

AUG 21 2015

Zoning Evaluation Division



# County of Fairfax, Virginia

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

July 29, 2015

Scott E. Adams  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

RE: Rezoning Application RZ 2014-PR-018

Dear Mr. Adams:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 28, 2015, granting Rezoning Application RZ 2014-PR-018 in the name of the Evergreene Companies, LLC. The Board's action rezones certain property in the Providence District from the R-1 District to the R-4 District to permit residential development with a total density of 2.33 du/ac. The subject property is located on the S. side of Chain Bridge Road, in the S.W. quadrant of its intersection with Sutton Road, on approximately 1.28 acres of land, [Tax Map 48-1 ((1)) 50], subject to the proffers dated July 24, 2015.

**The Board also:**

- Directed the Director of the Department of Public Works and Environmental Services to approve a deviation of the tree preservation requirements in favor of that shown on the GDP

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

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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)

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 July, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2014-PR-018**

**WHEREAS**, the Evergreene Companies, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the R-4 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-4 District, and said property is subject to the use regulations of said R-4 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 July, 2015.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**PROFFERS**  
**EVERGREENE COMPANIES, LLC**  
**RZ 2014-PR-018**

November 24, 2014  
January 5, 2015  
March 17, 2015  
April 8, 2015  
May 28, 2015  
July 1, 2015  
July 21, 2015  
**July 24, 2015**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 048-1-((01))-0050 (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the R-4 District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The owners and the Applicant (“Applicant”), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

**General**

1. **General Development Plan.** The Property shall be developed in substantial conformance with the General Development Plan (“GDP”) entitled 2701 Chain Bridge Road”, prepared by BC Consultants dated July, 2014 and revised through July 1, 2015, consisting of twelve (12) sheets.
  
2. **Minor Modifications.** Minor modifications from what is shown on the GDP and these Proffers, which may become occasioned as a part of final architectural and engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance.

3. Lot Yield and Uses. The development shall consist of a maximum of three (3) single-family detached units. As depicted on the GDP, the house on Lot 1 shall be setback a minimum of 16 feet from the western property line.
  
4. Architecture. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the illustrative example included in the GDP. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding (HardiePlank®), shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the GDP. On Lot 1, the west façade of the dwelling shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments. On Lot 3, the east and south façades of the dwelling shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments. **The proposed dwellings may contain either side load or front load garages, however, in either case the driveway length requirements in Proffer 11 shall be met.**
  
5. Noise Attenuation. Concurrent with the initial submission of a subdivision plan for the Property, the Applicant shall submit to DPZ and DPWES for review and comment an acoustical analysis detailing the projected noise impacts of the surrounding area on the dwelling units and proposed mitigation techniques, if any (the "Noise Study"). The Noise Study shall be conducted in accordance with requirements established by the DPZ and shall not be conducted over a holiday weekend or during the summer. The Noise Study shall include projected noise levels in the dwelling units and private outdoor recreation areas shown on the submitted subdivision plan based on the proposed final site topography and conditions as shown on the subdivision plan (rather than existing topography and conditions). The Applicant shall provide noise attenuation measures as determined necessary by the Noise Study to ensure that interior noise levels are no greater than 45 dBA Ldn and exterior noise levels in outdoor recreation areas are no

greater than 65 dBA Ldn. It is anticipated that Lot 1 and Lot 3 will require mitigation in the form of acoustical fencing or walls that are architecturally solid from the ground up with no gaps or openings (except as may be necessary for drainage) that is constructed of a low-maintenance material, excluding cinderblock and faux-brick plastic panels. If mitigation is necessary, the Applicant shall install mitigation measures prior to issuance of a RUP for the lot on which the mitigation measures are located. Any lot found by the Noise Study to have an anticipated interior noise level greater than 45 dBA Ldn shall be constructed to meet the following building material standards to reduce interior noise levels to 45 dBA Ldn or less:

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

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

6. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development, maintenance of SWM/BMP facilities, and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.

7. Dedication to HOA. At the time of record plat recordation, open space, common areas, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and be maintained by the same.
8. Shared Driveway. The shared driveway shown on the GDP shall subject to private ingress and egress easements running to the benefit of each lot and the HOA. The shared driveway shall be maintained by the HOA, which responsibility shall be disclosed pursuant to Proffer 9.
9. Disclosure. Prior to entering into a contract of sale, initial and subsequent purchasers shall be notified in writing by the Applicants of maintenance responsibility for the stormwater management facilities, common area landscaping, tree preservation areas, any other open space amenities, and the shared driveway and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
10. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.
11. Driveways. All driveways shall be a minimum of twenty-~~eight~~ feet (20~~28~~') in length as measured outward from the face of the garage door to the face of curb. However, driveway lengths may be reduced to twenty feet (20') in length if parking for four (4) automobiles can be accommodated in the driveway (i.e. a bump-out for parking is provided).

12. Decks and Similar Appurtenances. Bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the GDP, **except Lot 1's sixteen foot (16') western side yard setback,** and as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Decks, porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area. Deck modifications including but not limited to lattice work, pergolas, trelliss, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents. Further the construction, including grading, for any decks, porches, or sunrooms shall not negatively impact site drainage.
13. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the GDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site/subdivision plan approvals.

### **Transportation**

14. Right-of-Way Dedication along Chain Bridge Road. At the time of subdivision plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board and without encumbrances, the right-of-way along the site frontage to Chain Bridge Road – Route 123 creating a variable width right-of-way between 61 feet and 73.5 feet from the existing centerline, as generally shown on the GDP and labeled thereon as "PROPOSED DEDICATION", which would allow future road improvements to Chain Bridge Road.
15. Right-of-Way Dedication and Improvements along Sutton Road. At the time of subdivision plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board and without encumbrances, the right-of-way along the site frontage to Sutton Road creating a right-of-way of approximately 68 feet from the existing centerline, as

shown on the GDP and labeled thereon as "PROPOSED DEDICATION". The Applicant shall also construct additional pavement sections along Sutton Road and the service drive access in the areas shown on Sheet 2 of the GDP as "PROPOSED R.O.W. ASPHALT PAVING". The Applicant shall construct curb and gutter along Sutton Drive and the service drive in the areas shown on Sheet 2 of the GDP. A portion of the curb and gutter on the service drive shall contain mountable curb to permit access to the adjacent natural gas facilities, along with bollards as required by VDOT.

16. Sidewalks. The Applicant shall provide 5 foot sidewalks in the locations shown on the GDP, which locations generally conform to the final alignment of Chain Bridge Road and Sutton Road.
17. Chain Bridge Road Entrance Removal. The Applicant shall remove the existing curb cuts and driveway on Chain Bridge Road and shall restore the curb and gutter in the locations of the existing curb cuts.

### Construction

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

### Environment

19. Stormwater Management Facilities and Best Management Practices.
  - A. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Public Facilities Manual as reviewed and approved by DPWES. The stormwater management techniques may include but are not

limited to the following: rain gardens, filtera systems, infiltration ditches, bay filters, storm tech chamber and drainage swales. Stormwater management facilities/Best Management Practices (“BMPs”), including but not limited to a percolation trench, shall be provided as generally depicted on the GDP. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the GDP.

- B. Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the requirement to amend the GDP or these proffers or gain approval of an administrative modifications to the GDP or proffers. Such changes to the stormwater management designs shall not materially impact the limits of clearing and grading, building locations, quality of landscaping, or road layouts.
20. BMP Maintenance. After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs in accordance with the PFM and County guidelines.
21. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of site plan submission.
- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or

B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit/building.

22. Landscaping. At the time of subdivision plan or site plan review, as required, the Applicant shall submit to DPWES a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on the GDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be six (6) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management Division at the time of subdivision plan approval. However, all plant material installed on the Property shall be non-invasive. Concurrent with the initial subdivision plan submission, the Applicant shall provide a copy of the more detailed landscape plans to the Providence District Supervisor's office for review and comment.

### **Tree Preservation**

23. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal

published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

The Applicant shall include the trees identified on Sheet 5 of the GDP as "TREE TO BE PRESERVED IF POSSIBLE" in the Tree Preservation Plan (the "Possible Save Trees"). The Applicant shall work with a Certified Arborist or a Registered Consulting Arborist, and the Urban Forest Management Division, DPWES to preserve Possible Save Trees during clearing and grading and final construction. However, the Applicant shall not be required to bond the Possible Save Trees.

24. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a bond, letter of credit, or cash payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction

activities. The letter of credit or cash deposit shall be equal to ~~25~~50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

25. Tree Preservation Walk-Through. The applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing a grading with an UFMD, DPWES, representative, a representative of the Providence District Supervisor's office, and any interested member of the community to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and/or where alternative preservation efforts that remove certain trees from the limits of clearing and grading are more effective, and such adjustment shall be implemented. The Applicant shall provide interested members of the community with written notice fourteen (14) days prior to the walk-through meeting.

Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such

removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

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

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

All tree protection fencing shall be installed after the tree preservation walk through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the

commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

28. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffered conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
  - b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
  - c. Root pruning shall be conducted with the supervision of a certified arborist.
  - d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
29. Monitoring. During any clearing or tree/vegetation/structure removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

30. Phase 1 Archaeological. At least 30 days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within sixty (60) days of submission, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is submitted to CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

### **Recreation**

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

### **Miscellaneous**

32. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.
33. School Contribution. Prior to the issuance of the first RUP, a contribution of \$21,650.00 for the three (3) new dwelling units to be built on the Property shall be made to the public schools serving the Property. Said contribution shall be deposited with DPWES for transfer to the Fairfax County School Board. Notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

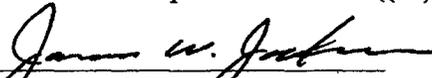
34. Affordable Dwelling Units. Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the value of all the units approved on the property. The one half of one percent (1/2 %) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first building permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.
35. Nottaway Nights. Prior to the issuance of the first RUP, the Applicant shall contribute \$1,000.00 to the Nottaway Nights program.
- 36. Subdivision Plan Review. The Applicant shall submit a copy of its subdivision plan to the Providence District Supervisor's office concurrent with the subdivision plan's submission to Fairfax County for review.**
37. ~~36.~~ Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2015, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI), as permitted by Virginia State Code Section 15.2-2303.3.
38. ~~37.~~ Successors and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

**James W. Jackson**

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

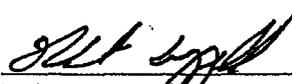
By:



Name: James W. Jackson

**The Evergreene Companies, LLC**

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

By: 

Name: Robert Cappelloni

Title: President and Manager

# 2701 CHAIN BRIDGE ROAD GENERALIZED DEVELOPMENT PLAN

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

JULY, 2014

REVISED SEPTEMBER 8, 2014 (FOR ACCEPTANCE COMMENTS)

REVISED NOVEMBER 18, 2014

REVISED JANUARY 5, 2015

REVISED FEBRUARY 13, 2015

REVISED MAY 27, 2015

REVISED JUNE 18, 2015

REVISED JULY 1, 2015



VICINITY MAP  
SCALE: 1" = 2,000'

### OWNER

JAMES JACKSON  
5112 SUMMIT DRIVE  
FAIRFAX, VA 22030

### APPLICANT/ CONTRACT PURCHASER

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

### ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS  
12800 Fair Lakes Circle  
Suite 100  
Fairfax, VA 22033  
Telephone 703.449.8100  
Fax 703.449.8108

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11	SWM NARRATIVE & COMPUTATIONS
12	OUTFALL ANALYSIS

**BC Consultants**  
Planners • Engineers • Surveyors • Landscape Architects  
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)449-8100 (703)440-8108 (Fax)  
www.bcconsultants.com

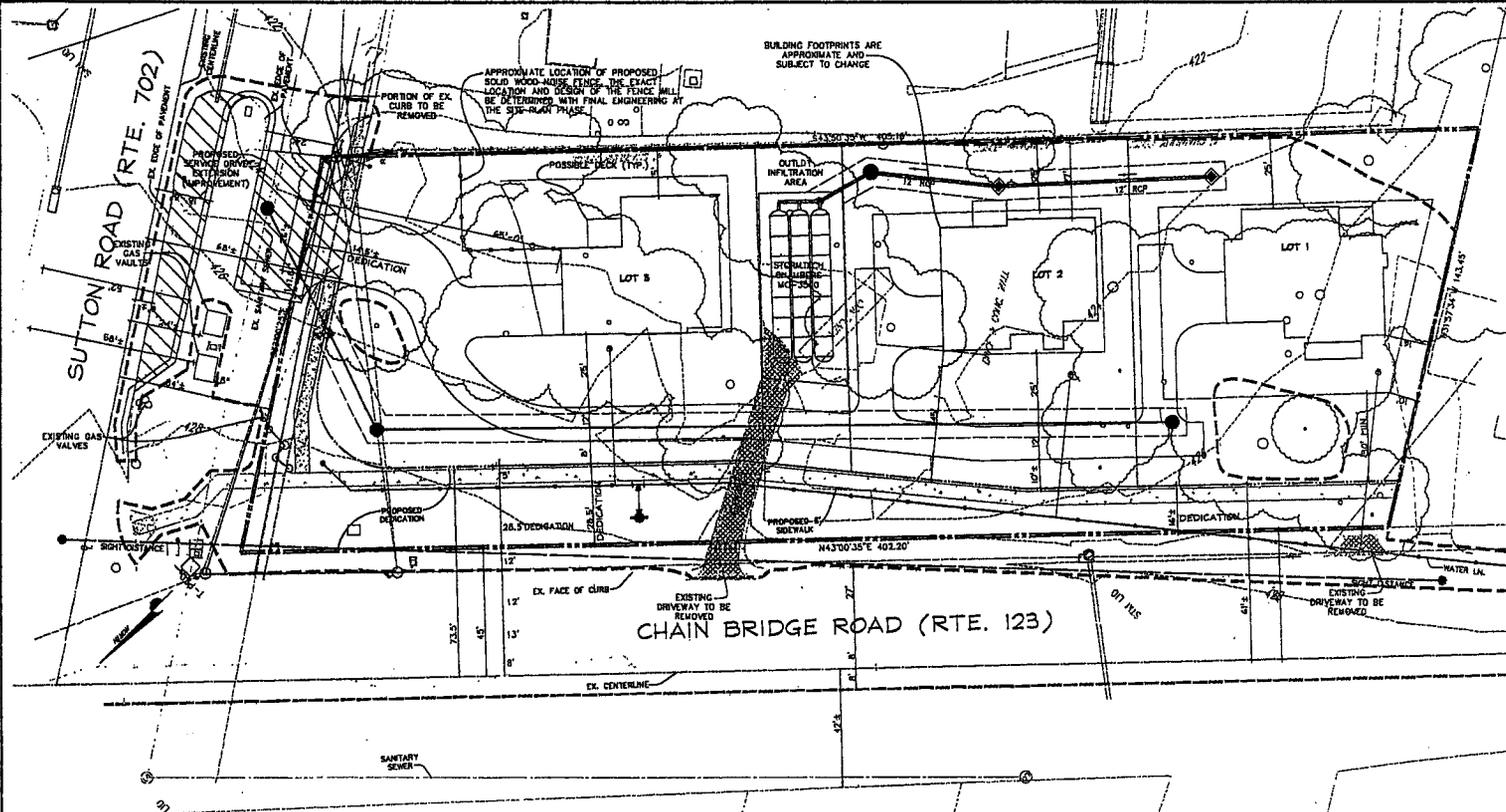
RECEIVED  
Department of Planning & Zoning



SHEET 1 OF 1  
PROJECT # 13522.01

JUL 06 2015

Zoning Evaluation Division



- LEGEND:**
- APPROXIMATE LIMITS OF CLEARING AND GRADING
  - EXISTING TREELINE
  - - - PROPOSED TREELINE
  - ▨ PROPOSED R.O.W. ASPHALT PAVING
  - ▩ PORTION OF EXISTING DRIVEWAY TO BE REMOVED

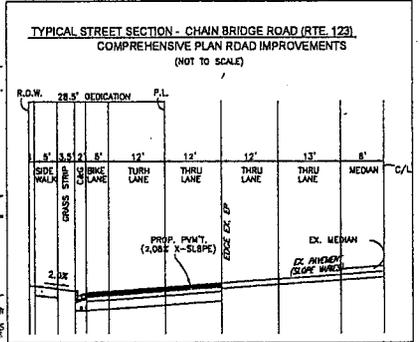
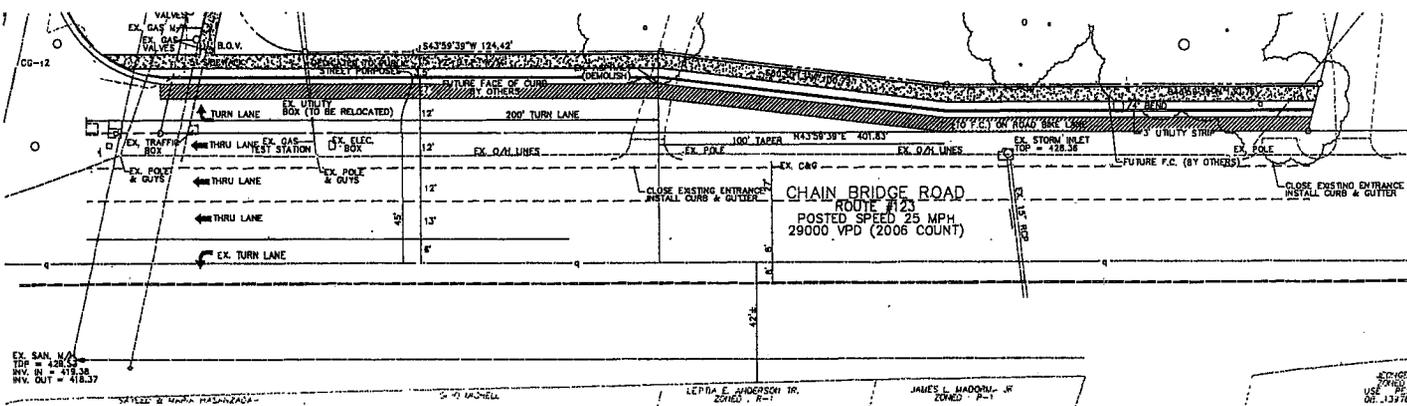
**SITE TABULATIONS:**

GROSS SITE AREA (G.S.A.):	55,921 s.f.± or 1.28377 Ac.±
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-4
MINIMUM LOT AREA REQUIRED:	5,400 s.f.
MINIMUM LOT AREA PROVIDED:	11,500 s.f.
AVERAGE LOT AREA REQUIRED:	8,800 s.f.
AVERAGE LOT AREA PROVIDED:	13,750 s.f.
PROPOSED DENSITY:	2.33 DU/Ac.±
MAXIMUM LOTS ALLOWED:	5
MAXIMUM LOTS PROPOSED:	3
MAXIMUM BUILDING HEIGHT:	35'
YARD SETBACK REQUIREMENTS:	
FRONT YARD:	30'
SIDE YARD:	10'
REAR YARD:	25'
MINIMUM LOT WIDTH (INTERIOR):	70'
MINIMUM LOT WIDTH (CORNER):	95'
PARKING REQUIRED:	6 (2 SPACES PER HOUSE)
PARKING PROVIDED:	12 (2 SPACES IN THE GARAGE AND 2 SPACES IN THE DRIVEWAY PER HOUSE)

\*PROPOSED LOTS LINES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE PROVIDED THAT THE MINIMUM LBT AREA AND AVERAGE LOT AREA ARE MAINTAINED.

GDP PLAN

SCALE: 1"=20'



COMPREHENSIVE PLAN ROAD IMPROVEMENTS PLAN (BY OTHERS)

SCALE: 1"=20'

**BC Consultants**  
 Planners - Engineers - Surveyors - Landscape Architects  
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703) 261-1100  
 www.bc-va.com



GENERALIZED DEVELOPMENT PLAN  
 GENERALIZED DEVELOPMENT PLAN  
 2701 CHAIN BRIDGE ROAD

REVISIONS

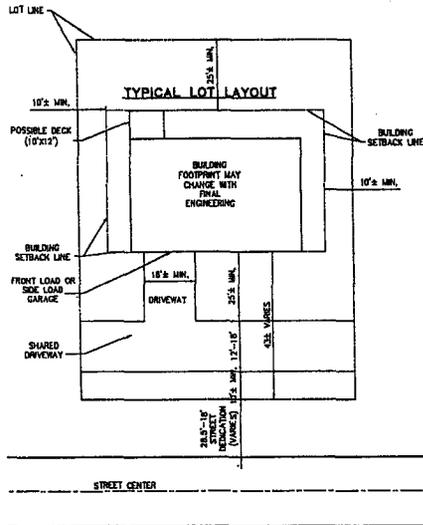
NO.	DATE	DESCRIPTION
1	7-1-14	ISSUED FOR PERMITS
2	7-1-14	ISSUED FOR PERMITS
3	7-1-14	ISSUED FOR PERMITS
4	7-1-14	ISSUED FOR PERMITS
5	7-1-14	ISSUED FOR PERMITS

DESIGNED BY: PJP  
 DRAFTED BY: CAD  
 CHECKED BY: PJP  
 DATE: JULY, 2014  
 SCALE: HOR. 1"=40'  
 VERT. 1/2"=10'  
 SHEET 2 OF 2  
 CB, MD.  
 CAD NAME: G13502  
 LAYOUT: GDP  
 FILE NO.: 13502

**GENERAL NOTES:**

- THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT? (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 48-1-(017), PARCEL 50, AND IS ZONED R-1.
- THE PROPERTY DELINEATED HEREON IS ON A BOUNDARY SURVEY PROVIDED BY BARNES AND JOHNSON.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM A FIELD RUN SURVEY PROVIDED BY BARNES AND JOHNSON.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE PROVIDENCE MAGISTERIAL DISTRICT, ACCOTINK 14-2 SANITARY SEWER SIDED AND THE DIFFICULT RUN WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, WITH THE EXCEPTION OF THE FOLLOWING:
  - REQUEST FOR WAIVER OF TRAIL REQUIREMENT ON ROUTE 123
  - REQUEST FOR WAIVER OF SERVICE DRIVE ON ROUTE 123
  - REQUEST FOR WAIVER FOR TREE PRESERVATION TARGET REQUIREMENTS
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS A REQUIREMENT FOR BOTH A MAJOR PAVED TRAIL AND OUTROAD BIKE ROUTE ON THE OPPOSITE (NORTH) SIDE CHAIN BRIDGE ROAD (ROUTE 123) ACROSS THE STREET FROM THE SUBJECT PROPERTY.
- THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THERE ARE NO EXISTING UTILITY EASEMENTS ON THE SITE.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE PROPERTY IS LOCATED WITHIN THE HUTLEY COMMUNITY PLANNING SECTOR (CO) OF THE VIENNA PLANNING DISTRICT (AREA #) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR RESIDENTIAL 3-4 du/ac.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, BONSAI WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THIS GDP. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

NOT TO SCALE  
(FOR ILLUSTRATIVE PURPOSES ONLY)



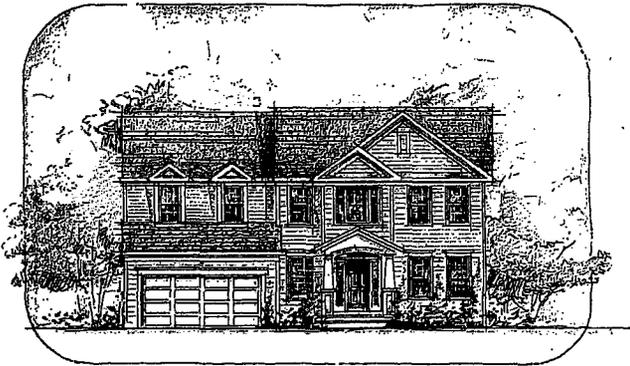
**18-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:**

- APPLICATION TO BE SUBMITTED SEPARATELY.
- PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
  - REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
  - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
  - THERE ARE NO EXISTING STRUCTURES ON THE SITE.
  - EXISTING STREET INFORMATION AS SHOWN ON PLAN.
  - SEAL AND SIGNATURE ARE SHOWN ON PLAN.
- LEGAL DESCRIPTIONS AND REZONING PLATS TO BE SUBMITTED SEPARATELY.
- FAIRFAX COUNTY ZONING MAP (17-600) WITH SITE HIGHLIGHTED IN RED TO BE SUBMITTED SEPARATELY.
- FAIRFAX COUNTY SOIL IDENTIFICATION MAPS SUBMITTED WITH PLAN.
- ATTAYDANT TO BE SUBMITTED SEPARATELY.
- APPLICATION TO BE SUBMITTED SEPARATELY.
- N/A- NO ENVIRONMENTAL IMPACT ASSESSMENT IS REQUIRED.
- STATEMENT OF JUSTIFICATION TO BE SUBMITTED SEPARATELY.
- FOR REZONING APPLICATIONS TO AN R, C OR I DISTRICT THIS GDP SHALL SHOW THE FOLLOWING INFORMATION:
  - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
  - N/A: THE DEVELOPMENT CONTAINS ONLY SINGLE FAMILY DETACHED DWELLINGS, THEREFORE NO BULK PLANE IS REQUIRED.
  - THE APPLICANT PROPOSES SAFE AND ADEQUATE ACCESS TO THE ADJACENT ROAD NETWORK BY RELOCATING ACCESS FROM CHAIN BRIDGE ROAD TO SUTTON ROAD. THE PROPOSED DEVELOPMENT WILL SHIFT THAT ACCESS TO SUTTON ROAD VIA A PRIVATE SHARED DRIVEWAY. PEDESTRIAN ACCESS WILL BE PROVIDED BY A TRAIL (5' SIDEWALK) ALONG CHAIN BRIDGE ROAD. THIS SIDEWALK CONNECTS TO THE EXISTING SIDEWALKS EAST OF THE PROPERTY. REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.
  - NO COMMON OPEN SPACE PROPOSED.
  - NO MAJOR SANITARY SEWER IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
  - REFER TO SHEETS 10, 11 AND 12 FOR ALL REQUIRED STORM WATER MANAGEMENT INFORMATION.
  - REFER TO GENERAL NOTE 1.
  - REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
  - TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
  - AREAS OF TREE PRESERVATION ARE SHOWN ON PLAN.
  - DIMENSIONS OF BUILDING SETBACK AND SUPPLEMENTAL TREE PLANTINGS ARE SHOWN ON PLAN.
  - NO EXISTING STRUCTURES ON SITE.
  - G.F.A. AND P.A.R ARE NOT APPLICABLE.
  - REFER TO SITE TABULATIONS FOR THE NUMBER OF UNITS AND DENSITY. NO OPEN SPACE IS REQUIRED OR PROPOSED.
  - ANY AND ALL PUBLIC IMPROVEMENTS AS SHOWN ON PLAN.
  - DEVELOPMENT SCHEDULE TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
  - NO EOC, RPA, OR FLOODPLAIN EXISTS ON THE SITE.
  - EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.
  - EXISTING VEGETATION MAP (EVM) PROVIDED ON SHEET 4.
  - PROPOSED LANDSCAPE PLAN PROVIDED ON SHEET 5.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- OWNER:
 

JAMES JACKSON  
3112 SLAM7 DRIVE  
FAIRFAX, VA 22030
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN WHICH WHICH REQUIRES RESIDENTIAL DEVELOPMENT AT 3-4 DU/AC.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE.
- THIS DEVELOPMENT SHALL CONFORM TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
- N/A AT THIS TRAC.
- N/A: NO ARCHAEOLOGICAL SURVEY IS REQUIRED.
- N/A: THE PROPOSED DEVELOPMENT IS NOT A REZONING TO A P DISTRICT, THEREFORE NO DEVELOPMENT PLAN AS PROVIDED FOR IN ARTICLE 11 IS REQUIRED.
- APPLICATION FEE TO BE SUBMITTED SEPARATELY.

SOILS MAP / DATA SCALE 1"= 500'

SOIL ID	PERCENT	FOUNDATION							
NUMBER	NAME	SUPPORT	DRAINAGE	STABILITY	SLOPE	ROADWAY	FOOTING	TECHNICAL	PROBLEM
3B	CLAYSHED 2-7%	GOOD	GOOD	GOOD	HIGH	NO	1		
B	URBAN LAND	NA	NA	NA	NA	NA	NA		NA



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

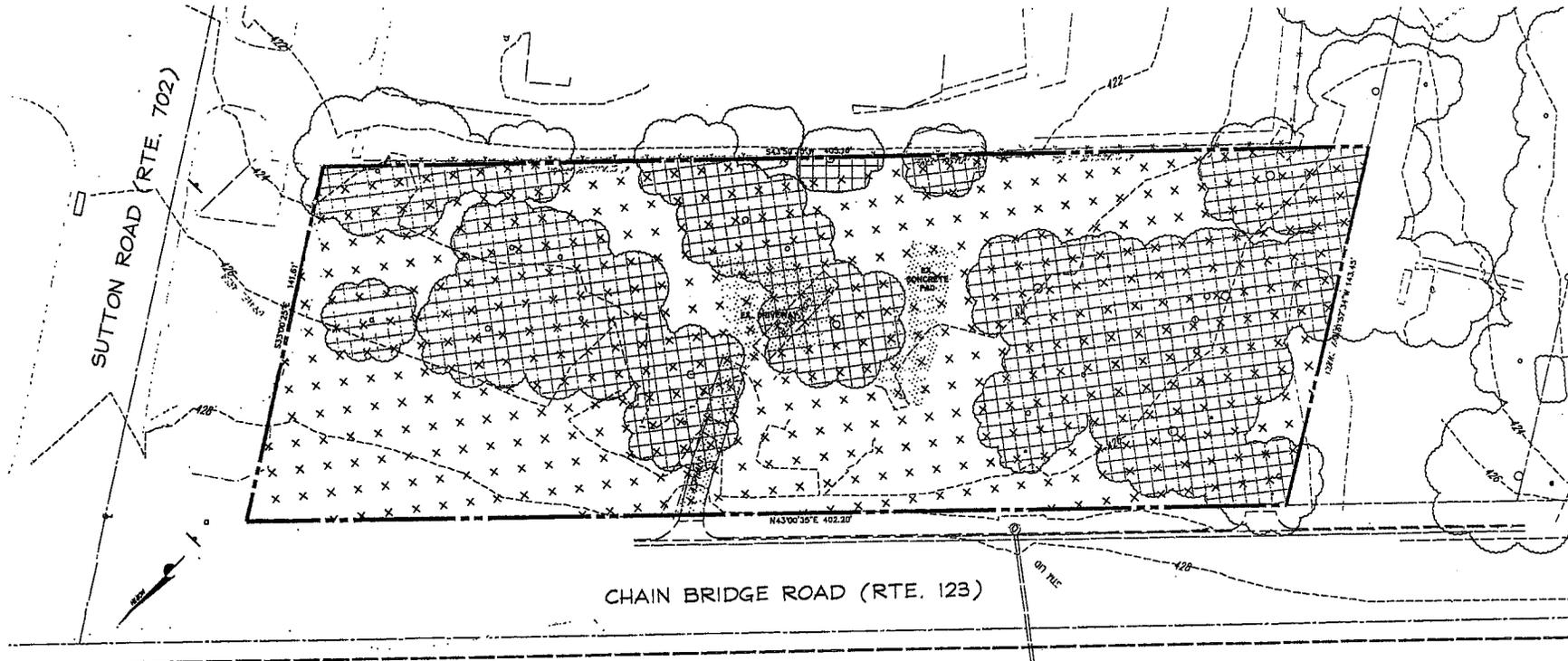
EXISTING VEGETATION MAP SUMMARY AND NARRATIVE

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

Total: 1.28 Ac.±

EXISTING VEGETATION MAP LEGEND

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



**BC Consultants**  
 Planning, Engineering, Construction, Landscape Architecture  
 18800 Parkside Court, Suite 100, Baltimore, VA 20883  
 (703)449-8100 (Fax)



EXISTING VEGETATION MAP  
 GENERALIZED DEVELOPMENT PLAN  
 2701 CHAIN BRIDGE ROAD

REVISION	DATE	BY	DESCRIPTION
1	7/1/15	PLR	ISSUED FOR PERMIT
2	7/1/15	PLR	REVISED 8-18-15
3	7/1/15	PLR	DESIGNED BY: PLR
4	7/1/15	PLR	DRAFTED BY: CAD
5	7/1/15	PLR	CHECKED BY: PLR
6	7/1/15	PLR	DATE: JULY, 2014
7	7/1/15	PLR	SCALE: HOR. 1"=20'
8	7/1/15	PLR	VERT. N/A
9	7/1/15	PLR	SHEET 4 OF 1
10	7/1/15	PLR	CO. NO.
11	7/1/15	PLR	CAD NAME: 013502E
12	7/1/15	PLR	LAYOUT: EVW
13	7/1/15	PLR	FILE NO.: 13502.01

**LEGEND**

 SHADE TREE (CATEGORY IV DECIDUOUS TREE)  
 LARGE EVERGREEN TREE (CATEGORY II EVERGREEN TREE)  
 SMALL EVERGREEN TREE (CATEGORY II EVERGREEN TREE)  
 ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREE)  
 DECIDUOUS OR EVERGREEN SHRUB  
 EXISTING TREELINE  
 PROPOSED TREELINE  
 NOTE: SEE SHEET 7 FOR EXISTING TREES TO BE PRESERVED/REMOVED

 APPROXIMATE LIMITS OF CLEARING AND GRADING  
 POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (452 S.F. X 1.25 = 565 S.F.)

**PLANT SCHEDULE AND TREE CANOPY CALCULATIONS \***

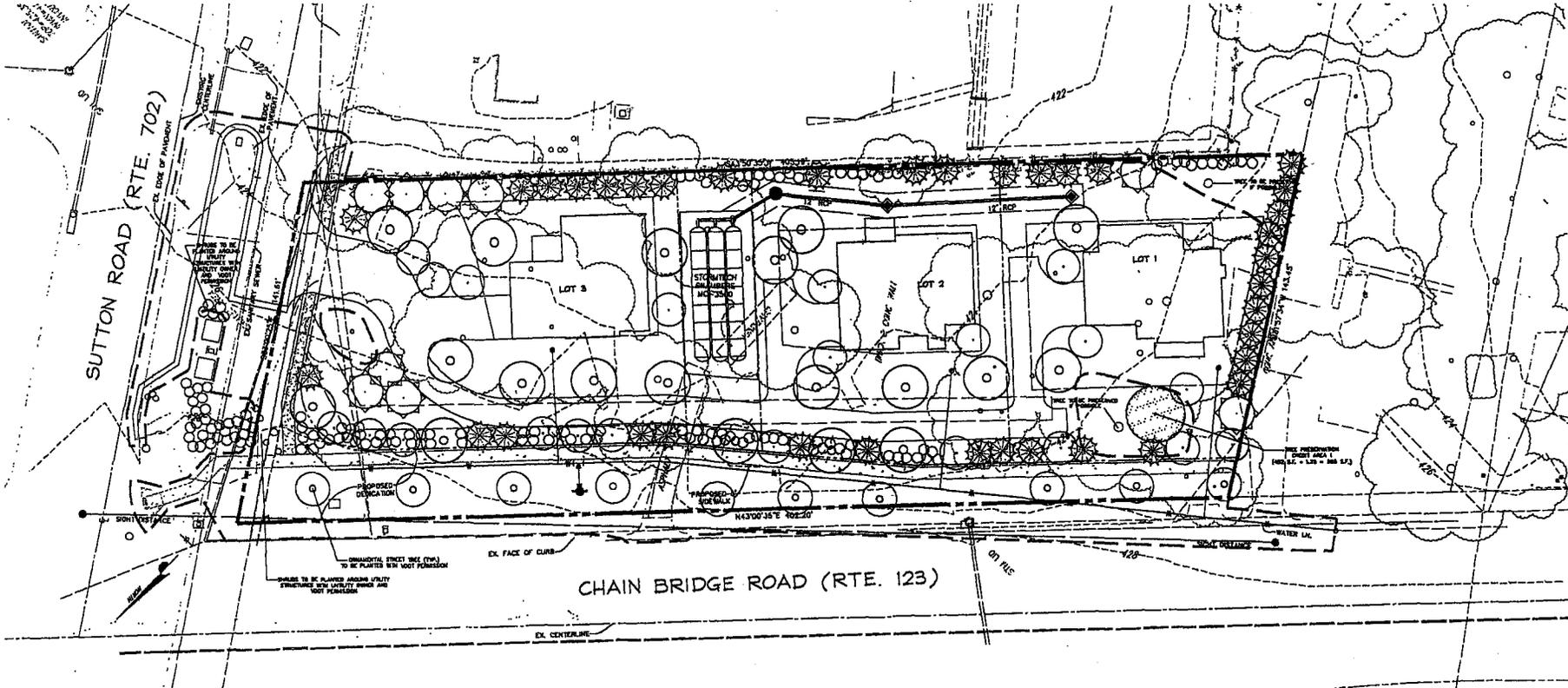
QTY.	TYPE *	USE	SIZE	STOCK TYPE	TREE CANOPY CALCULATION	
					AREA/TREE (s.f.)	TOTAL CANOPY AREA (s.f.)
19	CATEGORY IV DECIDUOUS TREE		2" CAL.	B&B	200	3,800
21	CATEGORY II DECIDUOUS TREE		2" CAL.	B&B	100	2,100
8	CATEGORY II EVERGREEN TREE		4" DBH @ 10' HGT. @ 10' HGT. @ 10' HGT.	B&B	150	1,350
33	CATEGORY II EVERGREEN TREE		4" DBH @ 10' HGT. @ 10' HGT. @ 10' HGT.	B&B	100	3,900
				TOTAL		18,750 **

NOTE: PROPOSED TREES OFFSITE OR WITHIN THE PROPOSED DEDICATION AREA HAVE NOT BEEN INCLUDED IN THE TREE CANOPY CALCULATIONS.  
 NOTE: PROPOSED TREES CAN BE REDUCED IF CREDIT IS GIVEN TO MORE TREES SAVED OR INCREASE IN CALIPER.

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

\*\* WHEN ADDED TO THE 10-YEAR TREE CANOPY CREDIT RECEIVED FOR TREE PRESERVATION (SEE THE 10-YEAR TREE CANOPY CALCULATIONS SHOWN ON SHEET 8), THE 10,750 S.F. TOTAL REPRESENTS THE MINIMUM 10-YEAR TREE CANOPY CREDIT FOR TREES TO BE PLANTED NECESSARY TO ACHIEVE THE OVERALL TREE CANOPY REQUIRED FOR THE SITE. NO LESS THAN THE QUANTITY AND CREDIT FOR TREES SHOWN IN THE PLANT SCHEDULE WILL BE PROVIDED. TREES PLANTED THAT DO NOT MEET THE MINIMUM RESTRICTIVE REQUIREMENTS OF THE PFM WILL NOT RECEIVE CANOPY CREDIT. IF NEEDED, ADDITIONAL TREES WILL BE PROVIDED TO MEET THE MINIMUM 10-YEAR TREE CANOPY FOR THE SITE. AT THEIR DISCRETION, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL TREES ABOVE AND BEYOND THOSE REQUIRED TO MEET THE MINIMUM CANOPY REQUIREMENTS.

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



THIS SHEET FOR LANDSCAPING PURPOSES ONLY

**BC Consultants**  
 Planner, Designer, Surveyor, Landscape Architect  
 18800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703)448-8100 (703)448-8108 (Fax)  
 www.bcconsult.com



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

DESIGNED BY: PLS	DATE: 11-14-14
DRAWN BY: CAD	DATE: 11-14-14
CHECKED BY: PLS	DATE: 11-14-14
DATE: JULY, 2014	
SCALE: HOR. P=20'	
VERT. N/A	
SHEET 5 OF 12	
CD. NO.	
CAD NAME: 013002LSC	
LAYOUT: LSC	
FILE NO. 133602.01-00	

**TREE PRESERVATION TARGET DEVIATION REQUEST:**

December 16, 2014

Keith Cline, Director  
Fairfax County DPWES  
13700 Forest Management Division  
12055 Government Center Parkway  
Suite 518  
Fairfax, VA 22035

RE: 2701 Chain Bridge Road  
Tree Preservation Target Deviation Request  
1/2 2014-14-018  
DC Project No: 13502.11

Dear Mr. Cline:

On behalf of our client, The Evergreen Companies (Applicant), I hereby request a deviation of the Tree Preservation Target for the above referenced project. This request is in accordance with the provisions of Section 12-0308.3A(2) of the Fairfax County Public Facilities Manual, whereby "Meeting the Tree Preservation Target would require the preservation of trees that do not meet standards for health and structural condition and other vegetation and risk management requirements of § 12-0302.01." A Generalized Development Plan (GDP) RZ 2014-PR-018 is being reviewed concurrently with this Tree Preservation Target Deviation Request.

The subject site is located in the Providence District at the southeast quadrant of the intersection of Chain Bridge Road (Route 123) and Summit Road. The property is identified on Fairfax County Tax Assessment Map 84-1 (11) Parcel 50 and is currently zoned R-1. The GDP requests a rezoning in the R-1 district in accordance with the Fairfax County Comprehensive Plan.

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

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

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

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

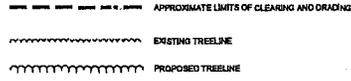
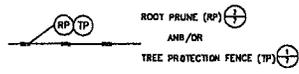
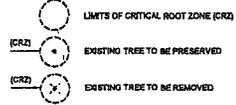
Sincerely,  
THE BC CONSULTANTS, INC.

*Keith Cline*  
Peter Rineck, RLA, ISA, CA, LEED AP  
Principal of Planning and Landscape Architecture

**10-YEAR TREE CANOPY CALCULATIONS:**

A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT			
A1	Pre-development Area of Existing Tree Canopy	58,988	sq ft
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	11.7%	
A3	Percentage of 10-year Tree Canopy Required by the Site (10-Year)	21%	
A4	Percentage of the 10-Year Tree Canopy Requirement that should be Met Through Tree Preservation	37%	
A5	Proposed Percentage of Canopy Requirement that will be Met Through Tree Preservation (A1/B1)	3.2%	
A6	How is this Tree Preservation Target Met? (A5/A3)	No	
A7	If A6 is no, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0308.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide the number where deviation request is located. The narrative shall be prepared in accordance with § 12-0307.7.	See the Deviation Request Sheet # 15502.11-018	
B. TREE CANOPY REQUIREMENT			
B1	Minimum Area (Conformed to Parks and Recreation)	58,988	sq ft
B2	Minimum Area (Conformed to Parks and Recreation)	58,988	sq ft
B3	Adjusted Gross Site Area (A1/B1)	50,000	sq ft
B4	Minimum Area (Adjusted Gross Site Area)	50,000	sq ft
B5	Percentage of 10-Year Tree Canopy Required	21%	
B6	Area of 10-Year Tree Canopy Required (B4/B5)	10,500	sq ft
B7	Modification of 10-Year Tree Canopy Requirements (Health)	No	
B8	Modification of 10-Year Tree Canopy Requirements (Location)	N/A	
B9	Final 10-Year Tree Canopy Requirement	10,500	sq ft
C. TREE CANOPY PRESERVATION			
C1	Tree Preservation Target Area (B6) x A4	4,230	sq ft
C2	Total Canopy Area Meeting Standards of § 12-0308.3	400	sq ft
C3	Total Canopy Area Meeting Standards of § 12-0308.3 (C1-C2)	3,830	sq ft
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community	0	sq ft
C5	Total Canopy Area Provided Through Tree Transplantation (See General Note 1 below)	0	sq ft
C6	Total Canopy Area Provided Through Tree Transplantation (See General Note 1 below)	0	sq ft
C7	Canopy Area of Trees Within Resource Protection Area and 100-Year Floodplain	0	sq ft
C8	Total Canopy Area Provided	0	sq ft
C9	Total Canopy Area Provided	0	sq ft
C10	Total Canopy Area Provided	0	sq ft
D. TREE PLANTING			
D1	Area of Canopy to be Met Through Tree Planting (B9-C8)	10,500	sq ft
D2	Area of Canopy Planned for AT (Quality Standard)	0	sq ft
D3	Area of Canopy Planned for B (Quality Standard)	0	sq ft
D4	Area of Canopy Planned for C (Quality Standard)	0	sq ft
D5	Area of Canopy Planned for D (Quality Standard)	0	sq ft
D6	Area of Canopy Planned for E (Quality Standard)	0	sq ft
D7	Area of Canopy Planned for F (Quality Standard)	0	sq ft
D8	Area of Canopy Planned for G (Quality Standard)	0	sq ft
D9	Area of Canopy Planned for H (Quality Standard)	0	sq ft
D10	Area of Canopy Planned for I (Quality Standard)	0	sq ft
D11	Area of Canopy Provided by Improved Calliads and Vines	0	sq ft
D12	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D13	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D14	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D15	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D16	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D17	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D18	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D19	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D20	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D21	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D22	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D23	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D24	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D25	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D26	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D27	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D28	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D29	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D30	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D31	Area of Canopy Provided Through Tree Transplantation	0	sq ft
D32	Area of Canopy Provided Through Tree Transplantation	0	sq ft
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D37	Area of Canopy Provided Through Tree Transplantation	0	sq ft
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**LEGEND:**



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

**TREE INVENTORY AND CONDITION ANALYSIS LEGEND AND GENERAL NOTES:**

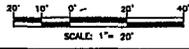
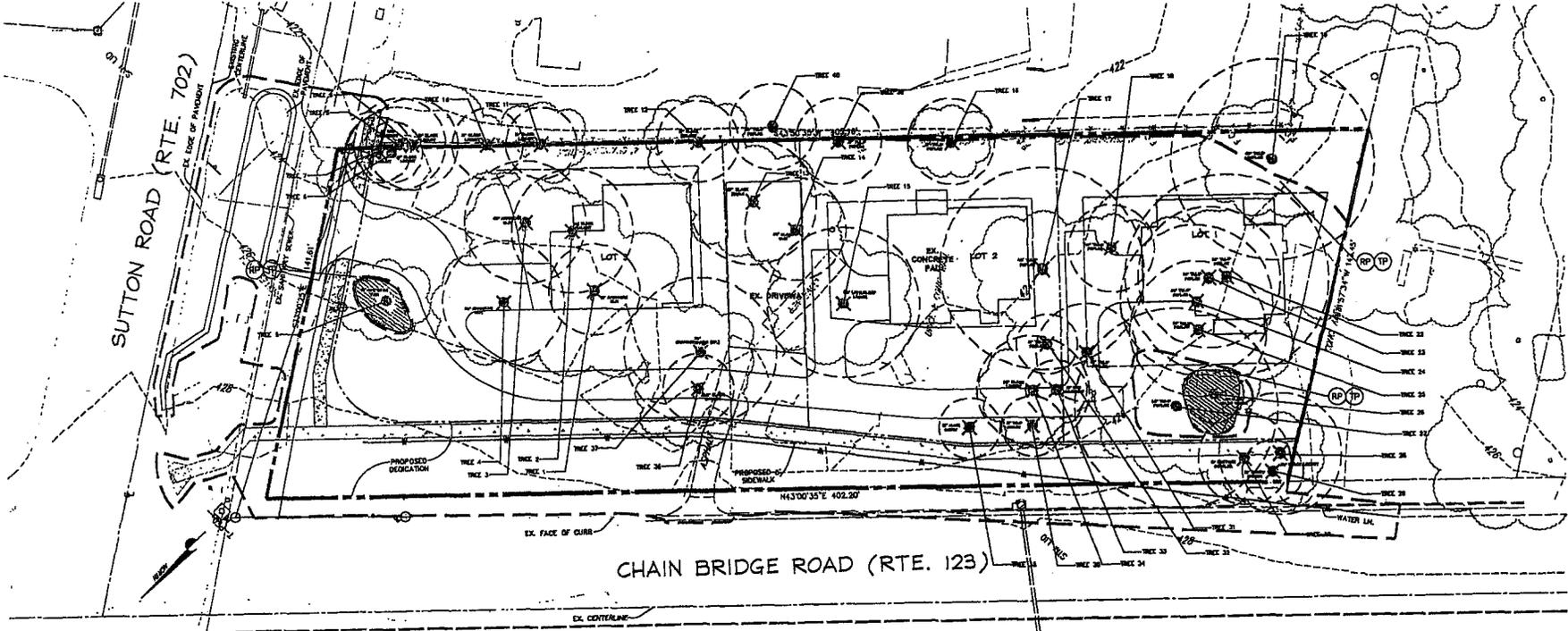
- TBD : POTENTIAL HAZARD OR TREE OF SPECIAL CONCERN, STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMG.  
 P : PRESERVE  
 R : REMOVE  
 P/RS : PRESERVE OFF-SITE  
 R/SP : REMOVE WITH PERMISSION FROM THE URBAN FOREST MANAGEMENT DIVISION AND/OR THE ADJACENT CO-OWNER.  
 X : CONDUCT ACTIVITY INDICATED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

**GENERAL NOTES:**

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

**2701 CHAIN BRIDGE ROAD - TREE INVENTORY AND CONDITION ANALYSIS**

Tag #	Species	Size	CRZ	Condition	Co-own	Crown Position	Crown Density	Average Canopy Spread	Problems	Status	Activities				Comments	
											Prune	Protect	Remove	Other		
1	American Elm	18	18	1						R						
2	Black Walnut	24	24	23	Co-Owner	45	30		poor condition, view obscured, displaced	R						
3	American Elm	24	24	24	Co-Owner	45	40		poor condition, view obscured, canopy is trunk	R						
4	American Elm	18	18	1						R						
5	Black Walnut	18	18	1						R						
6	Black Walnut	18	18	1						R						
7	Black Walnut	15	15	1						R						
8	Red maple	12	12	1						R/SP						
9	Black Walnut	18	18	22	Co-Owner	38	28		poor condition, view obscured, displaced	R/SP						Co-Owner
10	Black Walnut	18	18	22	Co-Owner	38	28		poor condition, view obscured, displaced	R/SP						Co-Owner
11	Black Walnut	14	14	1						R/SP						Co-Owner
12	Black Walnut	17	17	13	Co-Owner	38	28		poor condition, large displaced, by covered, another tree still on it	R/SP						Co-Owner
13	Black Walnut	22	22	22						R						Clear view over
14	Black Walnut	28	28	28						R						Clear view over
15	Lightning Bolt	24	24	24						R						Clear view over
16	White poplar	17	17	1					by covered, some displacement, canopy all over center	R						
17	White poplar	25	25	13	Co-Owner	38	28		poor condition, by covered, displaced	R						
18	White poplar	17	17	13	Co-Owner	38	28		poor condition, by covered, displaced	R						
19	White poplar	20	20	20					poor condition, by covered, displaced	R						
20	Red Maple	12	12	1						R						
21	White poplar	20	20	20						R						
22	White poplar	20	20	20						R						
23	White poplar	20	20	20						R						
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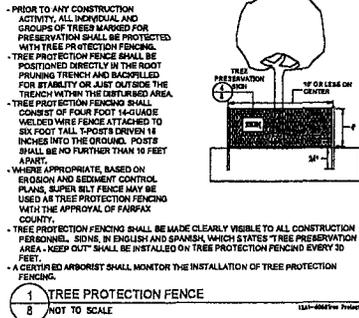


**BC Consultants**  
 Planner, Engineer, Surveyor, Landscape Architects  
 18000 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
 (703)448-8100 (703)448-8100 (Fax)  
 www.bccconsultants.com

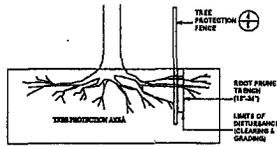


TREE PRESERVATION PLAN  
 GENERALIZED DEVELOPMENT PLAN  
**2701 CHAIN BRIDGE ROAD**  
 FERRYMAN'S DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

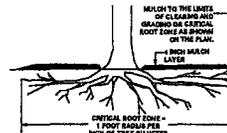
DESIGNED BY: PLR	DATE: JULY, 2014
DRAFTED BY: CAD	SCALE: HOR. 1/4" = 1'-0"
CHECKED BY: PLR	LAYOUT: TPP
FILE NO. 13502.01-00	



1 TREE PROTECTION FENCE  
2 NOT TO SCALE  
1541-0000 Project Sheet



2 ROOT PRUNING  
3 NOT TO SCALE  
1541-0000 Project Sheet



3 PROTECTIVE MULCHING  
4 NOT TO SCALE  
1541-0000 Project Sheet

**TREE PRESERVATION AREA**  
**KEEP OUT**  
NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED WITHIN THE AREA, TRUCKS BY CONSTRUCTION EQUIPMENT AND PERSONNEL IS PROHIBITED.  
CONSTRUCTION COMPANY MUST COMPLY WITH ALL REQUIREMENTS OF THIS SPECIFIC AGREEMENT.  
PENALTY FOR VIOLATIONS STRICTLY ENFORCED

**SPECIFICATIONS:**  
CONSTRUCTION COMPANY WIDTH: 17 INCHES MINIMUM  
HEIGHT: 11 INCHES MINIMUM  
BACKGROUND COLOR: WHITE  
LETTER COLOR: BLACK  
LETTER SIZE: 1.5 INCH MINIMUM (LARGEST)  
LETTER 2: 0.75 INCH MINIMUM  
LETTER 3: 0.5 INCH MINIMUM  
LETTER 4: 0.375 INCH MINIMUM (SMALLEST)  
LANGUAGE: ENGLISH AND SPANISH (SEPARATE SIGNS)  
NOTE: ALTERNATE SIGNAGE MAY BE SUBMITTED TO FAIRFAX COUNTY FOR APPROVAL.

**4 TREE PRESERVATION SIGN**  
5 NOT TO SCALE  
1541-0000 Project Sheet

**SITE MONITORING SCHEDULE**

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

**TREE PRESERVATION NARRATIVE:**

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

CERTIFIED ARBORIST

 International Society of Arboriculture  
CERTIFIED ARBORIST  
Peter Rinek  
Certificate Number: IA-4071A  
Expires On: Jun 30, 2015

**BC Consultants**  
Planner • Engineer • Surveyor • Landscape Architect  
12000 Feltz Road, Suite 100, Fairfax, VA 22033  
(703)746-1100  
www.bccon.com



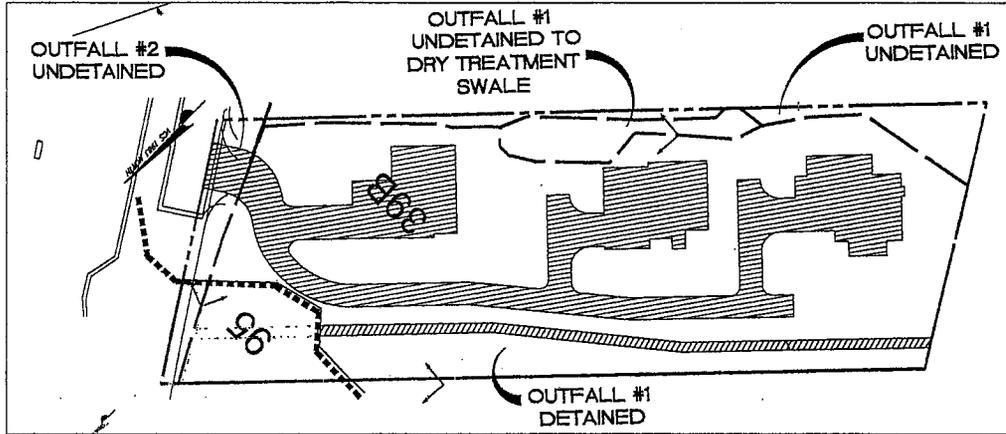
TREE PRESERVATION DETAILS  
GENERALIZED DEVELOPMENT PLAN  
**2701 CHAIN BRIDGE ROAD**  
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR  
DRAFTED BY: CAD  
CHECKED BY: PLR  
DATE: JULY, 2014  
SCALE: N/A  
SHEET 8 OF 12  
CO. NO.  
CAD NAME: G13502TPPDET  
LAYOUT: TPPDET  
FILE NO. 13502-81-00



**PROPOSED SITE IMPERVIOUS AREAS BY SOILS TYPE**

(SCALE: 1"=30')



**PRELIMINARY BMP NARRATIVE**  
2701 CHAINBRIDGE ROAD

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

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

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

**LEGEND:**

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

**Site Results**

	D.A. A	D.A. B	D.A. C	P.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER TREATED	1.40	0.00	0.00	0.00	1.00	OK
IMPERVIOUS COVER	0.34	0.00	0.00	0.00	1.00	OK
TURF AREA	0.71	0.00	0.00	0.00	1.00	OK
TURF AREA TREATED	1.41	0.00	0.00	0.00	1.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

**WATER QUALITY SUMMARY**

TOTAL TREATMENT VOLUME (cu)	3,118
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LBS/YEAR)	0.80
RUNOFF REDUCTION (cu)	190
PHOSPHORUS LOAD REDUCTION ACHIEVED (LBS/YR)	1.01
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (LBS/YR)	0.33
REMAINING PHOSPHORUS LOAD REDUCTION (LBS/YR NEEDED)	CONGRATULATIONS! YOU EXCEEDED THE TARGET REDUCTION BY 0.21 LBS/YEAR!

TOTAL TREATMENT VOLUME (cu)	3,118
RUNOFF REDUCTION (cu)	190
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (LBS/YR)	1.01

**Drainage Area A**

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					1.16	

Post-Development Treatment Volume (cu) = 1925

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

Practice	Units	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cu)	Runoff Reduction (cu)	Remaining Runoff Volume (cu)	Phosphorus (LBS/YR)	Phosphorus Load from Upstream RR Practice (LBS)	Unreduced Phosphorus Load (LBS)	Phosphorus Removed by Practice (LBS)	Remaining Phosphorus Load (LBS)	Development in Treatment Cell (to be Employed)
<b>7. Infiltration</b>													
7.a. Infiltration #1 (Spec #1)	Impervious acres enabling infiltration	30% runoff volume reduction	0.90		0	0	0	25	0.00	0.00	0.00	0.00	
	land acres enabling infiltration	0% runoff volume reduction	0.80		0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #2)	Impervious acres enabling infiltration	30% runoff volume reduction	0.99	0.28	0	1178	131	25	0.00	0.02	0.76	0.98	
	land acres enabling infiltration	0% runoff volume reduction	0.80	0.55	0	397	41	25	0.00	0.08	0.24	0.02	

**Drainage Area C**

Drainage Area C Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	

Post-Development Treatment Volume (cu) = 65

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

Practice	Units	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cu)	Runoff Reduction (cu)	Remaining Runoff Volume (cu)	Phosphorus (LBS/YR)	Phosphorus Load from Upstream RR Practice (LBS)	Unreduced Phosphorus Load (LBS)	Phosphorus Removed by Practice (LBS)	Remaining Phosphorus Load (LBS)	Development in Treatment Cell (to be Employed)
<b>5. Dry Swale</b>													
5.a. Dry Swale #1 (Spec #1)	Impervious acres enabling infiltration	40% runoff volume reduction	0.49	0.05	0	0	0	20	0.00	0.00	0.00	0.00	
	turf acres enabling infiltration	40% runoff volume reduction	0.49	0.05	0	16	20	20	0.00	0.02	0.01	0.01	

**BC Consultants**  
 Phosphorus Reduction - Stormwater Management  
 12809 Falls Road, Suite 100, Fairfax, VA 22035  
 (703) 448-0100 (703) 448-0108 (Fax)  
 www.bcva.com

**BMP NARRATIVE & COMPUTATIONS**  
 GENERALIZED DEVELOPMENT PLAN  
**2701 CHAIN BRIDGE ROAD**  
 FARMHOUSE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**DATE REVISIONS**

NO.	DATE	DESCRIPTION
1	7-1-13	ISSUED FOR PERMITS
2	7-1-13	REVISED PER COMMENTS
3	7-1-13	REVISED PER COMMENTS
4	7-1-13	REVISED PER COMMENTS

DESIGNED BY: PLR  
 DRAFTED BY: CAD  
 CHECKED BY: PLR  
 DATE: JULY 2013  
 SCALE: 1" = 30'  
 SHEET 10 OF 12

CO. NO.  
 CAD NAME: 13502-DMP  
 LAYOUT: BMP  
 FILE NO. 13502.01-00



**OFFSITE DRAINAGE MAP**

SCALE: 1" = 500'



**LEGEND**

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

**OUTFALL NARRATIVE**

THE UNDERTANKER FLOW FROM THE SITE WILL CONVEY OVERLAND TO THE EXISTING TRAPEZOIDAL CONCRETE DITCH LOCATED TO THE SOUTH. THE GROSS SITE AREA IS APPROXIMATELY 1.28 ACRES, THEREFORE THE OUTFALL ANALYSIS WILL TERMINATE AT A POINT WHERE THE TOTAL CONTRIBUTING AREA IS 128 ACRES, OR 100 TIMES THE SITE AREA.

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

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

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

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

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

design input calls  
calculation calls  
constant values

**1. Post-Development Project & Land Cover Information**

Constants		
Annual Rainfall (inches)	43	
Target Rainfall Excess (inches)	1.00	
Phosphorus EMC (mg/L)	0.16	Nitrogen EMC (mg/L) 1.85
Target Phosphorus Target Load (lb/cow/yr)	0.41	
Phosphorus Target Load (lb/cow/yr)	0.50	

Land Cover (acres)	A soils	B soils	C soils	D soils	Total
Forest/Open Space (acres) - undisturbed, protected forest/open space or restricted land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, grassed for parks or as turf to be mowed/managed	8.88	0.88	0.00	0.06	0.86
Impervious Cover (acres)	8.88	8.41	0.00	0.02	0.43
					1.29

Rv Coefficients	A soils	B soils	C soils	D soils
Forest/Open Space	0.62	0.02	0.94	0.05
Managed Turf	0.15	0.20	0.22	0.23
Impervious Cover	0.65	0.95	0.95	0.85

Land Cover Summary		
Forest/Open Space Cover (acres)	0.00	
Weighted Wetness	0.00	
% Forest	0%	
Managed Turf Cover (acres)	8.88	
Weighted Wetness	0.20	
% Managed Turf	67%	
Impervious Cover (acres)	0.43	
% Impervious	33%	
Total Site Area (acres)	1.29	
Site Rv	0.48	
Pre-Development Wetness Value (acres)	0.05	
Pre-Development Wetness Value (acres)	2.18	
Post-Development Land (TP) (acres)	1.33	Post-Development Land (TR) (acres) 9.32
Total Load (TP) Reduction Required (lb/yr)	0.80	

**BC Consultants**  
Planners • Engineers • Surveyors • Landscape Architects  
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)446-3100 (703)446-1100 (Fax)  
www.bcconsultants.com



OUTFALL ANALYSIS  
GENERALIZED DEVELOPMENT PLAN  
**2701 CHAIN BRIDGE ROAD**  
MANASSAS PARK  
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY, 2014
SCALE: HOR. 1"=150'
VERT. N/A
SHEET 12 OF 12
CD. NO.
CAD NAME: 13562-OUT
LAYOUT: OUTFALL
FILE NO. 13562.01-00

# **BC Consultants**

*Planners · Engineers · Surveyors · Landscape Architects  
Fairfax · Winchester*

Revised September 4, 2014  
BC Project No. 13502.01 18  
Page 1 of 2

**DESCRIPTION OF  
PROPOSED R-4 ZONE  
PROPERTY OF  
JAMES W. JACKSON  
TAX MAP No. 48-1 ((1)) PARCEL 50  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

RECEIVED  
Department of Planning & Zoning  
SEP 12 2014  
Zoning Evaluation Division

Being all of the property now in the name of James W. Jackson, as acquired from Young Jo Kim, by Deed dated the 28<sup>th</sup> day of February, 2007 and recorded in Deed Book 19163 at Page 1521 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a Virginia Department of Transportation monument fond marking the intersection of the southeasterly right-of-way line of Chain Bridge Road (State Route 123, 90 feet wide) with southwesterly right-of-way line of Sutton Road (State Route 701, variable width); thence departing Chain Bridge Road and running with said southwesterly right-of-way line of Sutton Road

- 1) South 33° 00' 25" East, 141.61 feet to an iron pipe set at the northerly corner of the land of Verizon Virginia, Inc as recorded in Deed Book 2491 at Page 297 among the aforesaid Land Records; thence departing said Sutton Road and running with the northwesterly line of said Verizon Virginia, Inc.
- 2) South 43° 50' 35" West, 405.16 feet to an iron pipe set in the easterly line of Bhabani and Sabujima Das, as recorded in Deed Book 21579 at Page 1778 among the aforesaid Land Records; thence departing Verizon Virginia, Inc and running with a portion of said easterly line of Bhabani
- 3) North 31° 57' 34" West, 143.45 feet to an iron pipe found on the aforesaid northeasterly right-of-way line of Chain Bridge Road and being the northerly corner of said Bhabani; thence departing Bhabani and running with said southeasterly right-of-way line of Chain Bridge Road
- 4) North 44° 00' 35" East, 402.20 feet to the point of beginning containing 55,921 square feet or 1.28377 acres of land.

Revised September 4, 2014  
BC Project No. 13502.01 18  
Page 2 of 2

All being more particularly shown on a plat of Boundary Survey prepared by Jeff Warner Land Surveying, Inc. and dated March 29, 2013; all bearings being referenced to the Virginia State Plane Grid Coordinate System (NAD '83) as depicted thereon.

This document was prepared without the benefit of a title report which may reveal or discover easements and/or rights-of-way not described herein.

V:\project\\_2013\13502\Surv\Documents\MBD\Zone R-4 MBD.docx



**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** RZ 2014-PR-018  
 (Assigned by staff)

RECEIVED  
 Department of Planning & Zoning  
 JUL 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), The Evergreene Companies, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the R-4 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

**LEGAL DESCRIPTION:**

			19163	1521
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

048-1	01		0050	1.28 <i>dep 9/15/14</i>
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

2701 Chain Bridge Road, Vienna, Virginia 22181

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

South side of Chain Bridge Road, in the southwestern quadrant of its intersection with Sutton Road	
<b>PRESENT USE:</b> Vacant	<b>PROPOSED USE:</b> Single-Family Dwellings
<b>MAGISTERIAL DISTRICT:</b> Providence	<b>OVERLAY DISTRICT (S):</b> N/A

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.

Scott E. Adams

Type or Print Name

*Scott Adams*  
 Signature of Applicant or Agent

1750 Tysons Blvd., Suite 1800, Fairfax, VA 22201

(Work) 301-801-1245 (Mobile)

Address

Telephone Number

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: September 16, 2014

Fee Paid \$ 28,420.<sup>00</sup>

*Deborah Leach Pennington* RZ 2014-0401 *MJC 9/16/14*









