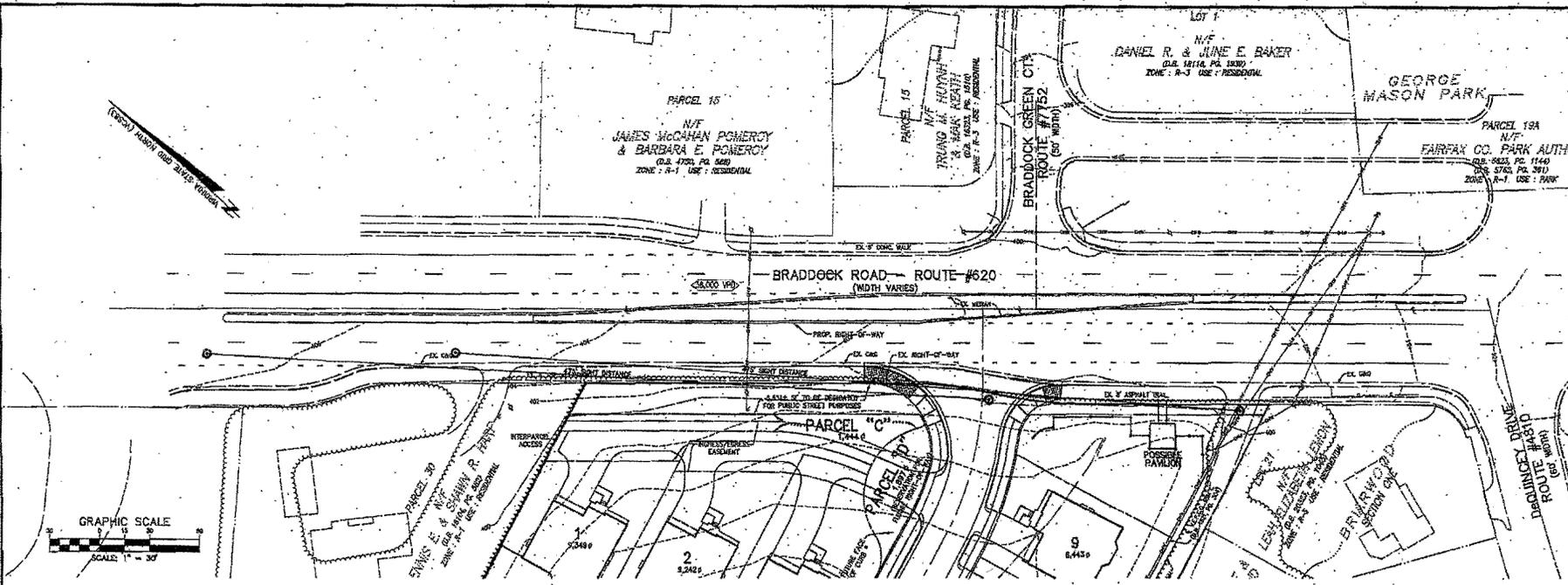
- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 EXISTING VEGETATION MAP
- 4 CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 5 SIGHT DISTANCE PLAN & PROFILE
- 6 LANDSCAPE PLAN
- 7 TREE PRESERVATION PLAN
- 8 TREE PRESERVATION INVENTORY
- 9 OFFALL ANALYSIS
- 10 & 11 RAINOFF REDUCTION METHOD CALCULATIONS
- 12 ARCHITECTURAL ELEVATIONS & HOUSE BARBER DETAIL

CPJ Charles P. Johnson & Associates, Inc.
Professional Engineer License # 018450 - Virginia License # 018450
1046 White Granite Court, Suite 103, Danton, VA 22124
703-352-2880
www.charlesjohnson.com

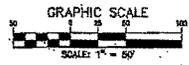
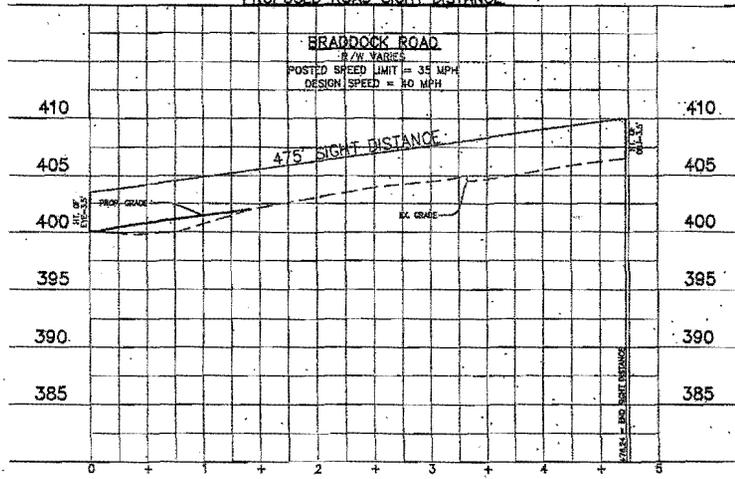
DATE: SEPTEMBER 8, 2014
REVISED: DECEMBER 1, 2014
JANUARY 5, 2015
JANUARY 20, 2015
FEBRUARY 17, 2015

SHEET 1 of 12

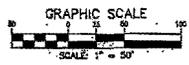
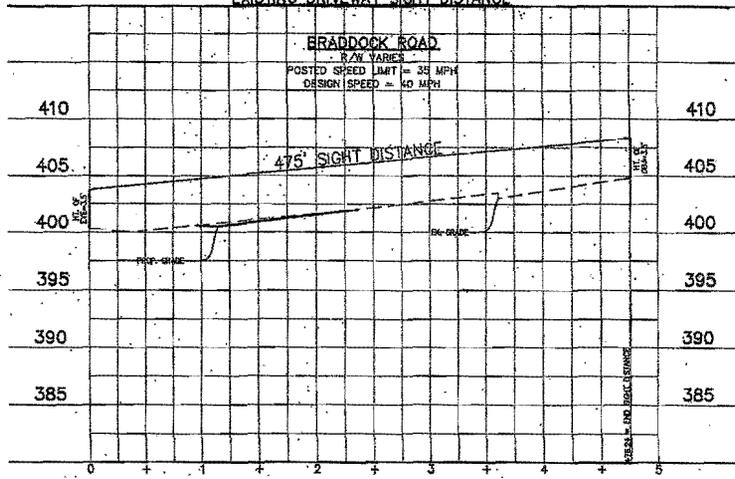
KENILWORTH



PROPOSED ROAD SIGHT DISTANCE



EXISTING DRIVEWAY SIGHT DISTANCE



SIGHT DISTANCE PLAN & PROFILE

KENILWORTH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2014-BR-019



REVISION SHEET TO APPROVAL
DATE: 11/11/15
BY: [Signature]
CPJ Charles P. Johnson & Associates, Inc.
10111 Lee Blvd., Suite 100, Fairfax, VA 22030
703.271.1111
www.cpjva.com

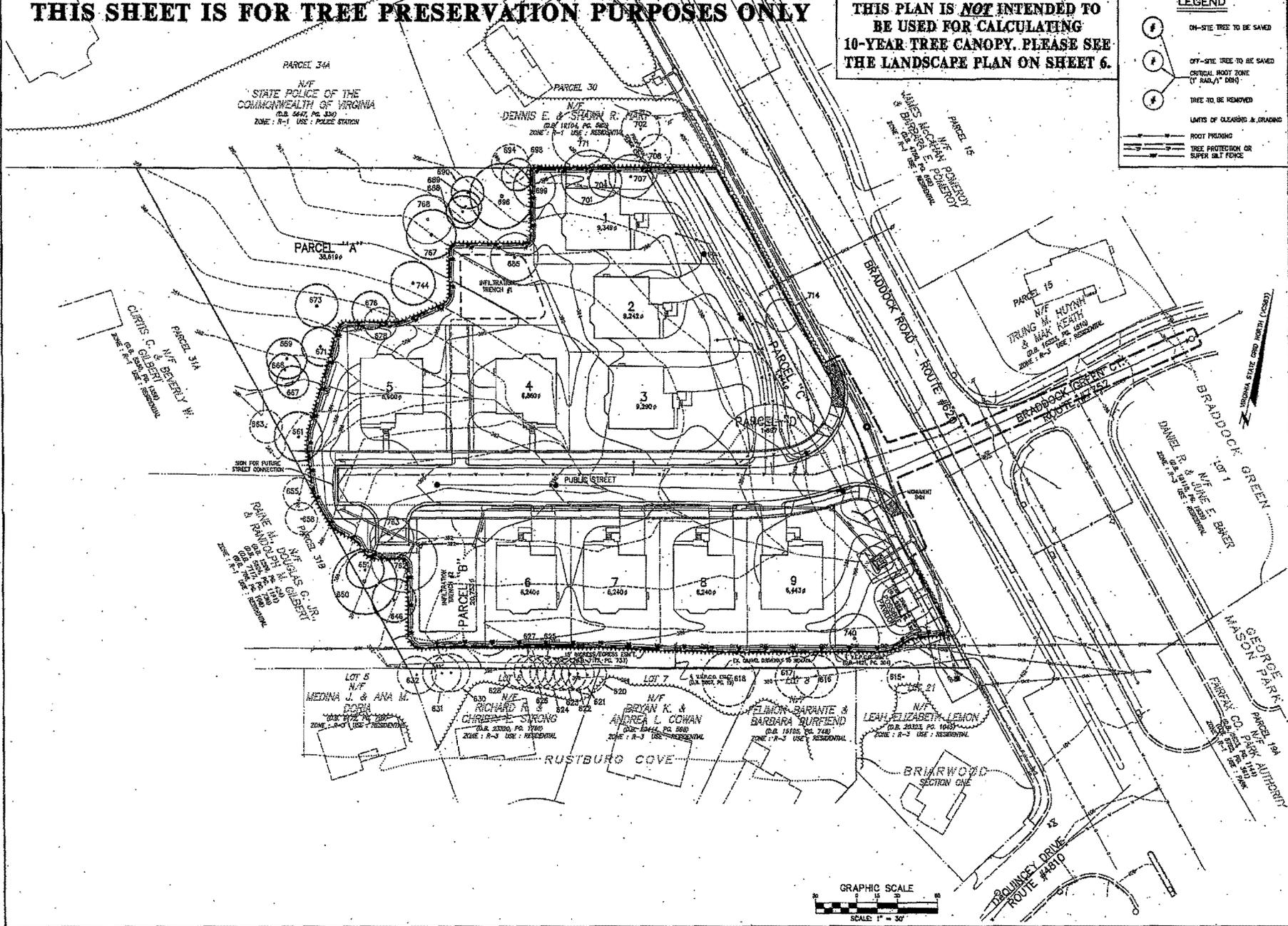
SHEET 5 OF 12
PRJ NO: 13-059
TYPE: CON/200

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

THIS PLAN IS NOT INTENDED TO BE USED FOR CALCULATING 10-YEAR TREE CANOPY. PLEASE SEE THE LANDSCAPE PLAN ON SHEET 6.

LEGEND

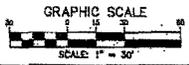
- ON-SITE TREE TO BE SAVED
- OFF-SITE TREE TO BE SAVED
- CRITICAL ROOT ZONE (1" RAD./1" DBH)
- TREE TO BE REMOVED
- LIMITS OF CLEARING & GRADING
- ROOT PRUNING
- TREE PROTECTION OR SUPER BILT FENCE



TREE PRESERVATION PLAN
KENILWORTH
 BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA



CPJ Charles F. Johnson & Associates, Inc.
 2800 River Rd., Ste. 200, Fairfax, VA 22031
 703-261-1100
 www.cpj.com



PROJECT NO.	13-220
SHEET NO.	7 OF 12
DATE	12/17/2015
TYPE	CDP/UDP

Virginia Runoff Reduction Method New Development Worksheet - v2.3 - June 2014
 To be used w/ DRAFT 2015 BMP Standards and Specifications

Site Data
 Project Name: **KENLWORTH PRE-DEVELOPMENT CONDITIONS**
 Date: **07/02/2014**

1. Post-Development Project & Land Cover Information

Category	A	B	C	D	E	Total
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00

2. Runoff Reduction Calculations

Category	10-year storm	2-year storm	10-year storm
Drainage Area A	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00
Drainage Area D	0.00	0.00	0.00
Drainage Area E	0.00	0.00	0.00
Total	0.00	0.00	0.00

3. Site Results

Category	D.A.A.	D.A.B.	D.A.C.	D.A.D.	D.A.E.	AREA CHECK
Phosphorus	0.00	0.00	0.00	0.00	0.00	OK
TOTAL PHOSPHORUS LOAD REDUCTION (LBS/YEAR)	0.00	0.00	0.00	0.00	0.00	OK
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (LBS/YEAR)	0.00	0.00	0.00	0.00	0.00	OK

Virginia Runoff Reduction Method New Development Worksheet - v2.3 - June 2014
 To be used w/ DRAFT 2015 BMP Standards and Specifications

Site Data
 Project Name: **KENLWORTH PROPOSED DEVELOPMENT CONDITIONS**
 Date: **07/02/2014**

1. Post-Development Project & Land Cover Information

Category	A	B	C	D	E	Total
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00

2. Runoff Reduction Calculations

Category	10-year storm	2-year storm	10-year storm
Drainage Area A	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00
Drainage Area D	0.00	0.00	0.00
Drainage Area E	0.00	0.00	0.00
Total	0.00	0.00	0.00

3. Site Results

Category	D.A.A.	D.A.B.	D.A.C.	D.A.D.	D.A.E.	AREA CHECK
Phosphorus	0.00	0.00	0.00	0.00	0.00	OK
TOTAL PHOSPHORUS LOAD REDUCTION (LBS/YEAR)	0.00	0.00	0.00	0.00	0.00	OK
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (LBS/YEAR)	0.00	0.00	0.00	0.00	0.00	OK

CHANNEL AND FLOOD PROTECTION FOR POST-DEVELOPMENT CONDITION ONSITE AREA

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
Drainage Area A	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00
Drainage Area D	0.00	0.00	0.00
Drainage Area E	0.00	0.00	0.00
Total	0.00	0.00	0.00

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 Practice (cu ft)	Based Reduction (cu ft)	Remaining Volume (cu ft)	Phosphorus (lb/day)	Remaining Phosphorus Load (lb/day)	Phosphorus Remaining Phosphorus Load (lb/day)	Remaining Phosphorus Load (lb/day)				
7.1. Infiltration (1) (5) (5) (5)	infiltration	Impervious area draining to infiltration	50% runoff volume reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.1. Infiltration (2) (5) (5) (5)	infiltration	Impervious area draining to infiltration	50% runoff volume reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL IMPERVIOUS COVER TREATED IN DRAINAGE AREA A															

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

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Practice (cu ft)	Based Reduction (cu ft)	Remaining Volume (cu ft)	Phosphorus (lb/day)	Remaining Phosphorus Load (lb/day)	Phosphorus Remaining Phosphorus Load (lb/day)	Remaining Phosphorus Load (lb/day)			
7.1. Infiltration (1) (5) (5) (5)	infiltration	Impervious area draining to infiltration	50% runoff volume reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.1. Infiltration (2) (5) (5) (5)	infiltration	Impervious area draining to infiltration	50% runoff volume reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL IMPERVIOUS COVER TREATED IN DRAINAGE AREA B														

THESE RRM WORKSHEETS ARE FOR TOTAL ONSITE AREA BMP CREDIT ONLY!

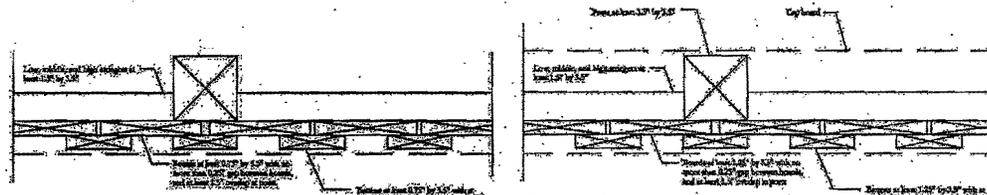
RUNOFF REDUCTION METHOD CALCULATIONS
KENLWORTH
 BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 PREPARED BY: CHARLES P. JOHNSON & ASSOCIATES, INC.
 DATE: 07/02/2014
 SHEET 10 OF 12
 PROJ NO: 13-559
 TYPE: CDP/FDP



FOR ILLUSTRATIVE PURPOSES ONLY

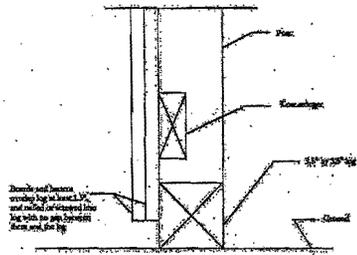
ARCHITECTURAL ELEVATIONS

NOT TO SCALE



Partial Longitudinal Section
1/8" = 1'-0"
FOR 6' OR LESS IN HEIGHT

Partial Longitudinal Section
1/8" = 1'-0"
FOR 8'-11" HEIGHT



Partial Transverse Section
Not to Scale

NOISE BARRIER DETAIL

NOT TO SCALE

ARCHITECTURAL ELEVATIONS
& NOISE BARRIER DETAIL

KENILWORTH

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2014-BR-019



NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/14/14	ISSUE FOR PERMITS	CPJ	
2	10/14/14	ISSUE FOR PERMITS	CPJ	
3	10/14/14	ISSUE FOR PERMITS	CPJ	
4	10/14/14	ISSUE FOR PERMITS	CPJ	
5	10/14/14	ISSUE FOR PERMITS	CPJ	
6	10/14/14	ISSUE FOR PERMITS	CPJ	
7	10/14/14	ISSUE FOR PERMITS	CPJ	
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26	10/14/14	ISSUE FOR PERMITS	CPJ	
27	10/14/14	ISSUE FOR PERMITS	CPJ	
28	10/14/14	ISSUE FOR PERMITS	CPJ	
29	10/14/14	ISSUE FOR PERMITS	CPJ	
30	10/14/14	ISSUE FOR PERMITS	CPJ	

DESIGNED BY	CPJ
CHECKED BY	CPJ
DATE	10/14/14
SCALE	AS SHOWN
PROJECT NO.	13-555
SHEET NO.	12
TOTAL SHEETS	12

PROJECT NO: 13-555
SHEET NO: 12
TOTAL SHEETS: 12



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

APPLICATION No: RZ/EOP 2014-BR-019
 (Assigned by staff)

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

RECEIVED
 Department of Planning & Zoning

SEP 17 2014

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I(We), Christopher at Kenilworth, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the PDH-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	()	CDP	(<input checked="" type="checkbox"/>)	FDP	(<input checked="" type="checkbox"/>)	CDPA	()	FDPA	()
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LEGAL DESCRIPTION:

Lot 29			23679	0748
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

69-1	1		29	3.593
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

9725 Braddock Road, Fairfax, Virginia 22032

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

South side of Braddock Rd., 150ft. west of the intersection with Dequincey Dr.

PRESENT USE:	<u>Vacant Land</u>	PROPOSED USE:	<u>SFD</u>
MAGISTERIAL DISTRICT:	<u>Braddock</u>	OVERLAY DISTRICT (S):	

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

W. Craig Havenner, President/Secretary

Type or Print Name of CMI, Manager Signature of Applicant or Agent
10461 White Granite Dr., Suite 103 (Work) (703) 352-5950 (Mobile) (703) 927-8669
 Address Oakton, Virginia 22124 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Deborah Lester RZ/EOP 2014-0403/0404 MPC
9/17/14

Date application accepted: September 17, 2014 Fee Paid \$ 32,660.00

Approved Proffers

PROFFER STATEMENT DATE: 03-27-2015

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	1	RUP	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDEN	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	RUP	\$21,000	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	DATE-TBD	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	1	BLDG PRMT APRV	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	RUP	\$0	01-01-0001
HOA NOTIFICATION / DISCLOSURE	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	RUP	\$32,475	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001

FDP 2014-BR-019

Zoning Application Closeout Summary Report

Printed: 6/2/2015

General Information

APPLICANT: CHRISTOPHER AT KENILWORTH, LLC
DECISION DATE: 03/26/2015
CRD: NO
HEARING BODY: PC
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: WILLIAM O'DONNELL
DECISION SUMMARY:
 ON MARCH 26, 2015, THE PLANNING COMMISSION APPROVED FDP 2014-BR-019 SUBJECT TO THE BOARD'S APPROVAL OF THE CONCURRENT RZ ON A MOTION MADE BY COMMISSIONER HURLEY.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PDH- 3	3.59 ACRES

Tax Map Numbers

069-1- /01/ /0029-

Approved Land Uses

Zoning District: PDH- 3

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT			APPROVED NON-RESIDENTIAL DEVELOPMENT		
	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
SFD	9	3.59 ACRES				
TOTAL	9	3.59 ACRES				

Approved Waivers/Modifications

WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE

For Rezoning Purposes Only

July 1, 2014

RECEIVED
Department of Planning & Zoning

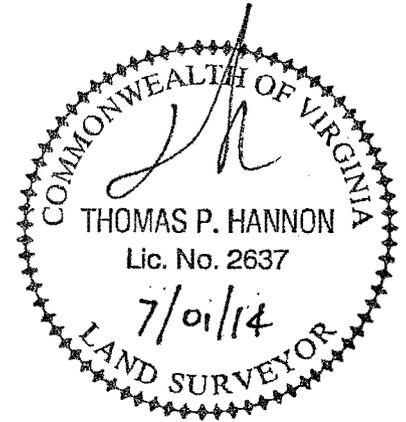
JUL 31 2014

Zoning Evaluation Division

DESCRIPTION OF
ALL OF THE PROPERTY OF

CHRISTOPHER AT KENILWORTH, L.L.C.
DEED BOOK 23679 AT PAGE 748

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



Description of all of the property acquired by Christopher at Kenilworth, L.L.C. by deed recorded in Deed Book 23679 at Page 748 among the Land Records of Fairfax County, Virginia and being more described as follows:

Beginning at a point lying on the southwesterly right of way line of Braddock Road – Route #620 (variable width), said point being a common corner to Lot 21, Briarwood – Section One (D.B. 4424, Pg. 491); thence leaving said right of way and running with a portion of said Briarwood – Section One and a portion of Rustburg Cove (D.B. 5584, Pg. 1867)

- 1.) South 77°06'07" West, 415.40 feet to an iron pipe (found) marking a common corner with Parcel "B" – A. Micheaux Raine/Gilbert Subdivision; thence leaving the aforesaid Rustburg Cove and running with a portion of said A. Micheaux Raine/Gilbert Subdivision
- 2.) North 41°14'34" West, 419.81 feet to a an iron pipe (found) lying in the southerly line of the Commonwealth of Virginia Department of State Police (D.B. 5647, Pg. 334); thence leaving the aforesaid A. Micheaux Raine/Gilbert Subdivision and running with a portion of said State Police and a portion of the property of Dennis E. Harp and Shawn R. Harp (D.B. 19104, Pg. 582)
- 3.) North 77°06'07" East, 429.06 feet to a point lying on the aforesaid southwesterly right of way line of Braddock Road; thence running with a portion of said right of way line the following four (4) courses and distances:
- 4.) South 41°14'23" East, 188.79 feet to a point of curvature; thence
- 5.) 58.10 feet along the arc of the tangent curve to the right having a radius of 290.00 feet and a chord bearing and distance of South 35°30'01" East, 58.00 feet to a point; thence
- 6.) 62.10 feet along the arc of the reverse curve to the left having a radius of 310.00 feet and chord bearing and distance of South 35°29'59" East, 62.00 feet to a point; thence
- 7.) South 41°14'23" East, 105.14 feet to the point of beginning containing 156,498 square feet or 3.59270 acres of land.