



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

JUN 19 2015

Zoning Evaluation Division

April 29, 2015

Keith C. Martin
Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Boulevard #400
Vienna, VA 22182

RE: Rezoning Application RZ 2014-PR-020

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 28, 2015, granting Rezoning Application RZ 2014-PR-020 in the name of Adnan Ashkar. The Board's action rezones certain property in the Providence District from the R-1 District to the R-3 District to permit residential development with a total density of 1.90. The subject property is located on the N. side of Electric Avenue, approx. 400 ft. E. of Woodford Rd, on approximately 1.05 acres of land, [Tax Map 39-3 ((1)) 52], subject to the proffers dated April 8, 2015.

The Board also:

- Directed the Director of the Department of Public Works and Environmental Services (DPWES) to permit:
 - A deviation from the tree preservation target, pursuant to the Public Facilities Manual (PFM).

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>

- Detention and Best Management Practices (BMP) facilities to be constructed on individual lots, pursuant to the PFM provided that a private maintenance agreement, in a form acceptable to the Office of the County Attorney, is completed for each lot.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence 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 28th day of April, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-PR-020**

WHEREAS, Adnan Ashkar, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 Districts to the R-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 Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-3 District, and said property is subject to the use regulations of said R-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 28th day of April, 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors



APR 09 2015

Zoning Evaluation Division

PROFFER STATEMENT

RZ2014-PR-020

April 8, 2015 Adnan Ashkar

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 39-3((1))52 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the R-3 Zoning District is granted. In the event that 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:

1. Generalized Development Plan. The Property shall be developed in substantial conformance with the Generalized Development Plan ("GDP") prepared by AMA Engineers, dated October 8, 2014 and revised through April 8, 2015. A maximum of two single family detached dwelling units shall be constructed on the Property.

2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the GDP.

3. Universal Design. At the time of initial purchase, the Applicant shall offer each purchaser the following universal design options at no additional cost:

- A. Front entrance doors that are a minimum of 36 inches wide;
- B. Clear knee space under the sink in the kitchen;
- C. Lever door handles instead of knobs;
- D. Light switches 44-48 inches high;
- E. Thermostats a maximum of 48" high; and
- F. Electrical outlets a minimum of 18" high.

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

- G. Step-less entry from the garage to the house and/or into the front door;
- H. A curb-less shower, or a shower with a curb of less than 4.5" high;
- I. A turning radius of five feet near the first floor bathroom commode;
- J. Grab bars in the bathrooms that are ADA compliant; and
- K. A first-floor bathroom console sink in lieu of a cabinet-style vanity.

4. Architectural Design. The architectural design of the proposed dwellings shall generally conform to the character and quality of the illustrative elevation, included as Attachment 1, but the Applicant reserves the right to modify these elevations and revise architectural ornamentation based on final architectural design. The building materials shall be a combination of brick, stone, cementations siding and stucco supplemented with trim and detail features.

5. Construction Hours. Construction shall occur only between the hours of 7:00 a.m. until 7:00 p.m., Monday through Friday, and 9:00 a.m. until 6:00 p.m. Saturday. Construction activities shall not occur on Sundays, or the holidays of Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas, Easter, and New Year's Day. The allowable hours of construction as specified in this proffer shall be listed within any contract with future sub-contractors associated with initial construction on the site. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish.

During development of the subject site, the telephone number of the site superintendent that shall be present on-site during construction shall be provided to the Providence District Supervisor's Office and to the immediately adjoining property owners.

6. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan, subdivision or infill lot grading 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 Willow Oak tree in the rear yard of Lot 1 shall be preserved as depicted on the GDP.

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 to be preserved, as well as all 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 within 25 feet to either side of the 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 clearing and grading 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.

Tree Appraisal: The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into

consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by 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 Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

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 and grading with an UFMD, DPWES, 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 may be removed as part of the clearing operation. Any tree that is so designed 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.

The Applicant shall notify the Providence District Supervisors Office and contiguous property owners, via certified mail, one week prior to the date of the pre-construction meeting. The owner(s) may attend this meeting and bring their own arborist, if desired. If agreed to by UFMD and owner(s) arborist, the Applicant shall incorporate owner(s) arborist recommendation(s) pertaining to the tree clearing along common property lines.

7. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or

trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such tails or utilities.

Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by the 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 the UFMD, DPWES.

8. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. 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:

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

9. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as 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 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.

10. Natural Landscaping. The first submission of the site/subdivision or infill lot grading 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 be in substantial conformance with the GDP, and 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 operation 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 Plat 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 12.19) 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. Notwithstanding that shown on the GDP, the types of tree species may be adjusted to increase variety and to provide appropriate street trees in the front yard.
- Inspection of mulched 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.

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 documentation submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit (RUP) for 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.

12. Garage Conversion. Each dwelling shall include a two- or three-car garage. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. This restriction shall be recorded by the applicant among the land records of Fairfax County at time of record plat recordation.

13. Recreation Contribution. The Applicant shall contribute \$5,358 to the Fairfax County Board of Supervisors prior to subdivision or infill lot grading plan approval, whichever occurs first, to offset this development's impacts on County Park and Recreation facilities to be utilized for the development of off-site recreational facilities intended to serve the future residents, as determined by the Fairfax County Park Authority in consultation with the Supervisor for the Providence District.

14. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised September 1, 2012, the Applicant shall contribute \$10,825 to the Fairfax County School Board to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from the development of the Property. Such contribution shall be made at the time of the first building permit approval for the Property. Following approval of this Application and prior to the Applicant's payment of the contribution, if Fairfax County should increase or decrease the ratio of students per unit or the amount of contribution per student, the Applicant shall adjust the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution.

15. FCPS Notification. The Applicant shall notify the Office of Facilities Planning Services of Fairfax County Public Schools within 30 days of filing a subdivision with the County to allow the school system adequate time to plan for anticipated student growth and to ensure classroom availability.

16. Housing Trust Fund. Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of one of the units approved at the time of subdivision on the Property. The percentage shall be based on the assessed value of the unit subject to the contribution, the sales price of the unit, or an estimate derived from comparable sales of similar type units. The value shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.

17. Storm Water Management. The Applicant will construct BMP facilities as shown on the GDP which will be in conformance with the new storm water regulations effective July 2014. The BMP facilities (infiltration trench) and their appurtenant structures must be privately maintained and a private maintenance agreement, in a form acceptable to the Office of the County Attorney, will be executed prior to the approval of a subdivision or infill lot grading plan. The agreement shall be recorded by the applicant among the land records of Fairfax County. In addition, the roof drains shall be designed such that the runoff flows to the infiltration trenches.

The maintenance of the roof drains shall be included in the maintenance agreement for the stormwater facilities.

18. Adjustments in Contribution Amounts. For all proffers specifying contribution amounts, , the contribution shall adjust on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

19. Ingress/Egress Easement. An ingress/egress easement shall be established for the shared access and driveways as shown on the GDP. The easement shall provide for joint maintenance of the easement areas and for cooperation with visitor parking pursuant to the agreement described in Paragraph 24 below.

20. Noise Attenuation. In order to reduce interior noise to a level of no more than 45 dBA Ldn the Applicant shall construct the two new homes and treat the Electric Avenue façades to meet the following acoustical measures:

- a. Exterior walls shall have a laboratory STC rating of at least 39;
- b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 70 dBA or above;
- c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and
- d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

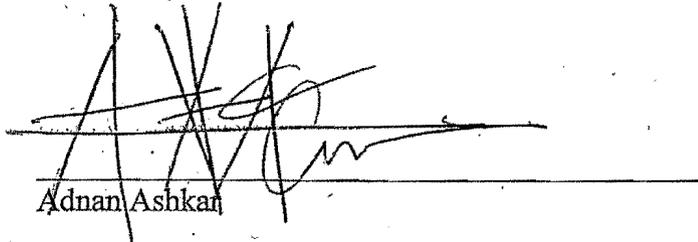
21. Exterior Lighting. All exterior lighting fixtures shall be shielded and downward directed to avoid off-site glare.

22. Offsite Landscaping. Prior to submission of a subdivision or infill lot grading plan on the subject site, the Applicant shall notify the property owner of Tax Map Parcel 39-1 ((1)) 33 via certified mail of their eligibility to receive a landscaped buffer on their property. The purpose of said buffer is to mitigate views of the proposed new residences from the existing structure of Lot 33. Prior to approval of a subdivision or infill lot grading plan, the Applicant shall submit to the Urban Forest Management Division (UFMD), DPWES, a plan to provide off-site screening along the adjoining property line with Lot 33. The plan shall be subject to the review and approval of UFMD and the property owner(s) of Lot 33, and will provide, at a minimum, a staggered, double-row of Category 2 or 3 evergreens with a minimum height of 6 feet at the time of planting, and may include Category 3 or 4 deciduous trees with a minimum caliper of 2 inches at the time of planting.

23. Landscaping Care. The Applicant shall provide purchasers of the two houses at closing a booklet prepared by a landscaping professional explaining how to care for the trees

planted pursuant to the landscape plan and that they were planted to achieve the County's 10 year canopy requirements.

24. Shared Driveway Agreement. An agreement shall be signed at closing by the purchasers of the two houses and recorded among the land records wherein both owners and their successors and assigns agree to cooperate with each other upon request during events where visitors will need to park on one side of the shared driveway but leaving room for the other owner to enter and exit their lot.



Adnan Ashkar



59.3'

ELECTRIC AVENUE LOT 2
SCALE: 1/4" = 1'-0"

ATTACHMENT 1



APR 09 2015

Zoning Evaluation Division

NOTES:

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON TAX MAP 9039-00(17) PARCEL 52 AND CURRENTLY ZONED R1.
- THE PROPERTY SHOWN HERE ON IS CURRENTLY IN THE NAME OF ASHAR ADAM BY DEED RECORDED ON DEED BOOK 22283 AND PAGE 1074 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON NOVEMBER 6, 2012. NO TITLE REPORT REPORT FURNISHED BY THIS FIRM.
- THE TOPOGRAPHY SHOWN HERE ON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON NOVEMBER 6, 2012. THE VERTICAL DATUM IS REFERENCED TO NAVD 83. THE CONTOUR INTERVAL IS 2 (TWO) FEET.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF ONE ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND YOOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF FPM DESIGN CRITERIA AT THE TIME OF SUBDIVISION PREPARATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE COP.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODES OF FAIRFAX COUNTY.
- AMA ENGINEERS, LLC IS NOT AWARE OF ANY UTILITY EASMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARANCE AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
- A RESOURCE PROTECTION AREA (RPA) IS NOT LOCATED ON THE SUBJECT PROPERTY; A RESOURCE MANAGEMENT AREA (RMA) IS LOCATED ON THE SUBJECT PROPERTY.
- THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY IS RESIDENTIAL AT A DENSITY OF 3-4 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 3 DU/ACRE MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN, DENSITY, ADDRESSING USES AND PROPOSED PRESERVATION AND PLANTING WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A MINOR PAVED TRAIL IS REQUIRED ON THE PERIPHERY OF SUBJECT PROPERTY ON ELECTRIC AVENUE. A 10 FEET WIDE ASPHALT TRAIL EXISTS ON BOTH SIDES OF ELECTRIC AVENUE AND IT IS SHOWN ON THIS PLAN.
- AMA ENGINEERS IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- ELECTRIC AVENUE IS NOT SHOWN ON THE COUNTY'S TRANSPORTATION PLAN OR VDOT 6 YEAR PLAN TO BE WIDENED OR IMPROVED.
- AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY.
- AMA ENGINEERS DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- THE GEOLOGICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SUBDIVISION PLAN, IF REQUIRED.
- THE SUBJECT PROPERTY WILL MEET SWM/SPM REQUIREMENTS THROUGH THE USE OF AN ONSITE INFILTRATION TRENCHES. PLEASE SEE SHEET 3 FOR ADDITIONAL INFORMATION.
- ALL DIMENSIONS ARE APPROPRIATE AND TYPICAL HOUSE FOOTPRINTS AND ELEVATIONS SHOWN ON THESE LOTS MAY BE ADJUSTED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE COP AND THE MINIMUM YARDS ARE PROVIDED.
- THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENT AND WILL MINIMIZE ADVERSE EFFECT TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON SHEET 2. ADDITIONAL PLANTING AROUND THE PROPOSED STREET WILL BE PROVIDED. THE APPLICANT WILL ENSURE THAT THE PLOT DEVELOPMENT RATIO IS LESS THAN THE PDC DEVELOPMENT RATIO.
- ADDITIONAL TREE PLANTING AND PRESERVATION, AS SHOWN ON THE COP, WILL PROVIDE ADEQUATE MEASURES OF SCREENING AND PROVIDE AN AMENITY TO THIS PROPERTY.
- MINOR ADJUSTMENT TO THE LOT DIMS AND UTILITY LOCATION SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREON.
- THE SUBJECT PROPERTY WAS DEVELOPED WITH A SINGLE FAMILY DWELLING, AND IT IS DEMOLISHED AND REMOVED FROM THE LOT. THE LOT IS CURRENTLY VACANT.

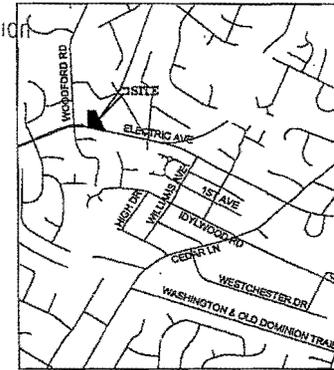
GENERALIZED DEVELOPMENT PLAN ELECTRIC AVENUE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2014-0386

ZONING TABULATIONS:

SITE AREA	45,736 SF (1,050 AC) 1,0165-8122 41,930 ACRES CONVEYED TO ADJACENT OWNER (0.611 50 FT OR 0.342 AC) (DB 1544, PG 292)	
EXISTING ZONING	R-1	
PROPOSED ZONING	R-3	
LOT AREA	1,250 ACRES OR 45,736 SQ FT	
EXISTING	1,250 ACRES OR 45,736 SQ FT	
PROPOSED	1,250 ACRES OR 45,736 SQ FT	
PROPOSED USE	SINGLE FAMILY DETACHED	
MAXIMUM BUILDING HEIGHT	33 FT	
AVERAGE LOT SIZE	REQUIRED	PROVIDED
	11,500 SF	22,889 SF
MINIMUM LOT SIZE	10,300 SF	24,867 SF
	21,041 SF	
MINIMUM LOT WIDTH	50 FT	95.04 FT
	148.28 FT	
MINIMUM YARD	30 FT	32.6 FT
FRONT YARD	12 FT	12.222 FT
SIDE YARD	25 FT	153.1 FT
REAR YARD		12.4, 21.8 FT
		15.3 FT
PARKING FOR 3 UNITS	4	
PARKING REQUIRED	4	
PARKING PROVIDED	4	
DENSITY:	3 DU/ACRE	
PERMITTED BY COMPREHENSIVE PLAN	3 DU/ACRE	
PROPOSED	1.2 DU/ACRE-CLG, OR	



VICINITY MAP
SCALE: 1"=800'



SOIL MAP
SCALE: 1"=250'

SOIL ID NUMBER	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS	SUITABILITY FOR INFILTRATION
33C	GLEND SILT LOAM	GOOD	GOOD	HIGH	I	GOOD
33B	SLACKCROCK LOAM	FAIR	POOR	MEDIUM	II	POOR
10C2	WHEATON-GLEND COMPLEX	GOOD	GOOD	HIGH	IWB	GOOD
10B	WHEATON-SLACKCROCK COMPLEX	MARGINAL	POOR	MEDIUM	II	POOR

ATMOSPHERIC STORMWATER INFORMATION FOR REGIONAL, LOCAL, DISTRICT, SPECIAL, POINT AND DEVELOPMENT PLAN APPLICATIONS

- The following information is required for all applications for development plans, special, point, and development plan applications. The information should be provided in the following order:
 1. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 2. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 3. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 4. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 5. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 6. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 7. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 8. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 9. A site plan showing the location of the proposed development and the location of the stormwater management facilities.
 10. A site plan showing the location of the proposed development and the location of the stormwater management facilities.

TAX MAP # 089-00-01-0088
FOR 9039-00(17) PARCEL 52
SCALE: N/A
DATE: 04/09/2015
SHEET: 1 of 11

GENERAL NOTES AND DETAILS

8430 ELECTRIC AVENUE

PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

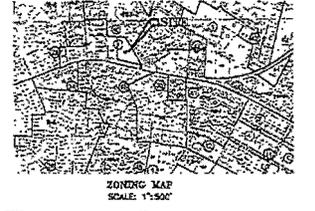
STATE OF VIRGINIA
REGISTERED PROFESSIONAL ENGINEER
No. 10000
Exp. 04/30/2018

AMA ENGINEERS, LLC
4830 POWER DRIVE, SUITE 210
FALLS CHURCH, VA 22041
TEL: 703-975-0500
FAX: 703-975-0500
www.amaengineers.com

NO.	DESCRIPTION	DATE	BY
1	DESIGNED		
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		
11	REVISED		

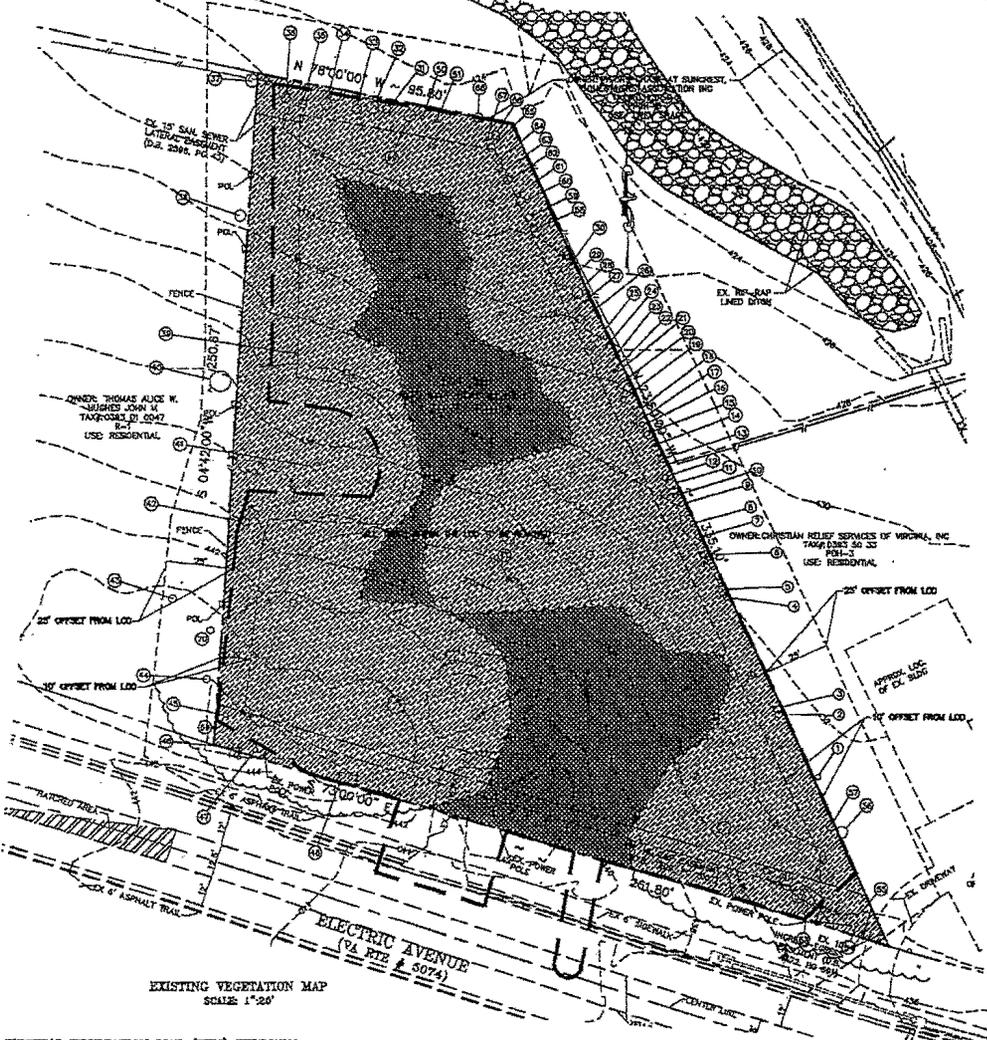
SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	DM & 36 FT TREE INVENTORY ZONE
SHEET 3	GENERAL DEVELOPMENT PLAN
SHEET 4	TREE CONSERVATION PLAN AND LANDSCAPE PLAN
SHEET 5	INFILTRATION TRENCHES DESIGN & DETAILS
SHEET 6	CUTFILL ANALYSIS
SHEET 7	STORMWATER MANAGEMENT COMPLIANCE AND NARRATIVES
SHEET 8	SUB-DRAINAGE MAP
SHEET 9	DMT COMPUTATIONS TO EACH DRAINAGE AREA, D.A. A & B
SHEET 10	STORMWATER MANAGEMENT COMPLIANCE SUMMARY
SHEET 11	SHORT DISTANCE PLAN AND PROFILE



ZONING MAP
SCALE: 1"=500'

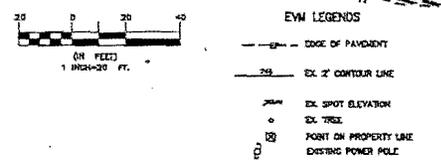
EXISTING TREE INVENTORY WITHIN 35' (25' OUTSIDE & 10' INSIDE) OF THE LIMIT OF DISTURBANCE



EXISTING VEGETATION MAP (EVM) SUMMARY

COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	COMPEN	ACREAGE	COMMENTS
UPLAND FOREST	MAJORITY WHITE PINE, NEW HAVEL, OAK, SPRUCE, WALNUT, LOCUST, ETC.	EARLY SUCCESSION TO CLIMAX	6000	33,677.50 FT OR 6.77 ACRES	THERE ARE MAINLY SOFTWOOD SPECIES AND A FEW HARDWOOD SPECIES. THEY ARE IN PLAN TO POOR CONDITION IN GENERAL, AND SIZE VARIES FROM 2-32 INCHES.
MAINTAINED GRASSLAND	MAINTAINED LAWN	N/A	N/A	12,091.50 FT OR 0.28 ACRES	GRASS AREA

TOTAL AREA=105 ACRES



TAG #	DBH (measured at 4.5 ft above ground)	Common Name	Circumference at 4.5 ft	Condition Rating	Original Stems in Place	Height (ft)	Form	Recommended Preservation Measures										Remarks
								Tree Protection Zone	Tree 1 Fuel Gap	Tree 2 Fuel Gap	Tree 3 Fuel Gap	Tree 4 Fuel Gap	Tree 5 Fuel Gap	Tree 6 Fuel Gap	Tree 7 Fuel Gap	Tree 8 Fuel Gap	Tree 9 Fuel Gap	
1	6	Dead Tree	0	None	0	0	0											Remove, Dead tree - Hazardous
2	10	White Pine	80	Poor	15	23												Remove, storm damage, scale bark attachment
3	10	White Pine	80	Poor	10	33												Remove, storm damage, scale bark attachment
4	15	White Pine	80	Poor	15	13												Remove, storm damage, scale bark attachment
5	22	White Pine	82	Med	22	23												Remove, storm damage, scale bark attachment
6	16	White Pine	84	Med	16	23												Remove, storm damage, scale bark attachment
7	17	White Pine	85	Poor	17	23												Remove, storm damage, scale bark attachment
8	20	White Pine	86	Poor	20	23												Remove, storm damage, scale bark attachment
9	15	White Pine	86	Poor	15	23												Remove, storm damage, scale bark attachment
10	8	White Pine	87	Poor	8	23												Remove, storm damage, scale bark attachment
11	22	White Pine	87	Med	22	23												Remove, storm damage, scale bark attachment
12	17	White Pine	87	Poor	17	23												Remove, storm damage, scale bark attachment
13	25	White Pine	87	Poor	25	23												Remove, storm damage, scale bark attachment
14	8	White Pine	87	Med	8	23												Remove, storm damage, scale bark attachment
15	20	White Pine	87	Med	20	23												Remove, storm damage, scale bark attachment
16	13	White Pine	87	Poor	13	23												Remove, storm damage, scale bark attachment
17	8	White Pine	87	Med	8	23												Remove, storm damage, scale bark attachment
18	15	White Pine	87	Poor	15	23												Remove, storm damage, scale bark attachment
19	12	White Pine	87	Poor	12	23												Remove, storm damage, scale bark attachment
20	12	White Pine	87	Poor	12	23												Remove, storm damage, scale bark attachment
21	12	White Pine	87	Poor	12	23												Remove, storm damage, scale bark attachment
22	8	White Pine	87	Med	8	23												Remove, storm damage, scale bark attachment
23	8	White Pine	87	Med	8	23												Remove, storm damage, scale bark attachment
24	10	White Pine	87	Med	10	23												Remove, storm damage, scale bark attachment
25	22	White Pine	87	Med	22	23												Remove, storm damage, scale bark attachment
26	21	White Pine	87	Poor	21	23												Remove, storm damage, scale bark attachment
27	13	White Pine	87	Poor	13	23												Remove, storm damage, scale bark attachment
28	26	White Pine	87	Poor	26	23												Remove, storm damage, scale bark attachment
29	10	White Pine	87	Poor	10	23												Remove, storm damage, scale bark attachment
30	22	White Pine	87	Med	22	23												Remove, storm damage, scale bark attachment
31	27	White Pine	87	Poor	27	23												Remove, storm damage, scale bark attachment
32	24	White Pine	87	Med	24	23												Remove, storm damage, scale bark attachment
33	10	White Pine	87	Med	10	23												Remove, storm damage, scale bark attachment
34	27	White Pine	87	Med	27	23												Remove, storm damage, scale bark attachment
35	17	White Pine	87	Med	17	23												Remove, storm damage, scale bark attachment
36	20	White Pine	87	Med	20	23												Remove, storm damage, scale bark attachment
37	20	Red Maple	81	Good	20	23												Check, Part of measures as mentioned in phase 1
38	10	Shed Oak	80	Med	10	23												Check, Part of measures as mentioned in phase 1
39	10	Shed Oak	78	Poor	10	23												Check, Part of measures as mentioned in phase 1
40	40	Shed Oak	75	Poor	40	23												Check, Part of measures as mentioned in phase 1
41	20	White Oak	80	Good	20	23												Check, Part of measures as mentioned in phase 1
42	17	White Pine	87	Med	17	23												Remove, check status the construction
43	10	Pecan	70	Med	10	23												Check, Part of measures as mentioned in phase 1
44	17	Honey Locust	64	Med	17	23												Check, Part of measures as mentioned in phase 1
45	10	Black Locust	60	Poor	10	23												Remove, poor condition
46	8	Walnut	64	Med	8	23												Remove, unacceptable to select these
47	2	Walnut	64	Med	2	23												Remove, unacceptable to select these
48	15	Leyland Cypress	60	Poor	15	23												Remove, unacceptable to select these
49	20	White Pine	80	Med	20	23												Remove, storm damage, scale bark attachment
50	15	White Pine	84	Med	15	23												Remove, storm damage, scale bark attachment
51	10	White Pine	87	Med	10	23												Remove, storm damage, scale bark attachment
52	8	Black Locust	56	Poor	8	23												Remove, storm damage, scale bark attachment
53	10	Black Locust	60	Poor	10	23												Remove, storm damage, scale bark attachment
54	8	Black Locust	60	Poor	8	23												Remove, storm damage, scale bark attachment
55	10	White Pine	84	Med	10	23												Remove, storm damage, scale bark attachment
56	10	White Pine	84	Med	10	23												Remove, storm damage, scale bark attachment
57	10	White Pine	84	Med	10	23												Remove, storm damage, scale bark attachment
58	10	White Pine	84	Med	10	23												Remove, storm damage, scale bark attachment
59	10	White Pine	84	Med	10	23												Remove, storm damage, scale bark attachment
60	8	Chopwood	55	Med	8	23												Remove, likely sound an protection measures
61	11	Spacer	60	Med	11	23												Remove, Check, Part of measures as mentioned in phase 1
62	10	Red Maple	60	Poor	10	23												Check, Part of measures as mentioned in phase 1

TAX MAP # 03D-5-01-0063
 JOB NO. 12-45
 SCALE: 1"=20'
 DATE: 04/04/2018
 SHEET 2 of 11

EVM & 35 FT TREE INVENTORY ZONE
8430 ELECTRIC AVENUE
 REGISTRATION DISTRICT PROVIDENCE FARMAN COUNTY, VIRGINIA

A M I A
 ENGINEERS, LLC
 8850 PARKWAY 20200, SUITE 310
 FARMAN, VA 22030
 TEL: 703-448-2151 (CELL)
 FAX: 703-272-2000 (OFF)
 info@amiallc.com

NO.	DATE	BY	REVISION
1	04/04/2018	...	...
2	04/04/2018	...	...
3	04/04/2018	...	...
4	04/04/2018	...	...
5	04/04/2018	...	...
6	04/04/2018	...	...
7	04/04/2018	...	...
8	04/04/2018	...	...
9	04/04/2018	...	...
10	04/04/2018	...	...

NOTES:

- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT WITH 3 DWELLING UNITS PER ACRE (R3 ZONE) AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW:
 - STORMWATER DETENTION DEFERRAL WAIVER TO BE REQUESTED AS A CONDITION OF THE DEFERRAL APPROVAL. THE STORMWATER FACILITIES SUFFICIENT TO MEET THE SUBDIVISION DETENTION REQUIREMENTS WILL BE BUILT WHEN THE LOTS ARE DEVELOPED OR REDEVELOPED.
 - A WATER QUALITY CONTROL DEFERRAL TO BE REQUESTED FOR THE SUBJECT SITE, AS A CONDITION OF THE DEFERRAL APPROVAL. FACILITIES SUFFICIENT TO MEET THE SUBDIVISION WATER QUALITY CONTROL REQUIREMENTS WILL BE BUILT WHEN THE LOTS ARE DEVELOPED OR REDEVELOPED.
 - DETENTION AND SHIP FACILITIES HAVE BEEN PROPOSED ON INDIVIDUAL LOTS TO SATISFY THE DETENTION AND SHIP REQUIREMENTS. THE WAIVER APPROVAL TO USE INDIVIDUAL FACILITIES ON EACH LOT WILL BE REQUESTED IN WRITING BEFORE THE FINAL SUBDIVISION PLANS FROM THE DIRECTOR IN ACCORDANCE WITH § 8-1200 ET SEQ. P.M. § 8-2503.7 (05-01-P.M.).
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY CONNECTION, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE GAS, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 10-204 OF THE ZONING ORDINANCE.

PROJECT DESCRIPTION:

THE PROJECT PROPOSES REZONING OF A SINGLE FAMILY LOT 52 TO R-3 ZONE AND FOR SUBSEQUENT SUBDIVISION OF THE LOT INTO TWO SINGLE FAMILY RESIDENTIAL LOTS. THE LOT IS LOCATED IN FAIRFAX COUNTY YAC MAP 38-3000 PARCEL 52 AND IS CURRENTLY ZONED R-1. THE TOTAL AREA OF THE PROPERTY SUBJECT TO THIS APPLICATION IS 1.050 ACRES. THE PROPERTY IS CURRENTLY VACANT. THE APPLICANT PROPOSES TO REZONE THE LOT TO R-3 (THREE DWELLING UNITS PER ACRE), WHICH IS CONSISTENT TO THE NEIGHBORING DEVELOPMENT, AND THE COUNTY'S COMPREHENSIVE MAP.

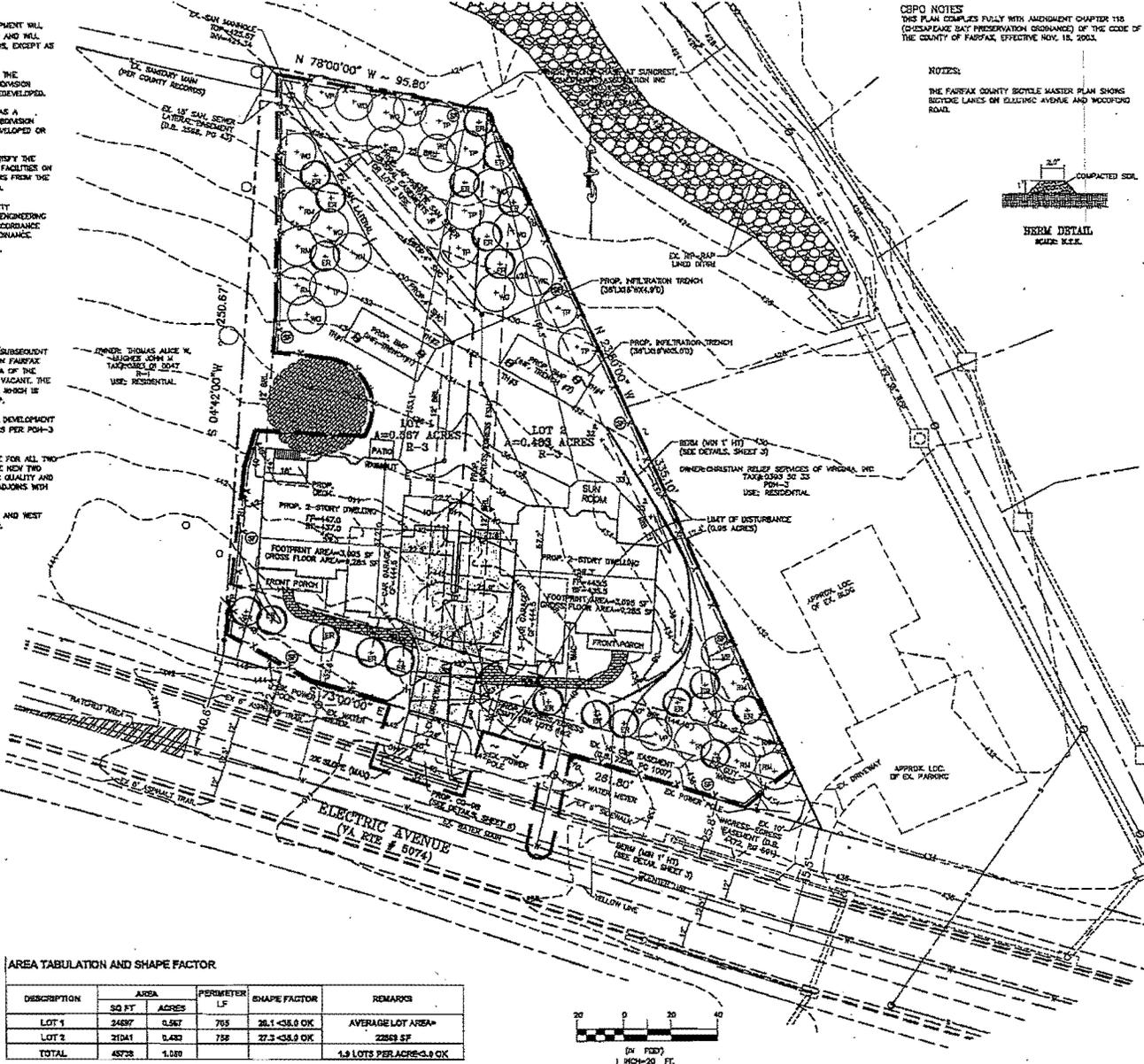
BASED ON THE COUNTY COMPREHENSIVE PLANS, THESE AREAS ARE DESIGNATED FOR THE DEVELOPMENT OF 3/3 DWELLING UNITS PER ACRE. THE NEIGHBORING RESIDENTS ARE DEVELOPED WITH AS PER POW-3 OR R-3 ZONING REGULATIONS.

BASED ON PROPOSED GENERAL DEVELOPMENT PLAN (GDP), THE LOT WILL HAVE FRONTAGE FOR ALL TWO LOTS ON ELECTRIC AVENUE. THE EXISTING DRIVEWAY ENTRANCE WILL BE UTILIZED FOR THE NEW TWO LOTS. LOW IMPACT DEVELOPMENT CONCEPT WILL BE UTILIZED TO MEET BOTH STORMWATER QUALITY AND QUANTITY REQUIREMENTS WITH ONE INFILTRATION TRENCH ON INDIVIDUAL LOTS. THE LOT ADJACENT WITH THE LOW LAND CROOKING AREA WHICH IMMEDIATELY CONNECTS TO A SMALL CREEK.

THE LOT IS PARTIALLY COVERED WITH MATURED TREES. SPECIAL ALONG THE EAST NORTH AND WEST BOUNDARY PERIPHERAL, AND MOST OF THEM WILL BE PRESERVED BY THE PROPOSED GDP.

CEPO NOTES
THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (GREENSPACE SAVING PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV. 18, 2003.

NOTES:
THE FAIRFAX COUNTY BICYCLE MASTER PLAN SHOWS BICYCLE LANES ON ELECTRIC AVENUE AND WOODFORD ROAD.



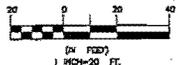
- LEGENDS**
- P — EDGE OF PAVEMENT
 - 2M — EX. 2' CONTOUR LINE
 - 2.5M — EX. 2' SPOT ELEVATION
 - F — FLOW ARROW
 - T — EX. TREE LOCATION
 - P — EXISTING POWER POLE
 - X — SILTY FENCE, SPEC. 3.05
 - T — TREE PROTECTION, SPEC. 3.08
 - L — LIMIT OF CLEARING AND GRADING
 - T — TREE SAVED AREA

R-3 ZONING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED	
		LOT 1	LOT 2
AREA (SQ. FT.)			
MINIMUM (SQ. FT.)	10500	24897	21961
AVERAGE (SQ. FT.)	31500		22869
YARD			
FRONT (FT.)	30 FT.	32.8	20.7
SIDE (FT.)	12 FT.	22.2	12.4, 21.8
REAR (FT.)	25 FT.	182.1	151.3
MINIMUM WIDTH			
INTERIOR	80 FT.	86.04 FT.	146.36 FT.
CORNER	125 FT.	N/A	N/A

AREA TABULATION AND SHAPE FACTOR

DESCRIPTION	AREA		PERIMETER LF	SHAPE FACTOR	REMARKS
	SQ. FT.	ACRES			
LOT 1	24897	0.567	705	26.1 < 35.0 OK	AVERAGE LOT AREA*
LOT 2	21041	0.483	758	27.3 < 35.0 OK	22869 SF
TOTAL	45938	1.050			1.5 LOTS PER ACRE=1.5 OK



TAX MAP # 059-3-01-0052	SCALE 1"=80'
JOB NO. 18-09	DATE 9/10/2010
VERSION 01	SHEET 3 of 11
DRAWN BY	CHECKED BY

GENERAL DEVELOPMENT PLAN
8430 ELECTRIC AVENUE
MAGISTRAL DISTRICT, FAIRFAX COUNTY, VIRGINIA

AMA ENGINEERS, LLC
13400 RANDOLPH DRIVE, SUITE 310
FAIRFAX, VA 22030 (703) 272-0200
FAX: 703-272-0200 (EXT. 200)

1	DATE	BY
2	DATE	BY
3	DATE	BY
4	DATE	BY
5	DATE	BY
6	DATE	BY
7	DATE	BY
8	DATE	BY
9	DATE	BY
10	DATE	BY



DRAINAGE MAP
SCALE 1"=40'

OUTFALL NARRATIVE

THIS PROJECT PROPOSES THE REFINISHING OF A SINGLE FAMILY LOT 32 TO R-3 ZONE AND FOR SUBSEQUENT SUBDIVISION OF THE LOT INTO TWO SINGLE FAMILY RESIDENTIAL LOTS. THE LOT IS LOCATED ON PARKWAY COUNTY TAX MAP 38-3X(1) PARCEL 82 AND IS CURRENTLY ZONED R-1. THE LOT IS CURRENTLY VACANT AND IS MOSTLY WOODED.

EXISTING DEVELOPMENT CONDITIONS

THE LOT CONTAINS MAINLY ONE DRAINAGE AREA, A1 OF 4.7 ACRES, AND CONTRIBUTES ABOUT 13.7 CFS OF RUNOFF FROM THE 10-YEAR STORM. THE RUNOFF FROM THE SITE SHEET FLOWS THROUGH THE EXISTING LOT AND FLOWS TO THE REAR OF THE LOT. IT OUTFALLS TO THE EXISTING 36" DIA. PIPE LINED DITCH LOCATED ON THE NEIGHBOR LOT AT THE BACK. PLEASE REFER TO DRAINAGE MAP ON THIS SHEET.

DRAINAGE AREAS A2 AND A3 AS SHOWN ON THE DRAINAGE MAP ALSO CONTRIBUTES RUNOFF TO THIS DITCH. THE DRAINAGE AREAS A2 AND A3 CONSISTS OF 21.7 ACRES AND 0.3 ACRES OF TOTAL LAND AND CONTRIBUTES ABOUT 30.6 CFS AND 24.1 CFS OF RUNOFF FROM THE 10-YEAR STORMS RESPECTIVELY.

THREE CROSS-SECTIONS, 1-1, 2-2, AND 3-3 ARE TAKEN ALONG THE DITCH AS SHOWN ON THE DRAINAGE MAP. THE DETAILED HYDRAULIC ANALYSIS OF THE SECTIONS ARE PERFORMED AND SHOWN ON THIS SHEET. THE STUDY OF THE SECTION SHOWS THAT THE RUNOFF IS CONTAINED WITHIN THE BED AND BANKS OF THE DITCH AND IT FLOWS WITH A NON-EROSIVE VELOCITY. PLEASE REFER TO COMPUTATIONS ON THIS SHEET.

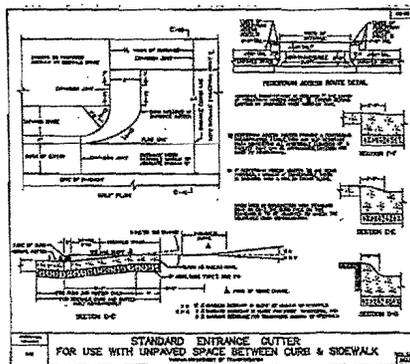
HENCE, IT IS OUR PROFESSIONAL OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THE SITE, AND NO ADVERSE IMPACT IS ANTICIPATED DURING CONSTRUCTION.

PROPOSED DEVELOPMENT CONDITIONS

AFTER THE DEVELOPMENT OF THE LOTS, THE RUNOFF WILL CONTINUE TO SHEET FLOW ACROSS THE LOT AND OUTFALL TO THE DITCH LOCATED AT THE NEIGHBOR LOT. AN INTERCEPTION TRENCH WILL BE PROVIDED FOR EACH LOT, AND IT WILL BE DESIGNED TO INTERCEPT 3 INCHES OF RUNOFF. THE RUNOFF WILL BE INTERCEPTED BY THE TRENCH AND WILL REDUCE THE POST DEVELOPMENT RUNOFF BY 0.75 CFS AND 0.67 CFS FROM THE 2-YR AND 10-YR STORMS RESPECTIVELY. PLEASE REFER TO SHEET 7 FOR DETAILED CALCULATION AND ANALYSIS. THE RUNOFF FROM THE LOTS WILL NOT HAVE ANY ADVERSE IMPACT SUCH AS DOWNSTREAM EROSION, FLOODING, SEDIMENTATION OR INADEQUATE OVERLAND FLOW. IT IS OUR PROFESSIONAL OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THE SITE AND NO ADVERSE EFFECT WILL BE ANTICIPATED AT THE DOWNSTREAM OF THE OUTFALL OF THE SITE.

DURING THE CONSTRUCTION

SILT FENCE WILL BE INSTALLED AS A SEDIMENT AND EROSION CONTROL MEASURES ALONG THE LOW AREA OF DISTURBANCE DURING THE DEVELOPMENT OF THE LOTS. THE DISTURBED AREA SHEET FLOWS AND DISPERSES AS A SHEET FLOW AND FLOWS THROUGH THE SILT FENCE TO THE NEIGHBOR CHANNEL. THE SILT FENCE WILL BE CONNECTED TO CREATE CONCENTRATED FLOW DURING THE CONSTRUCTION ACTIVITIES. THEREFORE, IT IS OUR UNDERSTANDING THAT AN ADEQUATE OUTFALL EXISTS DURING THE CONSTRUCTION PERIOD OF THE PROJECT AND NO ADVERSE IMPACT WILL OCCUR TO THE NEIGHBOR LOTS.



STANDARD ENTRANCE OUTLET
FOR USE WITH UNPAVED SPACE BETWEEN CURB & SIDEWALK
SCALE: 1/2"=1'-0"

OUTFALL ANALYSIS

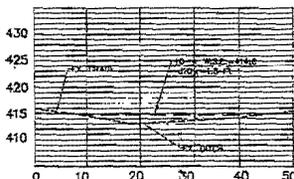
SECTION 1-1

RUNOFF COMPUTATIONS (O=C1)

DRAINAGE AREA= 42.7 ACRES
Time of concentration=3 min (ASSUMED TO)
Intensity of rainfall, $I_{10}=7.27$ in/hr
Intensity of rainfall, $I_{24}=6.45$ in/hr

Coefficient of Runoff, $C=0.4$
Peak Runoff, $Q_{10}=Q_{24}$
 $= 0.6727 \times 42.7$
 $= 28.7$ CFS
 $Q_{24}=0.645 \times 42.7 = 27.5$ CFS

Channel slope: Irregular (10-yr 0.2%)
Average creek slope=2.0%
 $n=0.020$ for 10-yr
Computed Output (Flow master)
Flow depth (10-yr)=1.2 ft @ 2.8 ft [OK]
Velocity, $V_{10}=1.7$ FPS @ 1.2 FPS 10-yr channel, [OK]



(SECTION 1-1)
SCALE: HOR: 1"=10' VERT: 1"=10'

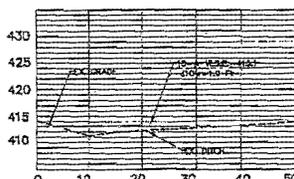
SECTION 2-2

RUNOFF COMPUTATIONS (O=C1)

DRAINAGE AREA= 41.0 ACRES
Time of concentration=3 min (ASSUMED TO)
Intensity of rainfall, $I_{10}=7.27$ in/hr
Intensity of rainfall, $I_{24}=6.45$ in/hr

Coefficient of Runoff, $C=0.4$
Peak Runoff, $Q_{10}=Q_{24}$
 $= 0.6727 \times 41.0$
 $= 27.6$ CFS
 $Q_{24}=0.645 \times 41.0 = 26.4$ CFS

Channel slope: Irregular (10-yr 0.2%)
Average creek slope=2.0%
 $n=0.020$ for 10-yr
Computed Output (Flow master)
Flow depth (10-yr)=1.2 ft @ 2.8 ft [OK]
Velocity, $V_{10}=1.7$ FPS @ 1.2 FPS 10-yr channel, [OK]



(SECTION 2-2)
SCALE: HOR: 1"=10' VERT: 1"=10'

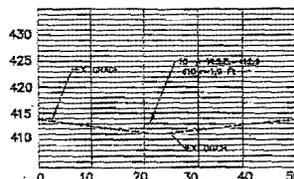
SECTION 3-3

RUNOFF COMPUTATIONS (O=C1)

DRAINAGE AREA= 41.0 ACRES
Time of concentration=3 min (ASSUMED TO)
Intensity of rainfall, $I_{10}=7.27$ in/hr
Intensity of rainfall, $I_{24}=6.45$ in/hr

Coefficient of Runoff, $C=0.4$
Peak Runoff, $Q_{10}=Q_{24}$
 $= 0.6727 \times 41.0$
 $= 27.6$ CFS
 $Q_{24}=0.645 \times 41.0 = 26.4$ CFS

Channel slope: Irregular (10-yr 0.2%)
Average creek slope=2.0%
 $n=0.020$ for 10-yr
Computed Output (Flow master)
Flow depth (10-yr)=1.2 ft @ 2.8 ft [OK]
Velocity, $V_{10}=1.7$ FPS @ 1.2 FPS 10-yr channel, [OK]



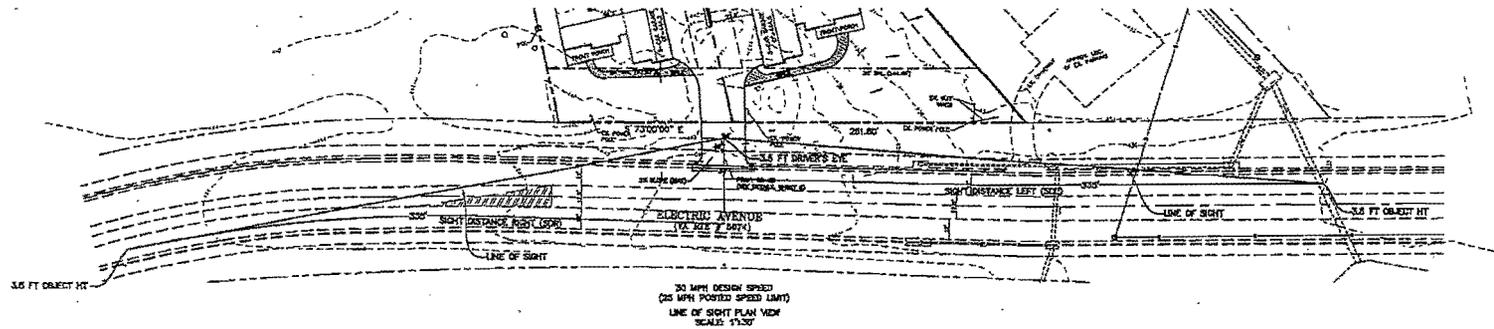
(SECTION 3-3)
SCALE: HOR: 1"=10' VERT: 1"=10'

TAX MAP # 38-3X-01-0082
FOR 38-3X-01 SCALE: 1"=20'
DATE: 04/02/2013
DRAWN BY: [blank]
CHECKED BY: [blank]

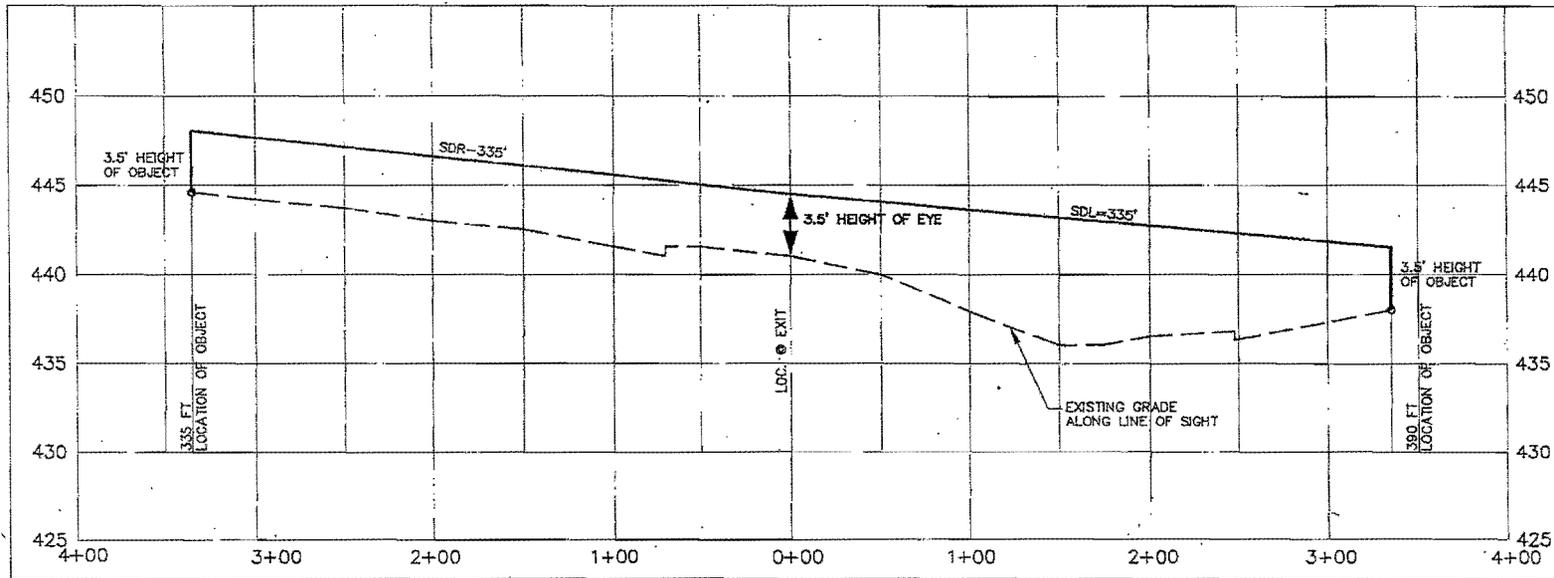
OUTFALL ANALYSIS
8430 ELECTRIC AVENUE
MULLENBACH DISTRICT, PROVIDENCE, BARBARA COUNTY, VIRGINIA

ALMA ENGINEERS, LLC
PROFESSIONAL ENGINEERS
1000 W. MARKET ST. SUITE 210
PARKWAY, VALENDIA, VA 22981
TEL: 703-455-2112 (OFFICE)
TEL: 703-455-2112 (CELL)
FAX: 703-455-2112 (OFFICE)
www.almaengineers.com

NO.	DATE	DESCRIPTION	BY
1	04/02/2013	ISSUED FOR PERMITS	[blank]
2	04/02/2013	ISSUED FOR PERMITS	[blank]
3	04/02/2013	ISSUED FOR PERMITS	[blank]
4	04/02/2013	ISSUED FOR PERMITS	[blank]
5	04/02/2013	ISSUED FOR PERMITS	[blank]
6	04/02/2013	ISSUED FOR PERMITS	[blank]
7	04/02/2013	ISSUED FOR PERMITS	[blank]
8	04/02/2013	ISSUED FOR PERMITS	[blank]
9	04/02/2013	ISSUED FOR PERMITS	[blank]
10	04/02/2013	ISSUED FOR PERMITS	[blank]



30 MPH DESIGN SPEED
(25 MPH POSTED SPEED LIMIT)
LINE OF SIGHT PLAN VIEW
SCALE: 1"=30'



ELECTRIC AVENUE
SIGHT DISTANCE PROFILE
DESIGN SPEED 30 MPH
POSTED SPEED 25 MPH

SCALE: VERT: 1"=5'
HOR: 1"=50'

TAX MAP # 039-3-01-0062	
DATE: 11/11/11	SCALE: AS NOTED
DESIGNER: J. J. WILSON	DATE: 11/11/11
CHECKER: J. J. WILSON	DATE: 11/11/11

SIGHT DISTANCE PLAN AND PROFILE
8430 ELECTRIC AVENUE
MAGISTERIAL DISTRICT, PROVIDENCE PARISH, CALIBAN COUNTY, VIRGINIA

STATE OF VIRGINIA REGISTERED PROFESSIONAL ENGINEER

AMA ENGINEERS, LLC

2950 PROVIDENCE DRIVE, SUITE 310
PROVIDENCE, VIRGINIA 23137
TEL: 703-973-0300 (OFFICE)
TEL: 703-973-0300 (CELL)
FAX: 703-973-0300 (FAX)
www.amaengineers.com

7	DATE PLOTTED	11/11/11
6	DATE CHECKED	11/11/11
5	DATE DESIGNED	11/11/11
4	DATE DRAWN	11/11/11
3	DATE CHECKED	11/11/11
2	DATE DESIGNED	11/11/11
1	DATE DRAWN	11/11/11
0	DATE CHECKED	11/11/11
0	DATE DESIGNED	11/11/11
0	DATE DRAWN	11/11/11

RZ 2014-PR-020

Zoning Application Closeout Summary Report

Printed: 5/1/2015

General Information

APPLICANT: ADNAN ASHKAR
DECISION DATE: 04/28/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: CARMEN BISHOP

DECISION SUMMARY:

ON APRIL 28, 2015, THE BOARD UNANIMOUSLY APPROVED RZ 2014-PR-020 ON A MOTION BY SUPERVISOR SMYTH, SUBJECT TO PROFFERS DATED APRIL 8, 2015.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
R- 1	1.05 ACRES	R-3	1.05 ACRES	R- 3	1.05 ACRES

Tax Map Numbers

039-3- /01/ /0052-

Approved Land Uses

Zoning District: R- 3

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT		APPROVED NON-RESIDENTIAL DEVELOPMENT			
	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> <u>ADU'S</u>	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
SFD	2	1.05 ACRES				
SFD						
TOTAL	2	1.05 ACRES				

Approved Waivers/Modifications

DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE
 MODIFY ADDITIONAL STANDARD 1

Approved ProffersPROFFER STATEMENT DATE: 04-08-2015

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	RUP	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCES	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - OFF-SITE	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001



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 2014-PR-020
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 SEP 24 2014
 Zoning Evaluation Division

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

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

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

LEGAL DESCRIPTION:

<u>52</u>		<u>Woodford</u>	<u>22286</u>	<u>1074</u>
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

<u>39-3</u>	<u>1</u>		<u>52</u>	<u>1.05 ACRES</u>
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8430 Electric Ave. Vienna, VA 22182

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

<u>North side of Electric Ave. (Rt 5074) approx. 400 east of Woodford Rd.</u>	
PRESENT USE: <u>VACANT</u>	PROPOSED USE: <u>Resid- Single Family det.</u>
MAGISTERIAL DISTRICT: <u>Providence</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.

Keith C. Martin
 Type or Print Name
8245 Boone Blvd #400
Vienna, VA 22182
 Address

[Signature]
 Signature of Applicant or Agent
(Work) 703 734-4800 (Mobile)
 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

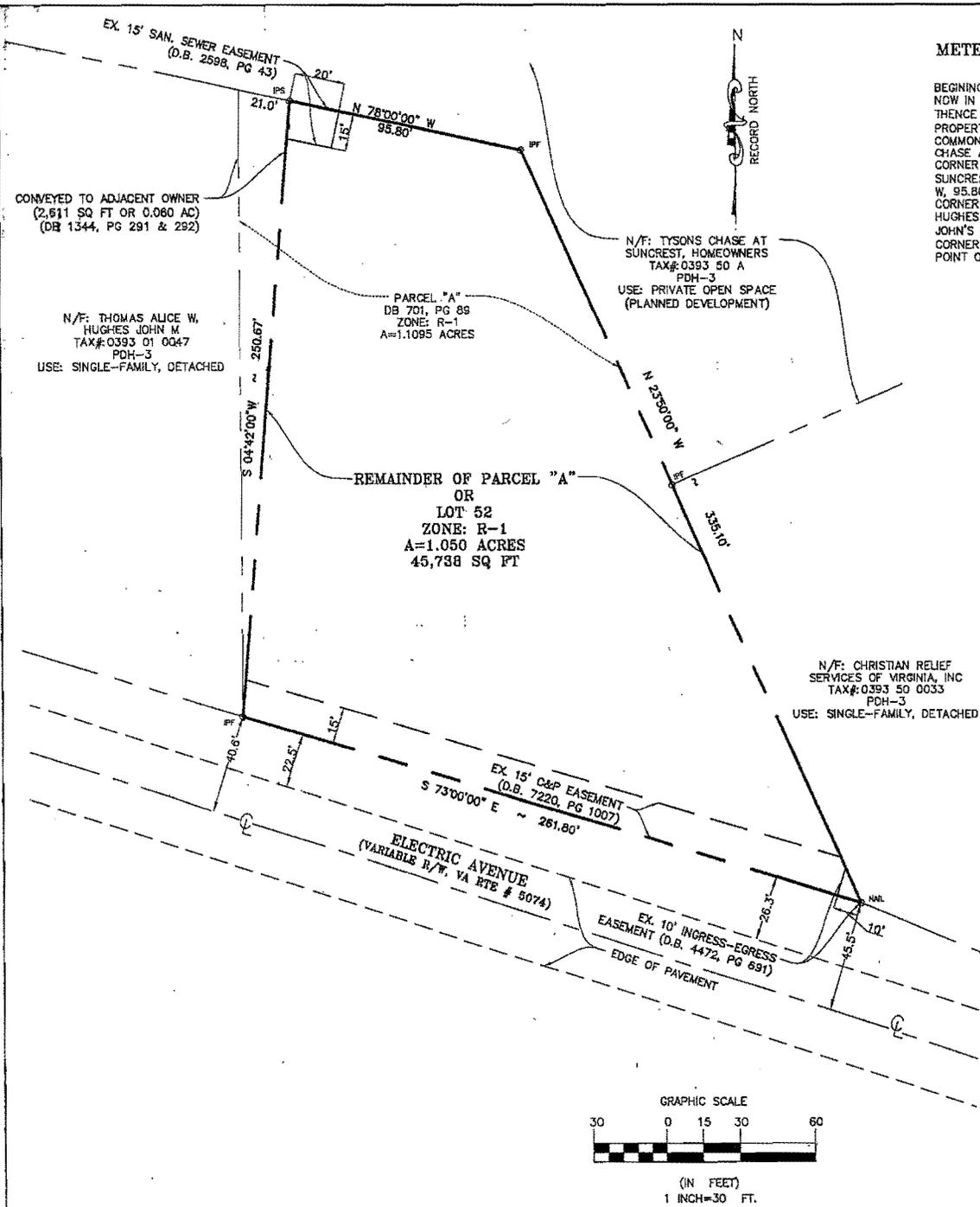
Date application accepted: October 1, 2014

Deborah Lesko Subitman

Fee Paid \$ 28,420.00

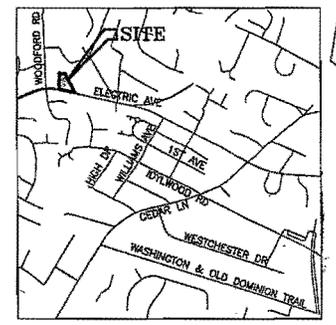
RZ 2014-0386

MAC
10/1/14



METES AND BOUNDS DESCRIPTION

BEGINNING AT A PIPE, WHICH IS SOUTHWESTERLY CORNER OF THE PROPERTY, NOW IN THE NAME OF CHRISTIAN RELIEF SERVICES OF VIRGINIA INC, THENCE WITH CHRISTIAN RELIEF SERVICES OF VIRGINIA, INC'S WESTERLY PROPERTY LINE N 23° 50' 00" W, 335.10 FEET PASS THE IRON PIPE COMMON TO CHRISTIAN RELIEF SERVICES OF VIRGINIA, INC AND TYSONS CHASE AT SUNCREST HOMEOWNERS PROPERTY, TO THE SOUTHWESTERLY CORNER OF THE PROPERTY, NOW IN THE NAME OF TYSONS CHASE AT SUNCREST HOMEOWNERS, WHICH IS AN IRON PIPE, THENCE N 78° 00' 00" W, 95.80 FEET TO AN IRON PIPE SET, WHICH MARKS THE NORTHEASTERLY CORNER OF THE PROPERTY, NOW IN THE NAME OF THOMAS ALICE W AND HUGHES JOHN M, THENCE WITH THE EAST LINE OF SAID THOMAS AND JOHN'S PROPERTY, S 04° 42' 00" W, 250.67 FEET TO A PIPE, SOUTHWEST CORNER OF SAME, THENCE SOUTH 73° 00' 00" EAST 261.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.050 ACRES, MORE OR LESS.



ZONE:
EXISTING: R-1 (ONE DWELLING UNIT PER ACRE)
PROPOSED: R-3 (THREE DWELLING UNITS PER ACRE)

EXISTING USE: VACANT (EXISTING DWELLING REMOVED BY SEPARATE PERMIT)
PROPOSED USE: RESIDENTIAL (SINGLE FAMILY DWELLING)

LOT AREA : 1.050 ACRES OR 43,738 SQ
PROPOSED REZONING AREA=1.050 ACRES OR 43,738 SQ FT

I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.



PREPARED BY

AMA
ENGINEERS, LLC

3930 PENDER DRIVE, SUITE 310
FAIRFAX, VA-22030
TEL: 703-655-2151 (CELL)
: 703-273-0300 (OFF)
FAX: 703-273-0303
amaengineers@yahoo.com

PLAT
SHOWING
THE PROPERTY NOW IN THE NAME OF
ASHKAR ADNAN
(DEED BOOK, 22286, PAGE 1074)
REMAINDER OF PARCEL "A"
OR
LOT 52, WOODFORD
8430 ELECTRIC AVENUE
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30' DATE : 9/12/2014