



# 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

**AUG 13 2015**

Zoning Evaluation Division

July 29, 2015

Lynne J. Strobel  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 94-L-004

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 28, 2015, approving Proffered Condition Amendment Application PCA 94-L-004 in the name of 4203 Buckman, LLC. The Board's action amends the proffers for Rezoning Application RZ 94-L-004 previously approved for residential development to permit modifications to proffers and site design. The subject property is located in the N.E. quadrant of the intersection of Buckman Road and Main Street, on approximately 20,000 square feet of land zoned R-12 and HC [Tax Map 101-3 ((1)) 15B], in the Lee District and is subject to the proffers dated July 16, 2015.

**The Board also:**

- Modified the western transitional screening yard planting requirements in accordance with Paragraph 2 of Section 13-305 of the Zoning Ordinance in lieu of that shown on Sheet 3 of the Generalized Development Plan (GDP).
- Waived the western barrier requirement in accordance with Paragraph 2 of Section 13-305 of the Zoning Ordinance.
- Waived the minor paved trail requirement per Paragraph 2 of Section 17-201 of the Zoning Ordinance along Buckman Road in lieu of the proposed five-foot wide sidewalk shown on Sheet 3 of GDP.

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

- Directed the Director of the Department of Public Works and Environmental Services to approve a deviation from the tree preservation target requirement identified in Section 12-0508 of the Public Facilities Manual.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Jeffrey McKay, Lee District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
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 July 2015, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 94-L-004**

**WHEREAS**, 4203 Buckman, LLC, filed in the proper form an application to amend the proffers for RZ 94-L-004, previously hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

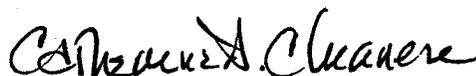
**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 28th day of July 2015.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**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: PCA 94-L-004  
 (Assigned by staff)  
**RECEIVED**  
 Department of Planning & Zoning  
 DEC 10 2014

Zoning Evaluation Division

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

**PETITION** Proffered Condition Amendment

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), 4203 Buckman, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-12 District to the R-12 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

**LEGAL DESCRIPTION:**

Metes and Bounds-See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

101-3	((1))		15B	Approx. 20,000 Sq. Ft.
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

4203 Buckman Road, Alexandria, VA 22309

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

Northeast quadrant of Buckman Road (Rt. 836) and Main Street (Rt. 3127)	
<b>PRESENT USE:</b> Residential	<b>PROPOSED USE:</b> Residential
<b>MAGISTERIAL DISTRICT:</b> Lee	<b>OVERLAY DISTRICT (S):</b> HC

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.

Lynne J. Strobel, Attorney/Agent  
 Type or Print Name  
 Walsh, Colucci, Lubeley & Walsh, P.C.  
 2200 Clarendon Blvd., Ste. 1300, Arlington, VA 22201  
 Address

*Lynne J. Strobel*  
 Signature of Applicant or Agent  
 (Work) 703-528-4700 (Mobile)  
 Telephone Number

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: December 15, 2014

Fee Paid \$ 14,210.<sup>00</sup>

## **PROFFERS**

**4203 Buckman LLC**

**PCA 94-L-004**

**July 16, 2015**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended), 4203 Buckman LLC, for itself and its successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffers that the development of the property identified as Fairfax County 2015 tax map reference 101-3 ((1)) 15B (the "Application Property") shall be in accordance with the following conditions if, and only if, the Board of Supervisors (the "Board") approves this proffered condition amendment application. These proffers shall replace and supersede all previous proffers approved on the Application Property.

**1. DEVELOPMENT PLAN –**

- a. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan entitled "Buckman Road Townhouses" consisting of eight (8) sheets prepared by R.C. Fields & Associates, Inc., dated December 8, 2014, as revised through June 12, 2015 (the "GDP").
- b. Pursuant to Paragraph 5 of Section 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed townhomes at time of site plan submission based on final building footprints, utility locations and final engineering design, provided that such do not materially decrease the amount and location of open space below the minimum required by the Zoning Ordinance, tree save areas, tree planting, distance to peripheral lot lines below the minimum required by the Zoning Ordinance, or typical lot setbacks as shown on the GDP.

**2. TRANSPORTATION –**

- a. Subject to Virginia Department of Transportation (VDOT) approval, the Applicant shall dedicate at no cost and convey in fee simple to the Board (i) right-of-way up to a width of forty-three and a half (43.5) feet as measured from the centerline along the Application Property's Buckman Road frontage; and (ii) thirty-five (35) square feet along the Application Property's Main Street frontage, as shown on the GDP. Dedication shall be made at time of site plan or upon demand of either Fairfax County or VDOT, whichever should first occur.

- b. Subject to VDOT approval, and prior to the issuance of the first Residential Use Permit ("RUP") for the Application Property, the Applicant shall construct frontage improvements within the dedicated right-of-way to Buckman Road and to Main Street as shown on the GDP. Frontage improvements shall consist of curb, gutter, sidewalk, pedestrian curb ramp with detectable warning surface, and pavement required to tie into existing improvements in accordance with VDOT standards.
- c. Prior to site plan approval, the Applicant shall obtain a sight distance easement from that property identified as Fairfax County tax map reference 101-3 ((1)) 15A. If the Applicant is unable to obtain the sight distance easement, modifications to the site entrance will be necessary to the GDP, which may require the approval of a proffered condition amendment.
- d. Subject to VDOT approval, the Applicant shall construct a pedestrian curb ramp with detectable warning surface at the northwest intersection of Buckman Road and Aspen Drive as shown on the GDP. Said improvement shall be constructed prior to the issuance of the first RUP for the Application Property.
- e. The on-site private street shall be constructed in conformance with the Public Facilities Manual ("PFM"), including materials and depth of pavement consistent with the PFM, subject to any design modifications as to pavement and easement width and use of curb that are approved by the Director of DPWES at site plan. The homeowners' association established for the community (the "HOA") shall be responsible for the maintenance of the on-site private streets. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation shall be disclosed in the HOA documents.

3. LANDSCAPING AND OPEN SPACE –

- a. The Applicant shall provide landscaping on the Application Property as generally shown on Sheet 3 of the GDP. As part of the site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") a detailed landscape plan for review and approval that shall be generally consistent with the quality and quantity of plantings and materials shown on the GDP. 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, native species. At time of site plan, adjustments to the type and location of vegetation and the design of landscaped areas from that shown on the GDP shall be permitted as approved by UFMD. The Applicant shall provide no less than 3,800 square feet of tree canopy, with no less than 2,900 square feet of that tree canopy being provided without the use of a tree canopy multiplier.

- b. Prior to bond release, the Applicant shall install a four (4) foot high fence along the northern edge of the private street behind the townhomes as shown on Sheet 3 of the GDP. The fence shall be constructed of wood panels with brick columns.
- c. In addition to the vegetation shown on Sheet 3 of the GDP, the Applicant shall install four (4) category II (2.0 inch caliper) deciduous understory trees on Parcel A. These trees shall be planted so that their projected 10-year canopies do not significantly overlap the canopies of existing trees located on property identified as Fairfax County tax map reference 101-3 ((22)) D.

4. TREE PRESERVATION –

- a. For the purposes of maximizing the preservation of trees located on adjacent properties, the Applicant shall prepare a Tree Preservation Plan. The Applicant shall contract with a certified arborist or registered consulting arborist (the “Project Arborist”) to prepare a Tree Preservation Plan to be included as part of the site plan submission. The Tree Preservation Plan shall be reviewed and approved by UFMD. The Tree Preservation Plan shall seek to preserve the trees identified on the GDP for preservation. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.
- b. Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the GDP, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.
- c. 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 Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. The Applicant shall also work with UFMD to identify areas adjacent to the limits of clearing and grading where a mix of understory plantings and shrubs may be provided, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- d. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther 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 placed at the limits of clearing and grading. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.
- e. The Applicant shall (1) prune roots one inch in diameter or larger of trees to be preserved that may be damaged during clearing, demolition, grading, utility installation and/or the installation of retaining walls; and (2) mulch to a minimum depth of three (3) inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas that will be root pruned and mulched shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- i. Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen (18) inches, or as specified by UFMD at the pre-construction meeting.
- ii. Root pruning shall take place prior to installation of tree protection fencing.
- iii. Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- iv. Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- v. Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.

- vi. Mulch shall be applied at a depth of three (3) inches within designated areas. Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation. Motorized equipment may be used to reach over tree protection fence to place mulch at designated points. Mulch shall be spread by hand within tree preservation areas.
  - vii. Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
  - viii. UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.
- f. During the installation of tree protection fencing, performance of root pruning, and/or any clearing or removal of trees, vegetation, or structures, or other activities in or adjacent to tree conservation areas on the Application Property, the Project Arborist, as a representative of the Applicant, shall be present to monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFMD. Inappropriate activities such as storage of construction materials, dumping of construction debris, and traffic by construction personnel shall not occur within these areas. Damage to understory plant materials, leaf litter and soil conditions resulting from activities not approved in writing by UFMD shall be restored to the satisfaction of UFMD.

5. PARKS AND RECREATION –

The Applicant shall propose to the property owner an agreement to install improvements on the adjacent property identified as Fairfax County tax map reference 101-3 ((22)) D (“Parcel D”), which is unimproved open space for the Chateauneuf townhouse community. The agreement shall address maintenance and liability responsibilities associated with the improvements. Improvements to be installed by the Applicant may include, but not be limited to, benches, landscaping and children’s play equipment. Said improvements shall not exceed the cost of Seven Thousand Five Hundred Dollars (\$7,500.00) and shall be installed subject to receipt of written permission from the owner of Parcel D at no cost to the Applicant. Said improvements and their installation on Parcel D shall be provided at no cost to the owner of Parcel D. This written permission shall allow the residents of the Application Property the right to enter and use Parcel D for recreational use. Said improvements shall be installed prior to the issuance of the last RUP on the Application Property. At the time of site plan approval, if an agreement has not been reached with the owner of Parcel D, or if permission has not been granted to install the improvements, the Applicant shall contribute the sum of Seven Thousand Five Hundred Dollars (\$7,500.00) to the Fairfax County Park Authority for improvements in proximity to the Application Property and this proffer shall be deemed satisfied. Said contribution shall be made prior to the issuance of the last RUP on the Application Property.

**6. STORMWATER MANAGEMENT –**

- a. Subject to review and approval by DPWES, stormwater management (“SWM”) and Best Management Practice (“BMP”) measures for the Application Property shall be provided in a bioretention filter as depicted on Sheets 3, 5, 6 and 7 of the GDP. The SWM and BMP measures shall be developed in accordance with the PFM, unless waived or modified by DPWES.
- b. The HOA shall be responsible for implementing the maintenance contract and funding mechanism to maintain the proposed stormwater facilities. The maintenance responsibilities and funding mechanisms will be outlined in the HOA documents as well as disclosed to all prospective purchasers prior to entering into a contract of sale.
- c. The Applicant shall provide written materials to the HOA describing proper maintenance of the stormwater facilities in accordance with the PFM and County guidelines.
- d. Prior to bond release, the Applicant shall contribute the sum of Seven Thousand Dollars (\$7,000.00) to the HOA for maintenance of the proposed stormwater management facility and/or the private street.

**7. GREEN BUILDING PRACTICES –**

Dwelling units on the Application Property shall be constructed to achieve one of the following programs, or an alternative third-party certification as approved by the Environmental and Development Review Branch of the Department of Planning and Zoning (“DPZ”). Selection of one of the following certification methods, or an alternative, shall be within the Applicant's sole discretion at time of site plan submission:

- a. Certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP;  
or
- b. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance as demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to issuance of a RUP.

**8. DESIGN –**

- a. Construction of the units shall be of the same quality of architecture, design and materials as the architectural elevations prepared by Kulinski Group Architects, P.C. and attached as Exhibit 1. The final architectural designs for the Application Property shall be selected with the submission of building plans.

- b. The dimensions of each lot's driveway on the Application Property shall be a minimum of eighteen feet (18') wide by eighteen feet (18') deep, as measured from the rear property line to the structure on each lot. The interior dimensions of each unit's garage shall be a minimum of eighteen feet (18') wide by eighteen feet (18') deep to accommodate two vehicles without overhang into the driveway.
- c. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). The covenant 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 homeowners association established for the community and the Board. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.

9. SCHOOLS CONTRIBUTION –

- a. The Applicant shall contribute the sum of Eleven Thousand Seven Hundred Forty Nine Dollars (\$11,749.00) to the Fairfax County School Board to offset the student generation anticipated by the development of the Application Property. Said contribution is to be utilized for capital improvements to Fairfax County Public Schools to address impacts on the school district resulting from development of the Application Property. Such contribution shall be made prior to the issuance of the first RUP for the Application Property and shall be based on the actual number of dwelling units constructed. Such contribution shall be directed to schools in the Mount Vernon High School pyramid.
- b. The Applicant shall notify Fairfax County Public Schools when development of the Application Property is likely to occur.
- c. Should Fairfax County modify the ratio of students per unit or the amount of contribution per student prior to payment of the contribution described in Proffer 9.a., the Applicant shall contribute the modified contribution amount.

10. HERITAGE RESOURCES –

Prior to commencement of any land disturbing activities, the Applicant shall submit photographic documentation of the current conditions of the dwellings and site features located on the Application Property, and an existing conditions location map showing the footprint of the existing buildings and site conditions with the photographic angle of views and identification of each photograph to the Virginia Room of the Fairfax County Public Library and to the DPZ Historic Preservation planner. The photographic documentation shall include the exteriors of the standing structures, general views of the interiors, and general streetscape views. The format of the documentation will be one set of hard copy documents and one compact disc containing the photographs and map described in this proffer. The

Applicant shall provide written documentation to DPZ that the required documentation has been submitted to the Virginia Room.

11. AFFORDABLE HOUSING -

Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the anticipated sales price of all new units constructed on the Application Property to assist the County in its goal to provide affordable dwellings. The contribution shall be based on the aggregate sales price of all of the units, as if all of the units were sold at the time of the issuance of the first building permit, and on comparable sales of similar type units. The projected sales price shall be as determined by the Applicant in consultation with the Department of Housing and Community Development (HCD).

12. MISCELLANEOUS –

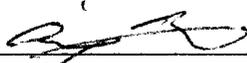
- a. Notwithstanding the fact that signs for the Application Property are not depicted in the GDP, the Applicant reserves the right to install signs on the Application Property that are in accordance with the requirements of Article 12 of the Fairfax County Zoning Ordinance.
- b. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for the completion of such improvements.
- c. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.

**[SIGNATURE ON THE FOLLOWING PAGE]**

PCA 94-LE-004

APPLICANT/OWNER:

4203 BUCKMAN, LLC

By: 

Name: Asif Mahmood

Title: Manager

***[SIGNATURES END]***

NOV 10 2014

Zoning Evaluation Division

**METES AND BOUNDS DESCRIPTION OF  
LOT 1, SUBDIVISION OF THE PROPERTY OF  
WILLIAM S. LEDBETTER  
(DEED BOOK 2617, PAGE 438)  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
R-12 ZONE  
(BEARINGS REFERENCED TO VIRGINIA  
COORDINATE SYSTEM 1983, NORTH ZONE)**

Beginning at the point of intersection of the easterly right-of-way line of Buckman Road (County Route #836 ~ Width Varies) and the northerly right-of-way line of Main Street (County Route #3127 ~ Width Varies); thence running with said easterly line of Buckman Road

- 1) North 32 degrees 34 minutes 45 seconds East, 106.07 feet to a point in the southerly line of the property of Hanson A. and Emelia A. Gyamfi, recorded in Deed Book 11067 at Page 1682; thence leaving said Buckman Road and running with said Gyamfi property
- 2) South 76 degrees 48 minutes 15 seconds East, 93.40 feet to a corner common to Gyamfi and to Parcel "D", Chateauneuf Subdivision, recorded in Deed Book 3398 at Page 150; thence departing said Gyamfi and running with said Parcel "D"
- 3) South 47 degrees 43 minutes 55 seconds East, 79.94 feet to a point; thence
- 4) South 24 degrees 07 minutes 45 seconds West, 85.43 feet to a point in the northerly right-of-way line of Main Street; thence departing said Parcel "D" and running with said Main Street
- 5) North 78 degrees 18 minutes 55 seconds West, 109.68 feet to a point; thence
- 6) North 57 degrees 25 minutes 15 seconds West, 76.99 feet to the place and point of beginning and containing 20,000 square feet or 0.4591 acres of land.

EXHIBIT 1



EXHIBIT 1

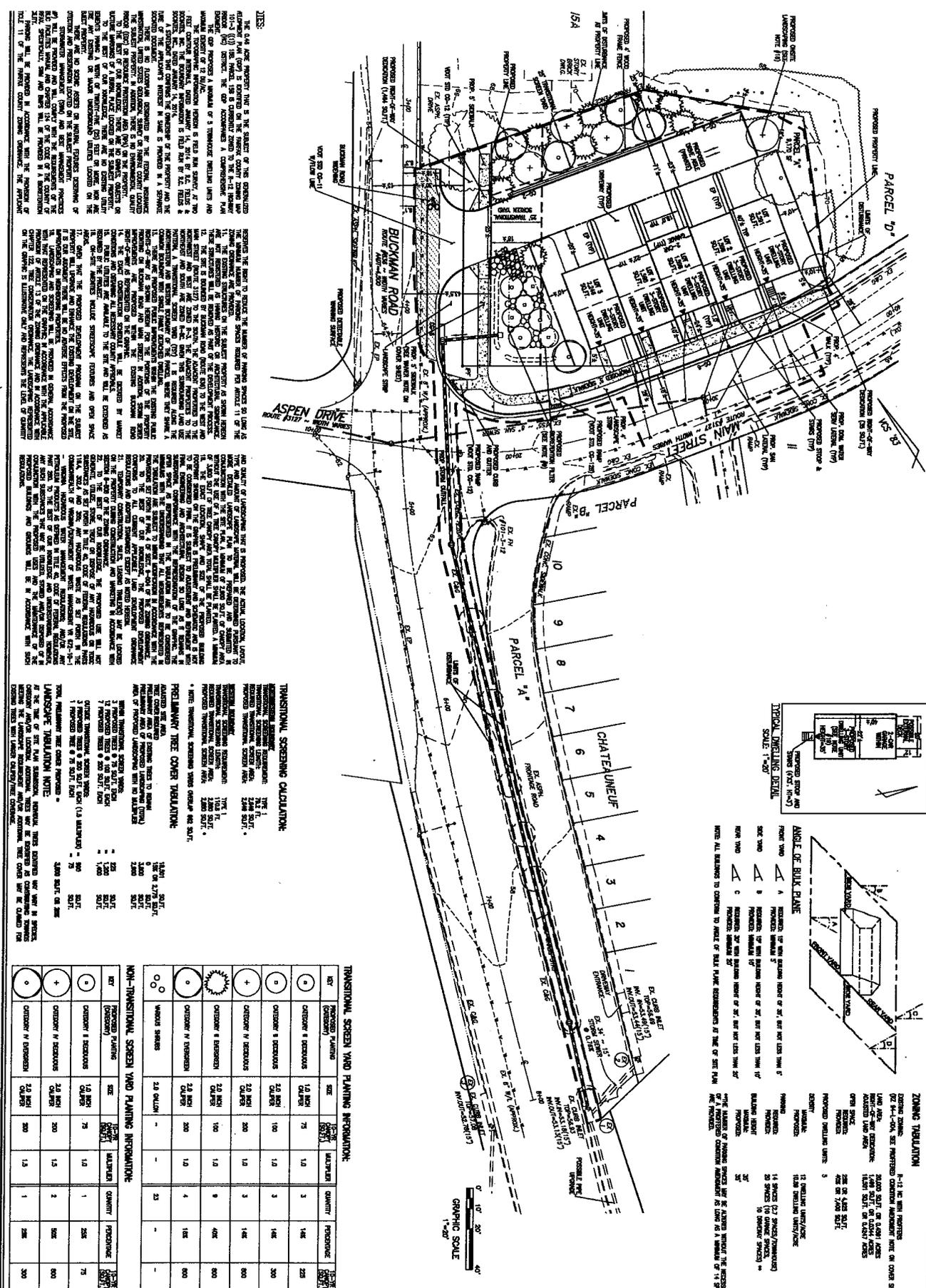


4203 BUCKMAN ROAD TOWNHOMES





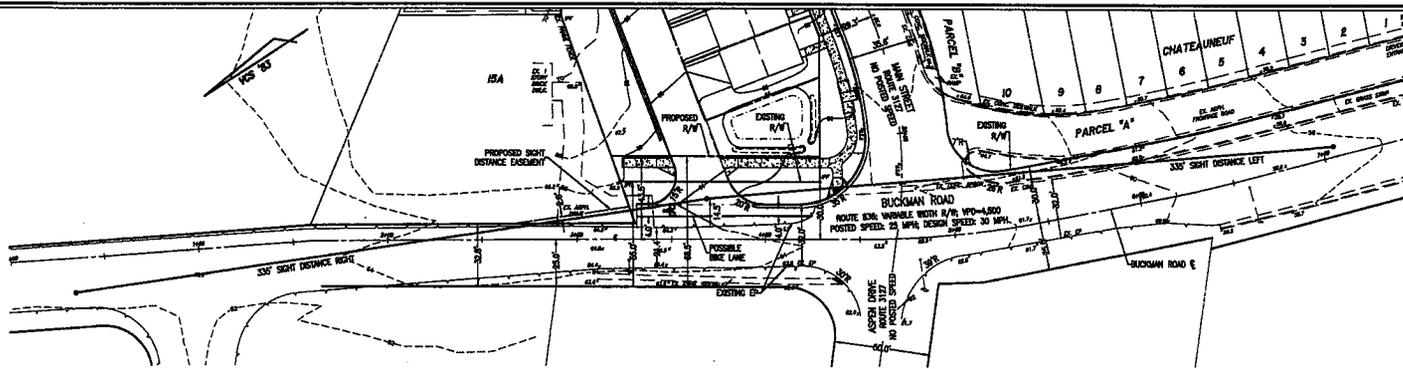




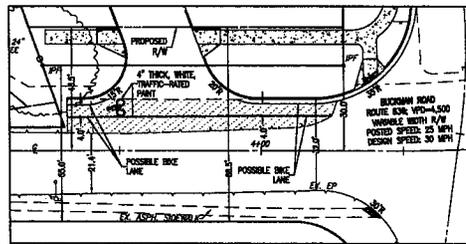
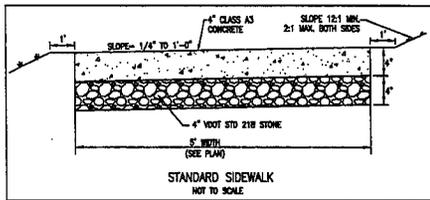
**GENERALIZED DEVELOPMENT PLAN**  
**BUCKMAN ROAD TOWNHOUSES**  
 4203 BUCKMAN ROAD  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**RC FIELDS & ASSOCIATES, INC.**  
 ENGINEERING • PLANNING • LAND SURVEYING  
 730 S. Washington Street  
 Alexandria, Virginia 22314  
 www.rcfields.com  
 (703) 549-6422

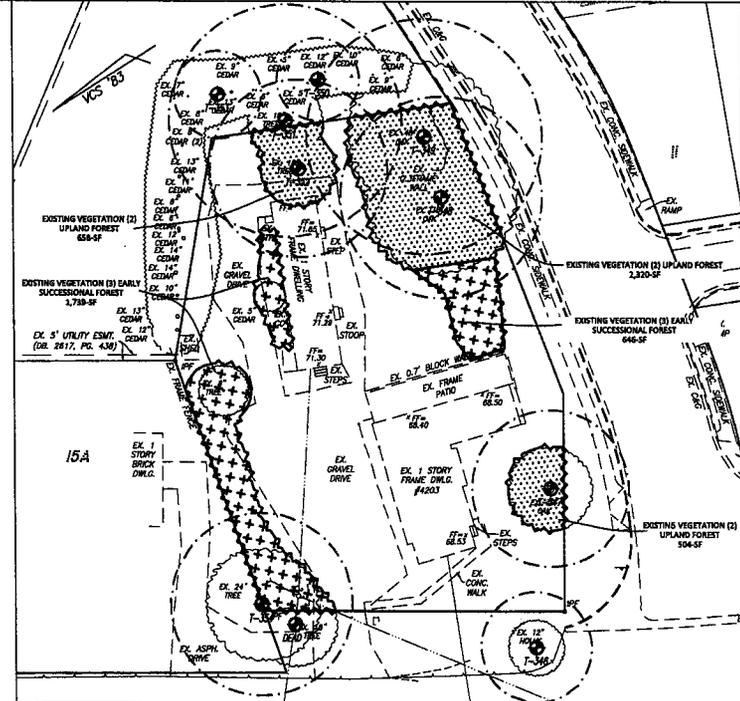
DESIGN: ACS  
 DRAWN: ACS  
 DATE: DEC 8, 2014  
 SCALE: 1"=20'  
 SHEET 3 OF 7  
 FILE: 13-131



BUCKMAN ROAD SIGHT DISTANCE PLAN VIEW  
SCALE: 1"=30'

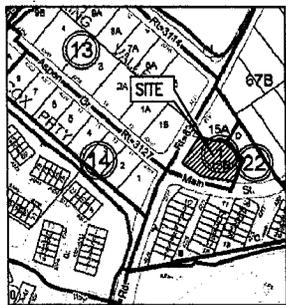


POSSIBLE BIKE LANE DETAIL  
SCALE: 1"=20'



EXISTING VEGETATION MAP  
SCALE: 1"=20'

- LEGEND**
- TIE LINE
  - [Pattern] EXISTING CANOPY (2) UPLAND FOREST (3,482-99) LONGTERM SUCCESSIONAL FOREST
  - [Pattern] EXISTING CANOPY (B) EARLY SUCCESSIONAL FOREST (2,985-99)
  - [Symbol] CRITICAL ROOT ZONE (CRZ)
  - [Symbol] TREE LOCATION



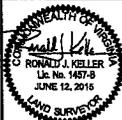
SOILS MAP  
SCALE: 1"=200'  
SITE SOILS: 67 - KINGSTOWNE-BELTSVILLE COMPLEX

EXISTING VEGETATION INVENTORY

Tree Number	Common Name	DBH (Inches)	Off/In/Root Zone (feet)	Condition	Remove	Notes
366	American Holly	25.5	19.5	Fair	x	Some diseases, off-site tree
367	Pink Oak	27.7	27.7	Good	y	
368	Southern Red Oak	26.6	35.6	Fair/Poor	x	Cleaner at base, some dead wood
369	Southern Red Oak	43.6	41.6	Fair/Poor	x	Cleaner at base, some dead wood, some root damage, English Ivy
380	Hickory	34.6	36.6	Fair		Several small dead limbs, English Ivy, off-site tree
381	Black Cherry	43.1	41.1	Poor	y	Dead leaders, English Ivy, off-site tree
382	Red Maple	33.4	33.4	Good	x	Double trunk, slight lean
393	Hickory	25.4	15.4	Fair		1 dead, commercial buttresses, off-site tree
394	Hickory	22.1	20.1	Fair	x	Some dead limbs, opening into fence, shared tree

NOTE: SHARDED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

**R2FIELDS & ASSOCIATES, INC.**  
ENGINEERING PLANNING AND SURVEYING  
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(703) 549-6422  
www.r2fields.com

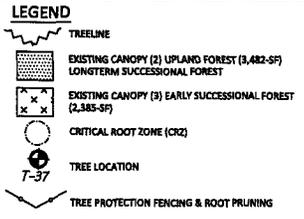
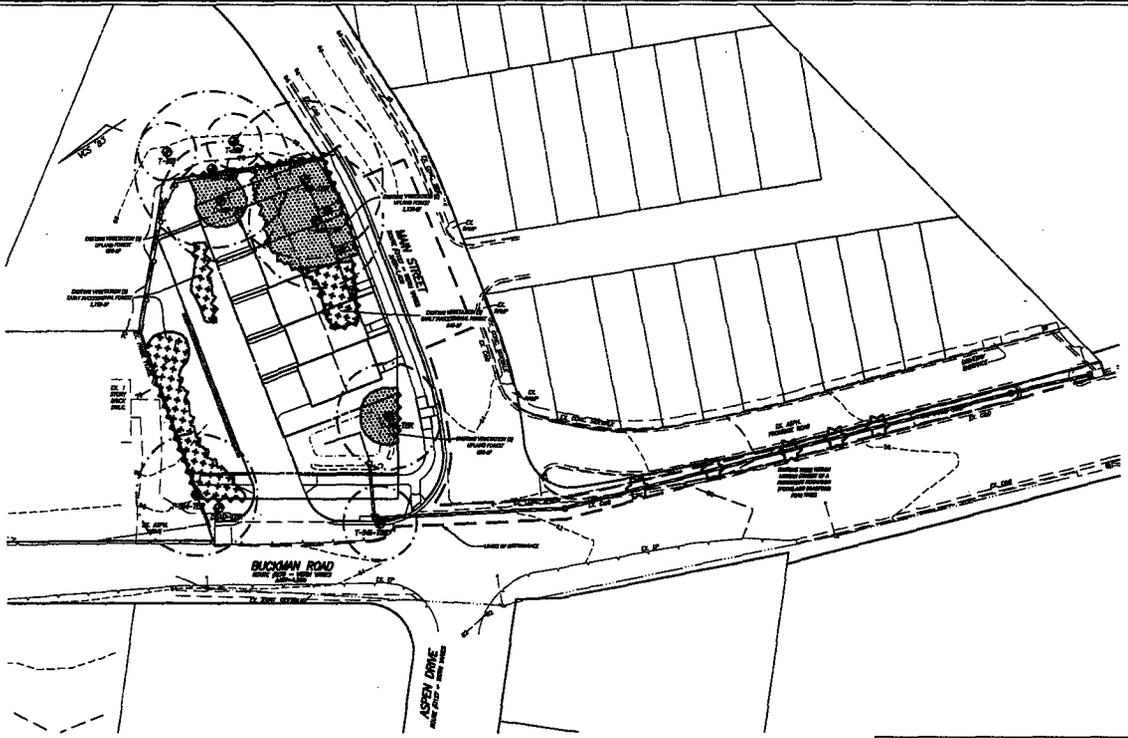


GENERALIZED DEVELOPMENT PLAN  
**BUCKMAN ROAD TOWNHOUSES**  
4203 BUCKMAN ROAD  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
3.28.15	PER COUNTY COMMENTS
4.24.15	PER COUNTY COMMENTS
6.12.15	PER COUNTY COMMENTS
6.12.15	PER COUNTY COMMENTS

DESIGN: ACS  
DRAWN: ACS  
SCALE: AS NOTED  
DATE: DEC 8, 2014  
SHEET 3A OF 7  
FILE: 13-131

SITE DETAILS & EXISTING VEGETATION MAP



Tree Number	Common Name	DBH (inches)	Vertical Root Zone (feet)	Condition	Remove	Notes
245	American Holly	24.8	26.5	Fair	X	Some disease, offsite tree
247	Pine Oak	27.7	27.7	Good	X	
248	Southern Red Oak	35.6	35.6	Fair/Poor	X	Disease at base, some deadwood
249	Southern Red Oak	45.6	45.6	Fair/Poor	X	Disease at base, some deadwood, some root damage, English Ivy
250	Redstart	34.8	34.8	Fair	X	Insect trail, dead limbs, English Ivy, offsite tree
251	Black Cherry	45.1	45.1	Poor	X	Dead branches, English Ivy, offsite tree
252	Red Maple	31.4	31.4	Good	X	Divisible trunk, 1/2" DBH
253	Redstart	15.4	15.4	Fair	X	1 sided, somewhat misshapen, offsite tree
254	Redstart	33.3	33.3	Fair	X	Some dead limbs, growing into fence, shared tree

NOTE: SHARDED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

Step	Description	Total
A.1	Tree Preservation Target B Statement	
A.1	Tree Preservation Target calculations and statement	
B.1	Tree Canopy Requirement	
B1		Gross Site Area = 20,000.0
B2		Subtract area dedicated to paths, road footings = 1,499.0
B3		Subtract area of easements (wetlands/streams) and drainfields = 0.0
B4		Adjusted gross site area = 18,501.0
B5		Identify site's zoning and/or use = R-12
B6		Percentage of 10-year canopy required = 15.7%
B7		Area of 10-year canopy required = 2,902.0
B8		Modification of 10-year Tree Canopy Requirement Requested? No
B9		If B8 is yes, list plan sheet where modification is located N/A
C.1	Tree Preservation	
C1		Tree Preservation Target Area = 879.7
C2		Total canopy area meeting the standards of § 12-406.0 = 0.0
C3		CRZ 1.25 = 0.0
C4		canopy area provided by historic or valuable forest/woodland communities = 0.0
C5		CRZ 1.5 = 0.0
C6		Total canopy area provided by Heritage, Memorial, Specimen, or Street Trees = 0.0
C7		CRZ 1.5 to 3.0 = 0.0
C8		Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0.0
C9		CRZ 3.0 = 0.0
C10		Total of C3, C5, C7, and C9 = 0.0
D.1	Tree Planting	
D1		Area of canopy to be met through tree planting = 2,902.0
D2a		Area of canopy planted with no multiplier = 0.0
D2		Area of canopy planted for air quality benefits = 0.0
D3		D2 x 1.5 = 0.0
D4		Area of canopy planted for energy conservation = 0.0
D5		D4 x 1.5 = 0.0
D6		Area of canopy planted for water quality benefits = 0.0
D7		D6 x 1.25 = 0.0
D8		Area of canopy planted for wildlife benefits = 900.0
D9		D8 x 1.5 = 900.0
D10		Area of canopy provided by native trees = 0.0
D11		D10 x 1.5 = 0.0
D12		Area of canopy provided by improved cultivars and varieties = 0.0
D13		D12 x 1.5 = 0.0
D14		Area of canopy provided through tree seedlings = 0.0
D15		Area of canopy provided through native shrubs or woody seed mix = 0.0
D16		Percentage of 14 represented by D15 (must be less than 33%) = 0.0%
D17		Total of canopy area provided through tree planting = 2,902.0
D18		Is an offsite planting relief requested? No
D19		Tree Bank or Tree Fund? No
D20		Canopy area requested to be provided through off-site banking or tree fund? No
D21		Amount to be deposited into the Tree Preservation and Planting Fund = 50.0
E. Total 10-year Tree Canopy Provided		
E1		Total of canopy area provided through tree preservation = 0
E2		Total of canopy area provided through tree planting = 2,902.0
E3		Total of canopy area provided through offsite mechanisms = 0
E4		Total of 10-year Tree Canopy Provided = 2,902.0

A	Pre-development area (A) of existing tree canopy (from existing vegetation map) =	5,867.0
B	Percentage of gross site area covered by existing tree canopy =	31.7%
C	Percentage of 10-year tree canopy required for site per zoning =	15.0%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	31.7%
E	Proposed percentage of canopy requirement that will be met through tree preserved =	0.0%
F	Has the Tree Preservation Target minimum been met?	No
G	If no the F., provide sheet number where deviation request is located	4
H	If page G requires a narrative it shall be prepared and attached	N/A

**R. C. FIELDS & ASSOCIATED**  
INCORPORATED  
ENGINEERS LAND SURVEYORS PLANNERS

730 S. HAMBROTH STREET  
FARMERSVILLE, VA 22111  
TEL: 540-964-4422  
FAX: 540-964-4422  
WWW.RCFIELDS.COM

June 7, 2015

Kath Chan, Director  
Urban Forest Management Division  
Land Development Services, Site Development and Inspections Division  
12025 Government Center Parkway, Suite 211  
Fairfax, Virginia 22035-5503

RE: Tree Preservation Target Deviation Request  
Buckman Road Townhouses  
Generalized Development Plan (PCA 94-4-094)  
Tax Map #281-3 (11) parcel 15B

Dear Ms. Chan,

On behalf of our client, 4205 Buckman LLC, we are requesting a deviation of Tree Preservation Target (PPM 12-0508) for the subdivision of a new preservation plan on the above referenced property. The property is a parcel of land that is 20,000 square feet (0.46 acres) in size and located at the intersection of Buckman Road and Aspen Drive in the Lee District. Our client proposes the subdivision of the current property into 5 townhouse lots and one "common element" parcel, as well as a right-of-way dedication (1,499 sq.ft.) as part of a pending zoning application.

We are requesting a deviation in part from the site's Tree Preservation Target due to the following conditions:

- 12-0508.3A(1) Meeting the Tree Preservation Target would preclude the development of one or more other trees allowed by the zoning Ordinance;
- 12-0508.3A(2) Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent those would not likely survive in a healthy and structurally sound condition for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in §§ 12-4-403 and 12-4-404.
- 12-0508.3A(2) Area proposed for tree preservation along the northern boundary of the project site does not meet the pre-development tree condition standards for health and structural integrity. The 10-year Tree Canopy Requirement shall be met by proposed tree plantings.

It is our judgment that the proposed development program is a reasonable development for the subject property which is used R-12. In reference to this request, it is noted that the 10-year Tree Canopy Requirement will be met through the planting of trees on site. Any additional information deemed necessary by the Director to assess this application will be provided upon request.

We are of the opinion that due to the above conditions, that a deviation of the Tree Preservation Target requirements can be justified. If you have any questions or require additional information, please do not hesitate to contact our office. We appreciate your consideration of this request.

Respectfully,  
R. C. FIELDS & ASSOCIATES, INC.  
Andrew Spink  
Project Manager

**INVASIVE SPECIES CONTROL NARRATIVE:**

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVE HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. WALL GROUND BY BACK A FEW FEET FROM THE TRUNK TO SLOW REGENERATION. THE TREE TRUNK REMOVE GROUND BY BY HAND PULLING, CUTTING AND MACHINING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICHOPTER TO LEAVES OR FRESHLY CUT LIMBS. STUMP RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMAINS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICHOPTER MAY BE APPLIED TO ROUGH BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOPHYTORESIS AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.

4. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BIRD RELEASE, WHICHEVER IS LATER.

**ENVIRONMENTAL**

13066 ParkEast Circle, Suite 101  
Charlottesville, VA 20151  
PH: 703-466-5123 WWW.INTERNATIONALINC.COM

**BUCKMAN ROAD TOWNHOUSES**

**TREE PRESERVATION & PROTECTION PLAN**

REVISIONS

DATE	COMMENTS
6/8/15	PER COUNTY COMMENTS
6/12/15	PER COUNTY COMMENTS

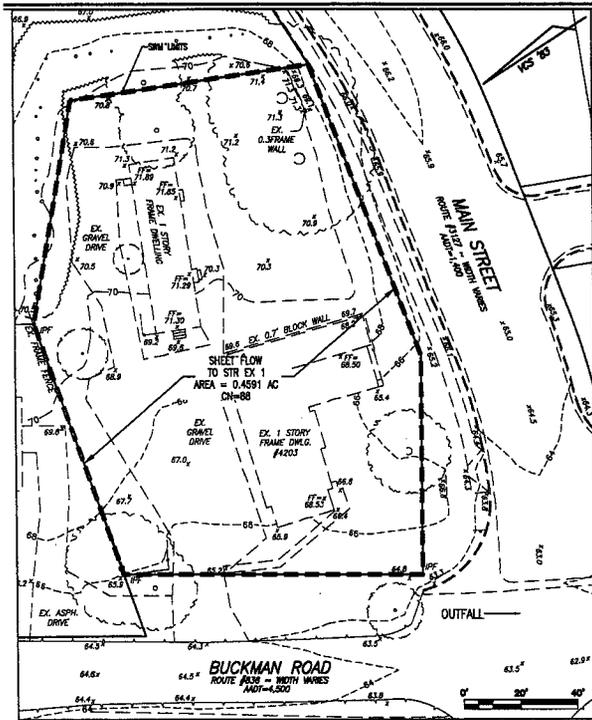
SHEET 4 OF 7

SCALE: 1" = 30'

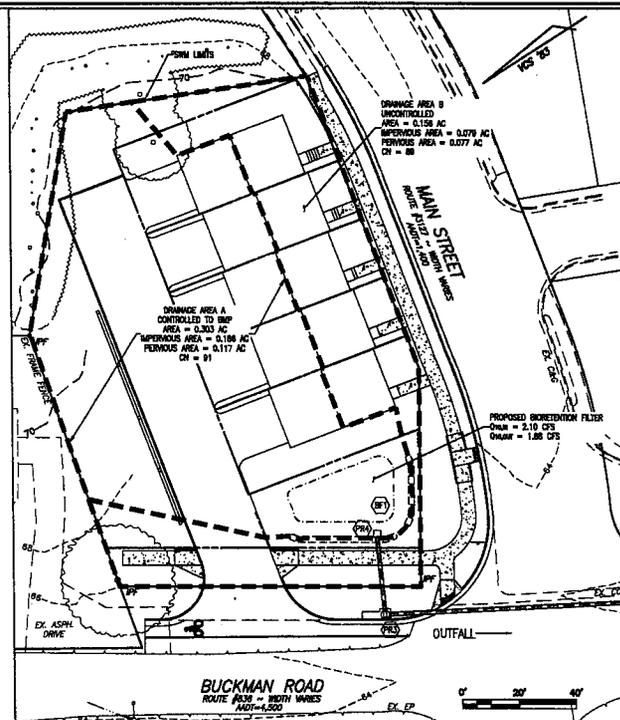
PROJECT DATE: 6/8/2015

DRAFT: [ ] CHECK: [ ]

FILE NUMBER: 06



PRE-DEVELOPMENT CONDITIONS



POST-DEVELOPMENT CONDITIONS

**STORMWATER MANAGEMENT CALCULATIONS & REQUIREMENTS**

- I. TOTAL SITE AREA = 0.458 ACRES  
EXISTING IMPERVIOUS AREA = 0.194 ACRES  
PROPOSED IMPERVIOUS AREA = 0.286 ACRES  
TOTAL INCREASE IN IMPERVIOUS AREA = 0.092 ACRES
- NOTE: THE SCS TR-55 METHOD HAS BEEN UTILIZED FOR STORMWATER RUNOFF ANALYSIS FOR THE 10-YEAR, 24-HOUR STORM. CN VALUES OBTAINED THROUGH THE VIRGINIA RUNOFF REDUCTION SPREADSHEET.
- II. PRE-DEVELOPMENT PEAK DISCHARGE: (T<sub>p</sub> = 5 MINS.)  
PEAK Q<sub>10</sub> PRE-DEVELOPMENT = 3.02 CFS
- III. POST-DEVELOPMENT PEAK DISCHARGE: (T<sub>p</sub> = 5 MINS.)  
PEAK Q<sub>10</sub> POST-DEVELOPMENT = 3.15 CFS
- Q<sub>10</sub> INCREASE = 0.13 CFS

**STORMWATER MANAGEMENT NARRATIVE**

**EXISTING CONDITIONS**  
THE 0.46 ACRE SITE IS LOCATED IN THE DOOLE GREEN WATERSHED. THE SITE CONSISTS OF TWO DWELLINGS, GRVEL DRIVE, AND ASSOCIATED WALKWAYS. IN EXISTING CONDITIONS, THE SITE SHEET FLOWS TO THE EXISTING BUCKMAN ROAD RIGHT-OF-WAY AND IS COLLECTED IN AN EXISTING STORM INLET APPROXIMATELY 400 FEET SOUTH OF THE SITE.

**PROPOSED CONDITIONS**  
THE DEVELOPMENT OF THIS SITE PROPOSES THE CONSTRUCTION OF FIVE TOWNHOUSES, PARKING AREA, AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS ALONG BUCKMAN ROAD (ROUTE 830).

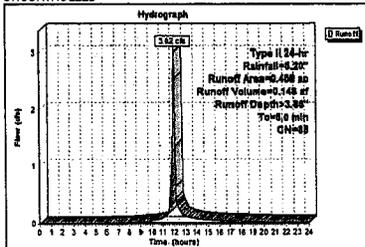
IN PROPOSED CONDITIONS, THE PROPOSED IMPERVIOUS AREA INCREASES THE RUNOFF FOR THE 2 AND 10 YEAR STORMS BY LESS THAN 0.5 CFS. ABOVE DRAINAGE STORAGE PROVIDED BY THE PROPOSED BIORETENTION FILTER (BIF) WILL DECREASE THE RUNOFF FOR THE 0.46 ACRE SITE. WITHIN THE SIM FACILITY, THERE IS 6300 ACHE-FT OF STORAGE PROVIDED WHICH RESULTS IN A 10-YEAR 24-HOUR STORM DISCHARGE OF 1.88 CFS.

$Q_{10\text{total}} = Q_{10\text{pre}} - Q_{10\text{bif}} = (1.88 + 1.05) - 3.02 = -0.09 \text{ CFS}$

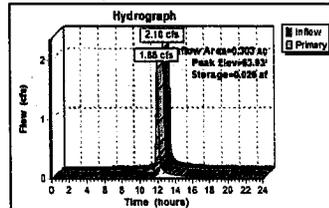
THE POST-DEVELOPMENT FLOW RATES FROM THE SIM FACILITY GENERATE A NET DECREASE IN PEAK RUNOFF FOR THE 10-YEAR EVENT. THIS CREATES A POST-DEVELOPMENT PEAK FLOW RATE WHICH IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE SITE. THEREFORE, THE DETENTION REQUIREMENTS FOR THE PROPOSED DEVELOPMENT HAVE BEEN MET.

THE PROPOSED STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.

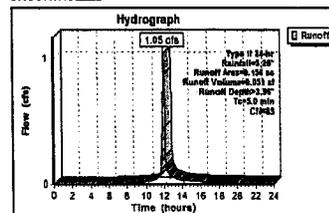
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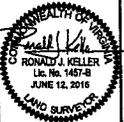
BIORETENTION (CONTROLLED)



UNCONTROLLED



**RCTIELDS & ASSOCIATES, INC.**  
LAND SURVEYING  
PLANNING  
ENGINEERING  
703 S. Main Street  
Pamplin, Virginia 22614  
(703) 549-5422



GENERALIZED DEVELOPMENT PLAN  
**BUCKMAN ROAD TOWNHOUSES**  
4203 BUCKMAN ROAD  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
6.12.16	PER COUNTY COMMENTS
6.24.16	PER COUNTY COMMENTS
6.5.16	PER COUNTY COMMENTS
6.12.16	PER COUNTY COMMENTS

DESIGN: ACS  
DRAWN: ACS  
SCALE: 1"=20'  
DATE: DEC 5, 2014  
SHEET 5 OF 7  
FILE: 13-131

STORMWATER MANAGEMENT

Site Data

Project Name: Buckman Road Townhouses  
 Date: October 2014

data input cells  
 calculation cells  
 constant values

Post-Development Project & Land Cover Information Total Disturbed Acreage: 0.676

Annual Rainfall (inches)	45.00	Margin E10C (mg/L)	1.98
Target Rainfall Event (inches)	1.00		
Phosphorus E10C (mg/L)	0.20		
Target Phosphorus Target Load (lb/year)	0.41		
P1	0.50		

Pre-Development Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed					0.27
Impervious Cover (acres)					0.19
<b>Total</b>					<b>0.46</b>

Post-Development Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed					0.23
Impervious Cover (acres)					0.44
<b>Total</b>					<b>0.67</b>

Area Check	Okay	Okay	Okay	Okay
R1 Coefficients				
Forest/Open Space	0.00	0.00	0.00	0.00
Managed Turf	0.15	0.30	0.22	0.21
Impervious Cover	0.95	0.95	0.85	0.85

Land Cover Summary Pre-Development	Unadj.	Adjusted
Forest/Open Space Cover (acres)	0.00	0.00
Composite (Parkland)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.27	0.23
Composite (Turf)	0.27	0.23
% Managed Turf	59%	34%
Impervious Cover (acres)	0.19	0.44
Composite (Impervious)	0.19	0.44
% Impervious	41%	66%
Total Site Area (acres)	0.46	0.67
Site No.	0.00	0.00
Pre-Development Treatment Volume (ac-ft)	0.000	0.017
Pre-Development Treatment Volume (cubic feet)	0.00	60
Pre-Development Load (TP) (lb/yr)	0.00	0.34

Land Cover Summary Post-Development	Unadj.	Adjusted
Forest/Open Space Cover (acres)	0.00	0.00
Composite (Parkland)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.23	0.23
Composite (Turf)	0.23	0.23
% Managed Turf	34%	34%
Impervious Cover (acres)	0.44	0.44
Composite (Impervious)	0.44	0.44
% Impervious	66%	66%
Total Site Area (acres)	0.67	0.67
Site No.	0.00	0.00
Post-Development Treatment Volume (ac-ft)	0.000	0.017
Post-Development Treatment Volume (cubic feet)	0.00	60
Post-Development Load (TP) (lb/yr)	0.00	0.34

Land Cover Summary Post-Development with New Impervious	Unadj.	Adjusted
New Impervious Cover (acres)	0.00	0.00
Composite (Impervious)	0.00	0.00
% Impervious	0%	0%
Total New Dev. Site Area (acres)	0.00	0.00
New Dev. Site No.	0.00	0.00
Post-Development Treatment Volume (ac-ft)	0.000	0.017
Post-Development Treatment Volume (cubic feet)	0.00	60
Post-Development Load (TP) (lb/yr)	0.00	0.34

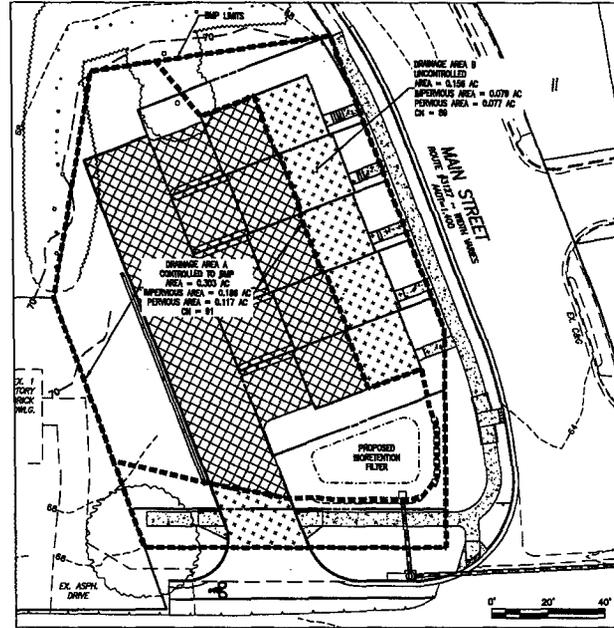
Adjusted Land Cover Summary reflects the pre development land cover minus the portion land cover (forest/open space or managed turf) coverage proposed for new impervious cover. The adjusted land coverage is consistent with the Post-Development coverage (minus the coverage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load total is compared in Column 1.

Maximum % Reduction Required for Post-Development Load	70%
TP Load Reduction Required for ReDevelopment Area (lb/yr)	0.00
Total Load Reduction Required (lb/yr)	0.34
Pre-Development Load (TP) (lb/yr)	0.34
Post-Development Load (TP) (lb/yr)	0.34

TP Load Reduction Required for New Impervious Area (lb/yr)	0.00
TP Load Reduction Required for ReDevelopment Area (lb/yr)	0.00
Total Load Reduction Required (lb/yr)	0.34

POST DEVELOPMENT CONDITIONS

SCALE: 1"=20'



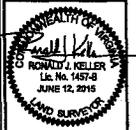
**BMP SIZING CALCULATION**  
 SURFACE AREA = TREATMENT VOLUME/STORAGE DEPTH  
 STORAGE DEPTH = 1.4'  
 TREATMENT VOLUME = 60 CU.FT.  
 SURFACE AREA REQUIRED = 730/1.4 = 514 SQ.FT.  
 SURFACE AREA PROVIDED = 648 SQ.FT.

**WATER QUALITY (BMP) NARRATIVE**  
 THE 0.40 ACRES SITE IS LOCATED AT THE DOWNSTREAM PORTION OF THE DOOLEY CREEK WATERSHED. THE PROPOSED DEVELOPMENT QUALIFIES UNDER THE "REDEVELOPMENT" CATEGORY FOR BEST MANAGEMENT PRACTICES. BMP REQUIREMENTS FOR THE DEVELOPMENT WILL BE SPECIFIED THROUGH THE USE OF A PROPOSED BIORETENTION FILTER. A DRAINAGE AREA OF 0.30 ACRES OF THE TOTAL 0.40 ACRES WILL BE TREATED FOR PHOSPHORUS REMOVAL. THIS WILL RESULT IN A PHOSPHORUS REMOVAL OF 0.28 LBS WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 0.18 LBS FOR THE REDEVELOPMENT CATEGORY AS CALCULATED BY THE VIRGINIA WATERSHED MANAGEMENT DISTRICT (THIS SHEET). THEREFORE, THE WATER QUALITY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT HAVE BEEN MET.  
 THE PROPOSED STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Provider (ft)	Runoff Reduction (ct)	Remaining Runoff Volume (ft)	Phosphorus Phosphorus (lb/yr)	Phosphorus Phosphorus (lb/yr)	Unretained Phosphorus Load to Practices (lb/yr)	Phosphorus Phosphorus (lb/yr)	Remaining Phosphorus Load (lb/yr)
6.5. Stormwater #1 or Urban Stormwater (Spec #)	Impervious areas draining to stormwater but areas draining to stormwater	40% runoff volume reduction	0.40					25	0.00	0.00	0.00	0.00
<b>Phosphorus</b>												
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)				0.18								
RUNOFF REDUCTION (ft)				0.40								
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YEAR)				0.34								
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)				0.00								
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YEAR) NEEDED				0.00								

CONGRATULATIONS! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR

**RC FIELDS & ASSOCIATES, INC.**  
 ENGINEERING • PLANNING • LAND SURVEYING  
 730 S. Washington Street  
 Alexandria, Virginia 22314  
 (703) 548-6422



GENERALIZED DEVELOPMENT PLAN  
**BUCKMAN ROAD TOWNHOUSES**  
 4203 BUCKMAN ROAD  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
08.15.15	FOR COUNTY COMMENTS
DESIGN:	ACS
DRAWN:	ACS
SCALE:	AS NOTED
DATE:	DEC 8, 2014
SHEET	6 OF 7
FILE:	13-131

STORMWATER MANAGEMENT

