



County of Fairfax, Virginia

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

June 24, 2015

RECEIVED
Department of Planning & Zoning

AUG 28 2015

Zoning Evaluation Division

Yue Wang
Anchor Homes, LLC
4124 Walney Road, Suite A
Chantilly, VA 20151

RE: Proffered Condition Amendment Application PCA 82-P-015

Dear Mr. Wang:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 23, 2015, approving Proffered Condition Amendment Application PCA 82-P-015 in the name of Yue Wang (Also Known as Mike Wang). The Board's action amends the proffers for Rezoning Application RZ 82-P-015 previously approved for residential development at 9.73 dwelling units per acre (du/ac), to permit residential development and associated modifications to proffers and site design at a density of 11.64 du/ac. The subject property is located on the W. side of Hollywood Road, E. of Morris Street and S. of Lee Landing on approximately 2.49 acres of land zoned PDH-12 and HC, [Tax Map 50-1 ((22)) A, and 50-1 ((22)) 1-22], in the Providence District and is subject to the proffers dated May 17, 2015.

Please note that on April 16, 2015, the Planning Commission approved Final Development Plan Amendment Application FDPA 82-P-015.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence 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 23rd day of June 2015, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 82-P-015**

WHEREAS, Yue Wang (Also Known as Mike Wang), filed in the proper form an application to amend the proffers for RZ 82-P-015 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

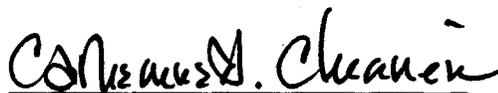
WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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 Providence 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 23rd day of June 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors

Anchor Homes, L.L.C.
PCA 82-P-015

May 17, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County 2013 tax maps as Tax Map 050-1 ((22)) Parcel A, Lots 1-22 (the "Property") shall be in accordance with the following conditions if, and only if, PCA application PCA 82-P-015 (this "Proffer Condition Amendment") is granted.

Development Plan. Development of the Property shall be in substantial conformance with the Proffer Condition Amendment("PCA") prepared by The BC Consultants, dated August, 2014, as amended through 3 -20-2015 A maximum of 8 dwelling units shall be constructed on the Property with 22 already built and one to be removed.

1. **Minor Modifications.** Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the PCA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring approval of an amended PCA provided such changes are in substantial conformance with the PCA as determined by the Zoning Administrator and do not increase the total number of dwelling units or decrease the setbacks from the peripheries or landscaping.
2. **Advanced Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.
3. **Landscape Plan.** A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheets 8 of the PCA. As part of the first and all subsequent site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. Refer to "Exhibit A" for general types of trees. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD.

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

- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75 percent of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs.
- Plant trees in areas to contribute to energy conservation for the dwelling on each lot, as depicted in Plate 4-12 of the Public Facilities Manual.
- Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases."
- Landscaping implemented with the subdivision plan can be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.19) together with smaller understory type trees (Category II). In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees, as may occur in a multi-layered wooded environment.
- Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.

4. **Tree Preservation.** 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 to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet on the outside and 10 feet on the inside to either side of the limits clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the PCA/FDPA and those

additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

Tree Appraisal. The Applicant shall retain a Certified Arborist or Registered Consulting Arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

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

Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so 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.” “The Applicant shall notify the Providence District Supervisor no less than ten (10) days in advance of the Tree Preservation Walk-Through meeting. The Homeowners Associations of the adjacent properties shall be notified by United States Mail no later than five (5) days in advance of the Tree Preservation Walk-Through meeting inviting them to the meeting to discuss the limits of clearing and grading. The Providence District Supervisor shall be notified of the name and contact information of the Applicant’s representatives responsible for the site monitoring at the Tree Preservation Walk-Through.

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

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” development condition 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 or Registered Consulting Arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

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

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

Demolition of Existing Structures. The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the PCA/FDPA shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

5. **Architectural Design.** The building elevations shown on Sheet 3 of the PCA are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and add architectural ornamentation based on final architectural design. The exterior materials will be a combination of brick/stone and cement siding. Side facades of the end units shall be a proportional quality to the front facades. No vinyl or wood siding shall be used on the building facades. Homeowners can build decks, bay windows, patios and other appurtenances in accordance with Section 2-412 of the Fairfax County Zoning Ordinance.
6. **Universal Design.** Dwelling units shall be designed and constructed with a selection of Universal Design features and options as determined by the Applicant which may include, but not be limited to, seat in master bath shower where possible, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, optional hand-held shower heads at tubs and showers, optional front loading washers and dryers and rocker light switches.

7. **Green Building.** Any new dwelling unit constructed shall provide certification in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR(version 3.0) Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certifies through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit (“RUP”) for each dwelling.

8. **Stormwater Management.** Subject to review and approval by DPWES, stormwater management and Best Management Practice ("BMP") measures for the Property shall be provided in stone detention facility with rain garden as shown or the equivalent. Maintenance of the stormwater facilities shall be the responsibility of the Applicant and the successor homeowner's association. Prior to site plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the stormwater management facilities. The SWM Agreement shall require the Applicant and the successor homeowner's association to contract with one or more maintenance/management companies to perform regular routine maintenance of the stormwater facilities and to provide a maintenance report every five years to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The maintenance responsibilities under the SWM Agreement shall be disclosed to future purchasers prior to entering into a contract for sale and specified in the homeowner's association documents. 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.

9. **Housing Trust Fund.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at the time of site plan on the Property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.

10. **HOA Contribution.** The applicant will petition to join the Lee Landing Park Homeowners Association, Inc. (hereinafter collectively referred to as the “existing HOA”) and the applicant will pay up to \$3,000 to HOA designated attorney to cover the legal fees for the annexation. The applicant shall contribute to the existing HOA the following: a lump sum of \$5,000 at subdivision plan approval; \$3,000/Lot approved at building permit; and \$500/house sold within two weeks after settlement. The fund will be used at the HOA’s sole discretion for community maintenance and improvements, which includes the private roads and the storm water management facility if the new units are accepted. The contributions above shall be paid irrespective as to whether or not the existing HOA accepts the new units. These contributions as defined shall be the sole

contribution agreement with the existing HOA, replacing any prior agreement(s) between applicant and the existing HOA.

In the event the existing HOA does not accept these units, the applicant shall form a new HOA to include these new units. The Applicant shall pay for the cost to set up the HOA and contribute \$3,000 as seed money to the new HOA, which may be used for maintenance of the private roads or stormwater management facilities.

11. **Dedication to HOA.** At the time of record plat recordation, open space, common areas, private roadways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA to which the new units belongs and be maintained by the same.
12. **Use of Garages.** 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). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. 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 HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.
13. **Driveways.** All driveways shall be a minimum of Eighteen feet (18') in length as measured outward from the face of the garage door to the face of curb.
14. **Adjustments in Contribution Amounts.** For all proffers specifying contribution amounts with the exception of Proffer 12 related to the Housing Trust Fund, the contribution shall adjust on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code
15. **Parks and Recreation.** Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide a playground structure as shown on the CDP/FDP. It will be a fitness inspired playsystem for children that provides a wide range of development benefits that serves the Application Property. A decorative railing shall be provided on the western and southern perimeter of the playground area. Per Section 6-409, recreational facilities such as recreational trails, walking paths, excluding any trails required by the Comprehensive Plan, and similar features may be used to fulfill this requirement. At the time of subdivision plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,800 per new unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800 per unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence

District. A proposed Children's playground is proposed with sitting area that will exceed this contribution as shown on the drawings.

16. **School Contribution.** A contribution of \$(2 students X \$10,825) \$21,650 shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS). The contribution shall be made at the time of, or prior to, issuance of the first Building Permit for the approved single family detached units. Follow approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, 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.
17. **Construction Hours.** Outdoor construction of the Proposed Development shall take place only during the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and between the hours of 7:00 a.m. and 6:00 p.m. on Saturday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish.
18. **Severability.** Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.
19. **Successors and Assigns.** These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
20. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT/OWNERS OF
TAX MAP 050-1-((22))-Parcel A, Lots 1-22

[SIGNATURES BEGIN ON NEXT PAGE]

SHENG SIEN HU

Title Owner Tax Map No.: 050-1-((22))-0001

x.w.
Principle of Anchor Homes LLC

By: Ys, Attorney-in-fact for Sheng Sien Hu
Yue Wang, Attorney-in-fact for Sheng Sien Hu

YU HUA LIU

Title Owner Tax Map No.: 050-1-((22))-0001

Principle of Anchor Homes LLC x.w.

By: Ys, Attorney-in-fact for Yu Hua Liu
Yue Wang, Attorney-in-fact for Yu Hua Liu

DONALD E. HERRITY

Title Owner Tax Map No.: 050-1-((22))-0002

Principle of Anchor Homes LLC x.w.

By: Ys, Attorney-in-fact for Donald E. Herrity
Yue Wang, Attorney-in-fact for Donald E. Herrity

GLORIA D. HERRITY

Title Owner Tax Map No.: 050-1-((22))-0002

Principle of Anchor Homes LLC x.w.

By: Ys, Attorney-in-fact for Gloria D. Herrity
Yue Wang, Attorney-in-fact for Gloria D. Herrity

SOMSRI KETARRONRAT

Title Owner Tax Map No.: 050-1-((22))-0003

Principle of Anchor Homes LLC x.w.

By: Ys, Attorney-in-fact for Somsri Ketarronrat
Yue Wang, Attorney-in-fact for Somsri Ketarronrat

NESTOR R. SOL

Title Owner Tax Map No.: 050-1-((22))-0004

Principle of Anchor Homes LLC x.w.

By: Ys, Attorney-in-fact for Nestor R. Sol
Yue Wang, Attorney-in-fact for Nestor R. Sol

MARTA A. VENTURA a/k/a MARTA A. SOL

Title Owner Tax Map No.: 050-1-((22))-0004

Principle of Anchor Homes LLC x.w.

By: Ys, Attorney-in-fact for Marta A. Ventura
Yue Wang, Attorney-in-fact for Marta A. Ventura a/k/a Marta A. Sol A/K/A Marla A. Sol

Principle of Anchor Homes LLC
x.w.

HIEU T. NGUYEN

Title Owner Tax Map No.: 050-1-((22))-0005

Y.W.
Principle of Anchor Homes LLC

By: *Yue Wang*, *Attorney-in-fact for Hieu T. Nguyen*
Yue Wang, Attorney-in-fact for Hieu T. Nguyen

SANJIT PURI

Title Owner Tax Map No.: 050-1-((22))-0006

Y.W.
Principle of Anchor Homes LLC

By: *Yue Wang*, *Attorney-in-fact for Sanjit Puri*
Yue Wang, Attorney-in-fact for Sanjit Puri

SUNITA PURI

Title Owner Tax Map No.: 050-1-((22))-0006

Y.W.
Principle of Anchor Homes LLC

By: *Yue Wang*, *Attorney-in-fact for Sunita Puri*
Yue Wang, Attorney-in-fact for Sunita Puri

NELSON GEOVANNI RAMIREZ

Title Owner Tax Map No.: 050-1-((22))-0007

Y.W.
Principle of Anchor Homes LLC

By: *Yue Wang*, *Attorney-in-fact for Nelson Geovanni Ramirez*
Yue Wang, Attorney-in-fact for Nelson Geovanni Ramirez

OSCAR A. RAMIREZ GARCIA

Title Owner Tax Map No.: 050-1-((22))-0007

Y.W.
Principle of Anchor Homes LLC

By: *Yue Wang*, *Attorney-in-fact for Oscar A. Ramirez Garcia*
Yue Wang, Attorney-in-fact for Oscar A. Ramirez Garcia

ARLENE D. GALANG

Title Owner Tax Map No.: 050-1-((22))-0008

Y.W.
Principle of Anchor Homes LLC

By: *Yue Wang*, *Attorney-in-fact for Arlene D. Galang*
Yue Wang, Attorney-in-fact for Arlene D. Galang

DAISY MCNEIL SPIRIDOPOULOS

Title Owner Tax Map No.: 050-1-((22))-0009

Y.W.
Principle of Anchor Homes LLC

By: *Yue Wang*, *Attorney-in-fact for Daisy McNeil Spiridopoulos*
Yue Wang, Attorney-in-fact for Daisy McNeil Spiridopoulos

Principle of Anchor Homes LLC
Y.W.

CHARLES T. SPIRIDOPOULOS, JR.

Title Owner Tax Map No.: 050-1-((22))-0009

x.w.
Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Charles T. Spiridopoulos, Jr.

Yue Wang, Attorney-in-fact for Charles T. Spiridopoulos, Jr.

Principle of Anchor Homes LLC

x.w.

AZADEH PAJOUHESH

Title Owner Tax Map No.: 050-1-((22))-0010

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Azadeh Pajouhesh

Yue Wang, Attorney-in-fact for Azadeh Pajouhesh

Principle of Anchor Homes LLC

x.w.

PUTRUS YOUSIF AL-JAZRAWI

Title Owner Tax Map No.: 050-1-((22))-0011

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Putrus Yousif Al-Jazrawi

Yue Wang, Attorney-in-fact for Putrus Yousif Al-Jazrawi

Principle of Anchor Homes LLC

x.w.

MARY BAYTHON

Title Owner Tax Map No.: 050-1-((22))-0011

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Mary Baython

Yue Wang, Attorney-in-fact for Mary Baython

Principle of Anchor Homes LLC

x.w.

HUNG C. HOANG

Title Owner Tax Map No.: 050-1-((22))-0012

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Hung C. Hoang

Yue Wang, Attorney-in-fact for Hung C. Hoang

Principle of Anchor Homes LLC

x.w.

HAI T. LE

Title Owner Tax Map No.: 050-1-((22))-0012

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Hai T. Le

Yue Wang, Attorney-in-fact for Hai T. Le

Principle of Anchor Homes LLC

x.w.

BEVERLY J. BROWN A/K/A BEVERLEY J. BROWN

Title Owner Tax Map No.: 050-1-((22))-0013

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Beverly J. Brown a/k/a

Yue Wang, Attorney-in-fact for Beverly J. Brown a/k/a Beverley J. Brown

Principle of Anchor Homes LLC

x.w.

THUY HAI VU

Title Owner Tax Map No.: 050-1-((22))-0014

*Y.W.
Principle of Anchor Homes LLC*

By: *Yue Wang*, Attorney-in-fact for Thuy Hai Vu

Yue Wang, Attorney-in-fact for Thuy Hai Vu
/ Principle of Anchor Homes LLC Y.W.

HONG THU THI VU

Title Owner Tax Map No.: 050-1-((22))-0014

Principle of Anchor Homes LLC

By: *Yue Wang*, Attorney-in-fact for Hong Thu Thi Vu

Yue Wang, Attorney-in-fact for Hong Thu Thi Vu
/ Principle of Anchor Homes LLC Y.W.

KARINA SANDOVAL

Title Owner Tax Map No.: 050-1-((22))-0015

Principle of Anchor Homes LLC

By: *Yue Wang*, Attorney-in-fact for Karina Sandoval

Yue Wang, Attorney-in-fact for Karina Sandoval
/ Principle of Anchor Homes LLC Y.W.

JOSE LUIS NUNEZ-RUIZ

Title Owner Tax Map No.: 050-1-((22))-0015

Principle of Anchor Homes LLC

By: *Yue Wang*, Attorney-in-fact for Jose Luis Nunez-Ruiz

Yue Wang, Attorney-in-fact for Jose Luis Nunez-Ruiz
/ Principle of Anchor Homes LLC Y.W.

ROGERIO C. ROCHA

Title Owner Tax Map No.: 050-1-((22))-0016

Principle of Anchor Homes LLC

By: *Yue Wang*, Attorney-in-fact for Rogerio C. Rocha

Yue Wang, Attorney-in-fact for Rogerio C. Rocha
/ Principle of Anchor Homes LLC Y.W.

MARIA H. ROCHA

Title Owner Tax Map No.: 050-1-((22))-0016

Principle of Anchor Homes LLC

By: *Yue Wang*, Attorney-in-fact for Maria H. Rocha

Yue Wang, Attorney-in-fact for Maria H. Rocha
/ Principle of Anchor Homes LLC Y.W.

MAE FRANCES WILLIAMS

Title Owner Tax Map No.: 050-1-((22))-0017

Principle of Anchor Homes LLC

By: *Yue Wang*, Attorney-in-fact for Mae Frances Williams

Yue Wang, Attorney-in-fact for Mae Frances Williams
/ Principle of Anchor Homes LLC Y.W.

BARBARA STOKES

Title Owner Tax Map No.: 050-1-((22))-0017

x.w.

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Barbara Stokes

Yue Wang, Attorney-in-fact for Barbara Stokes

Principle of Anchor Homes LLC

x.w.

SUSANA S. SANDOVAL

Title Owner Tax Map No.: 050-1-((22))-0018

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Susana S. Sandoval

Yue Wang, Attorney-in-fact for Susana S. Sandoval

Principle of Anchor Homes LLC

x.w.

Phillip Kardis

Title Owner Tax Map No.: 050-1-((22))-0019

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Phillip Kardis

Yue Wang, Attorney-in-fact for Phillip Kardis

Principle of Anchor Homes LLC

x.w.

Penny Kardis

Title Owner Tax Map No.: 050-1-((22))-0019

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Penny Kardis

Yue Wang, Attorney-in-fact for Penny Kardis

Principle of Anchor Homes LLC

x.w.

KEBIN WEN

Title Owner Tax Map No.: 050-1-((22))-0020

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Kebin Wen

Yue Wang, Attorney-in-fact for Kebin Wen

Principle of Anchor Homes LLC

x.w.

CINDY CHAO PENG

Title Owner Tax Map No.: 050-1-((22))-0020

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Cindy Chao Peng

Yue Wang, Attorney-in-fact for Cindy Chao Peng

Principle of Anchor Homes LLC

x.w.

JOANNA ECCLES

Title Owner Tax Map No.: 050-1-((22))-0021

Principle of Anchor Homes LLC

By: Yue Wang, Attorney-in-fact for Joanna Eccles

Yue Wang, Attorney-in-fact for Joanna Eccles

Principle of Anchor Homes LLC

x.w.

ANCHOR HOMES LLC.

*Y.W.
member/manager*

Title Owner Tax Map No.: 050-1-((22))-0022

By: *[Signature]*, ~~Attorney-in-fact~~ for Anchor Homes LLC

Yue Wang, ~~Attorney-in-fact~~ for Anchor Homes LLC
member/manager Y.W.

LEE LANDING PARK HOMEOWNERS ASSOCIATION, INC.

Title Owner Tax Map No.: 050-1-((22))-A

By: *[Signature]* ~~President,~~ Lee Landing Park
Homeowners Association
INC

Name: Timothy Bielawa

Title: President, Lee Landing Park Homeowners Association, Inc.

[SIGNATURES END]

Exhibit A

Lee Landing Recommended Deciduous and Evergreen Trees

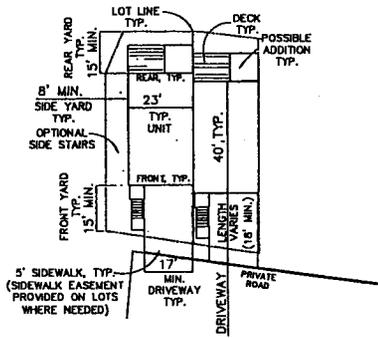
Deciduous Trees		
Botanical Name	Common Name	Category
<i>Amelanchier arborea</i>	Allegheny Serviceberry	II
<i>Cercis canadensis</i>	Eastern Redbud	II
<i>Chionanthus virginicus</i>	Fringetree	II
<i>Magnolia virginiana</i>	Sweetbay Magnolia	II
<i>Liriodendron tulipifera</i>	Tulip Poplar	IV
<i>Quercus phellos</i>	Willow Oak	IV
<i>Tilia americana</i>	American Linden	IV
<i>Ulmus americana</i> 'Valley Forge'	Valley Forge Elm	IV
Evergreen Trees		
<i>Thuja plicata</i> x <i>standishii</i> 'Green Giant'	Green Giant Arborvitae	I-II
<i>Ilex opaca</i>	American Holly	II
<i>Juniperus virginiana</i>	Eastern Redcedar	II
<i>Pinus echinata</i>	Shortleaf Pine	III
<i>Magnolia grandiflora</i>	Southern Magnolia	IV
<i>Pinus rigida</i>	Pitch Pine	IV
<i>Pinus virginiana</i>	Virginia Pine	IV
v:\project_2014\14513\plan\documents\excel\recommended tree list.xlsx		10-Apr-15

GENERAL NOTES:

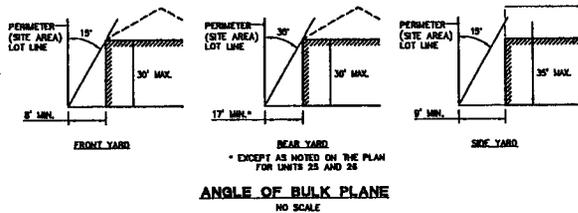
1. THE PROPERTIES DELINEATED ON THIS PROFFERED CONDITION AMENDMENT APPLICATION (PCA) ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 80-1 ((23)), PARCELS 1 THROUGH 23 AND PARCEL A. ALL ARE ZONED PDH-12.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON DEEDS OF RECORD AND ADJACENT INFORMATION AND SHOULD NOT BE CONSIDERED A BOUNDARY SURVEY. NO TITLE REPORT WAS FURNISHED.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON INFORMATION OF RECORD OF A FIELD RUN SURVEY AND IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
4. THE PROPERTY SHOWN ON THIS PCA IS IN THE PROVIDENCE DISTRICT, THE CAMERON BENER DISTRICT AND THE CAMERON RUN WATERSHED.
5. 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, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS.
6. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS JUNE 17, 2002), THERE ARE NO TRAILS REQUIRED ALONG THE SITE'S FRONTAGES WITH MORRIS STREET AND HOLLYWOOD ROAD.
7. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY BEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. BASED ON TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD, ALL KNOWN EXISTING UNDERGROUND UTILITIES OR EXISTING UTILITY EASEMENTS OF 25' OR MORE ARE SHOWN ON THE PLAN. NO TITLE REPORT WAS FURNISHED.
9. THIS PLAN SHOWS POTENTIAL LOCATIONS OF PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES.
10. THERE IS NO FUTURE WIDENING AS INDICATED IN THE ADOPTED COMPREHENSIVE PLAN OR A PLAN PREPARED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
11. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. 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.
12. THE LOT WHERE THE INFILL TOWNHOUSE DEVELOPMENT IS PROPOSED IS CURRENTLY A DENSELY FORESTED PROPERTY CONSISTING OF OVERGROWN VEGETATION, TRASH AND A VACANT DISAPPOINTED HOUSE THAT IS SHOWING SIGNS OF VANDALISM. THE PROPOSED TOWNHOUSE DEVELOPMENT IS SURROUNDED BY EXISTING TOWNHOUSES AND MULTI-FAMILY STRUCTURES AND WAS INTENDED TO BECOME A HARBORING PART OF THE COMMUNITY. PROPOSED LANDSCAPING ALONG THE OUTER EDGES OF THE SITE WAS DESIGNED TO MAKE THE PROPOSED DEVELOPMENT AN INCLUSIVE PART OF THE NEIGHBORHOOD AND NOT CREATE ARTIFICIAL BARRIERS THAT PROHIBIT COMMUNITY INTERACTION.

ZONING ORDINANCE, ARTICLE 16-502, PARAGRAPH 1 COMMENTS:

1. VICINITY MAP AS SHOWN ON SHEET 1.
2. BEARING AND DISTANCES OF THE PERIMETER PROPERTY LINES AS SHOWN ON THE PLAN.
3. SEE THE SITE TABULATIONS ON SHEET 2 FOR THE TOTAL AREA OF THE PROPERTY.
4. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
5. NAMES AND ROUTE NUMBERS OF BOUNDARY STREETS AND THE WIDTH OF EXISTING RIGHT(S)-OF WAY AS SHOWN ON THE PLAN. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
6. REFER TO GENERAL NOTE 3 FOR INFORMATION CONCERNING EXISTING TOPOGRAPHY.
7. THE LOCATION AND ARRANGEMENT OF ALL PROPOSED USES ARE AS SHOWN ON THE PLAN.
8. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR THE PROPOSED BUILDING HEIGHT.
9. THE DISTANCES OF ALL STRUCTURES FROM THE DEVELOPMENT BOUNDARIES AND STREETS ARE AS SHOWN ON THE PLAN OR ON SHEET 5.
10. ANGLE OF BULK PLANE IS SHOWN ELSEWHERE ON THIS SHEET.
11. THE TRAFFIC CIRCULATION SYSTEM, THE PEDESTRIAN CIRCULATION SYSTEM AND ALL REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING ALL TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.
12. OFF-STREET PARKING AS SHOWN ON THE PLAN AND AS LISTED IN THE SITE TABULATIONS ON SHEET 2.
13. OPEN SPACE AREAS INCLUDING SPECIFIC TYPES OF DEVELOPED RECREATIONAL FACILITIES ARE AS SHOWN ON THE PLAN.
14. REFER TO SHEET 8 FOR LANDSCAPE INFORMATION INCLUDING THE APPROXIMATE LIMITS OF CLEARING AND GRADING. THE DESIGN OF ALL SCREENING MEASURES AND THE TYPE AND HEIGHT OF SUCH SCREENINGS ARE AS SHOWN ON THE PLAN. SEE SHEET 3 FOR INFORMATION CONCERNING EXISTING VEGETATION.
15. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THE SITE.
16. REFER TO GENERAL NOTES 7 AND 9 FOR INFORMATION CONCERNING PUBLIC UTILITIES.
17. REFER TO SHEETS 12, 13 AND 14 FOR ALL REQUIRED STORMWATER MANAGEMENT INFORMATION.
18. REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING ALL EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENT OF 25' OR MORE.
19. THERE ARE NO FLOODPLAINS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO RESOURCE PROTECTION AREAS AND NO ENVIRONMENTAL QUALITY CORRIDORS ON THE SITE. THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA. DIMENSIONS WHERE REQUIRED ARE AS SHOWN ON THE PLAN.
20. ALL PROPOSED UNITS WILL BE CONSTRUCTED IN ONE SECTION. AN APPROXIMATE COMPLETION DATE FOR CONSTRUCTION IS NOT SHOWN AT THIS TIME AND WILL DEPEND ON MARKET CONDITIONS.
21. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR INFORMATION CONCERNING THE TOTAL NUMBER AND TYPE OF UNITS, UNIT DENSITY, TOTAL OPEN SPACE AREA, TOTAL DEVELOPED OPEN SPACE AREA AND NUMBER OF REQUIRED OFF-STREET PARKING SPACES. BONUS DENSITY IS NOT APPLICABLE TO THIS APPLICATION.
22. A MAP IDENTIFYING CLASSIFICATION OF SOIL TYPES WILL BE SUBMITTED UNDER SEPARATE COVER.
23. AN ARCHITECTURAL SKETCH IS SHOWN ELSEWHERE ON THIS SHEET.
24. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE. IF ANY ARE FOUND THEIR METHODS OF DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
25. REFER TO GENERAL NOTE 5 FOR INFORMATION CONCERNING THIS DEVELOPMENT'S CONFORMANCE TO ALL APPLICABLE ORDINANCES AND STANDARDS.
26. AFFIDAVITS TO BE SUBMITTED UNDER SEPARATE COVER.
27. THE SITE IS NOT WITHIN OR IN THE VICINITY OF A HISTORIC OVERLAY DISTRICT.



TYPICAL LOT LAYOUT
(PROPOSED UNITS ONLY) SCALE: 1"=20'



ANGLE OF BULK PLANE
NO SCALE



CONCEPTUAL REAR VIEW
(SHOWN FOR INFORMATIONAL PURPOSES ONLY) NO SCALE



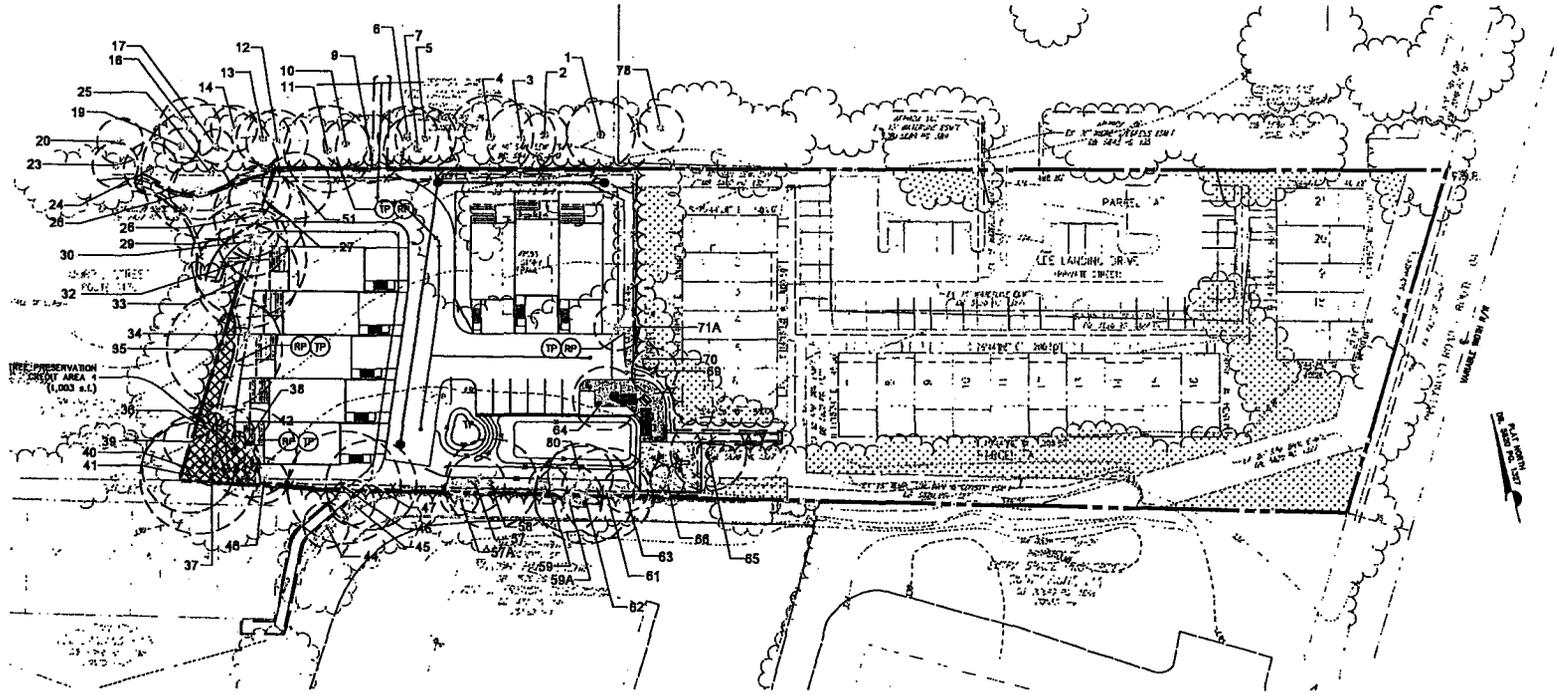
ARCHITECTURAL SKETCH
(SHOWN FOR INFORMATIONAL PURPOSES ONLY) NO SCALE

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
10000 Lee's Ferry Road, Suite 100, Fairfax, VA 22031



PROFFERED CONDITION AMENDMENT
GENERAL NOTES AND COMMENTS
JEFF TANTINO D.D.V.

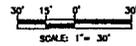
DESIGNED BY: P
DRAWN BY: C
CHECKED BY: M
DATE: AUGUST
SCALE: 1/8" = 1'-0"
SHEET 3
CD. NO.
CAD NAME: 145
LAYOUT: NOTE
FILE NO. 145



LEGEND:

- LIMITS OF CRITICAL ROOT ZONE (CRZ)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- ROOT PRUNE (RP) AND/OR TREE PROTECTION FENCE (TP)
- EXISTING PRE-DEVELOPMENT TREE CANOPY TO REMAIN (12,362 S.F.) 1.0 MULTIPLIER CREDIT TO BE TAKEN
- POST-DEVELOPMENT 10 YEAR TREE CANOPY AREA TO BE PRESERVED (1,003 S.F.) 1.25 MULTIPLIER CREDIT TO BE TAKEN
- MULCH AREA
- EXISTING TREELINE
- PROPOSED TREELINE
- APPROXIMATE LIMITS OF CLEARING AND GRADING

SEE SHEETS 6 FOR TREE INVENTORY AND CONDITION ANALYSIS AND SHEET 7 FOR THE TREE PRESERVATION NARRATIVE, DETAILS AND MONITORING SCHEDULE.



CERTIFIED ARBORIST



International Society of Arboriculture
CERTIFIED ARBORIST
 Peter Kinek

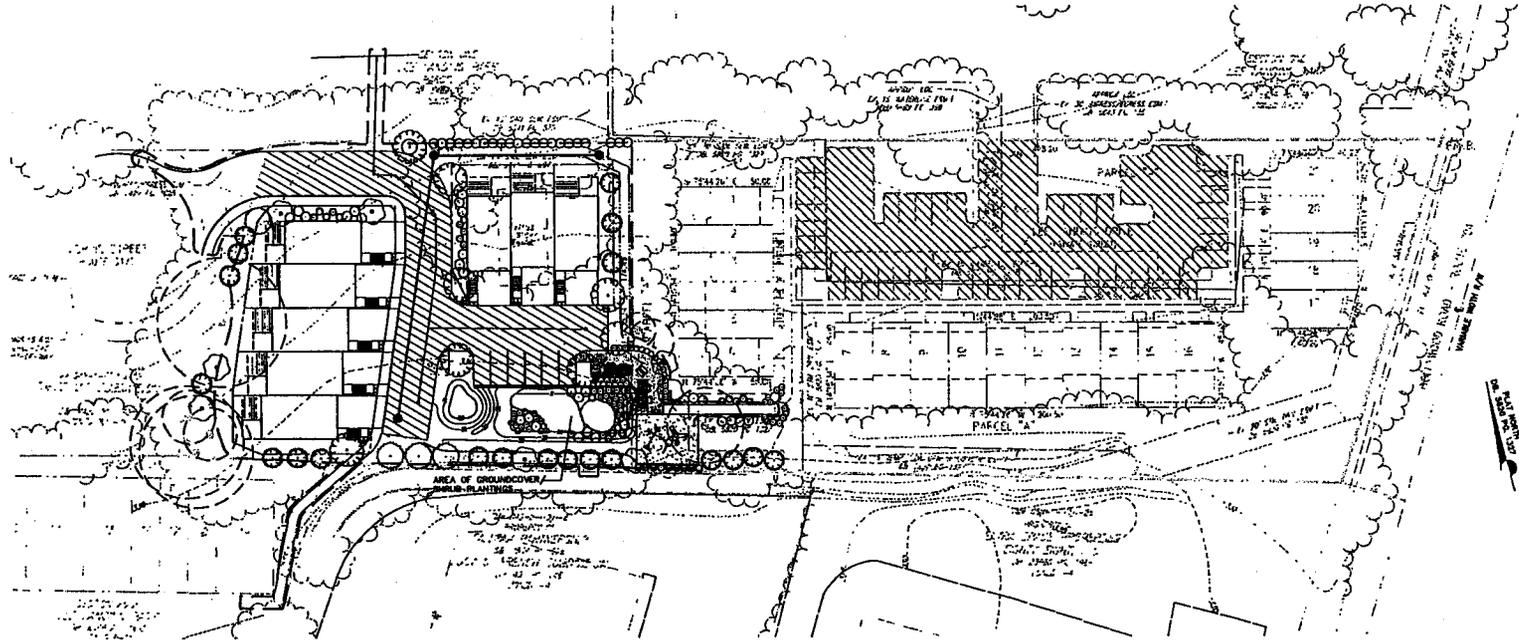
Certificate Number: 143-8754
 Expires On: June 28, 2015

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)440-8100 (703)440-9108 (Fax)



PROFFERED CONDITION AMENDMENT
 TREE PRESERVATION PLAN
LEE LANDING PARK

BC NETWORKS	DATE: AUGUST 2014
DESIGNED BY: PLR	SCALE: 1" = 30'
DRAWN BY: CAD	SHEET 6 OF 6
CHECKED BY: ME	CO. NO.
DATE: AUGUST 2014	CAD NAME: 14513TPP
SCALE: 1" = 30'	LAYOUT: TPP
FILE NO. 14513.00	

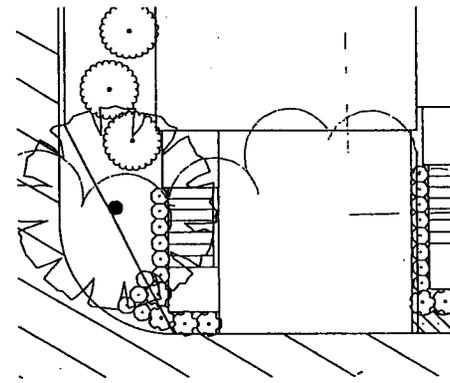


LEGEND:

-  LARGE DECIDUOUS TREE (INTERIOR PARKING TREES - CATEGORY IV)
-  LARGE DECIDUOUS TREE (CATEGORY IV DECIDUOUS TREE)
-  MEDIUM ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREE)
-  LARGE EVERGREEN TREE (CATEGORY III EVERGREEN TREE)
-  SMALL EVERGREEN TREE (CATEGORY I EVERGREEN TREE)
-  SHRUBS
-  EXISTING TREE TO BE PRESERVED
-  APPROXIMATE LIMITS OF CLEARING AND GRADING
-  EXISTING TREELINE
-  PROPOSED TREELINE
-  INTERIOR PARKING (22,830 s.f.)

INTERIOR PARKING LOT CALCULATIONS

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS	
Total Parking Lot Area	22,830 s.f.
Interior Parking Lot Landscaping Required (9% of Total Area)	1,941 s.f.
Total Trees Required (250 s.f. per tree)	8 Trees
Interior Parking Lot Landscaping Provided (250 s.f. per tree)	1,250 s.f. or 5 Trees



TYPICAL FRONT YARD LANDSCAPING

SCALE: 1" = 20'

SCALE: 1" = 5'

CERTIFIED ARBORIST



International Society of Arboriculture
CERTIFIED ARBORIST
 Peter Rinek

Qualifies Through

MA-8871A
 June 26, 2014

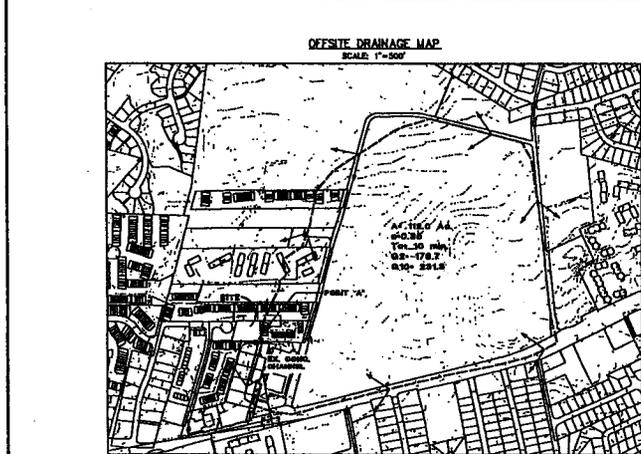
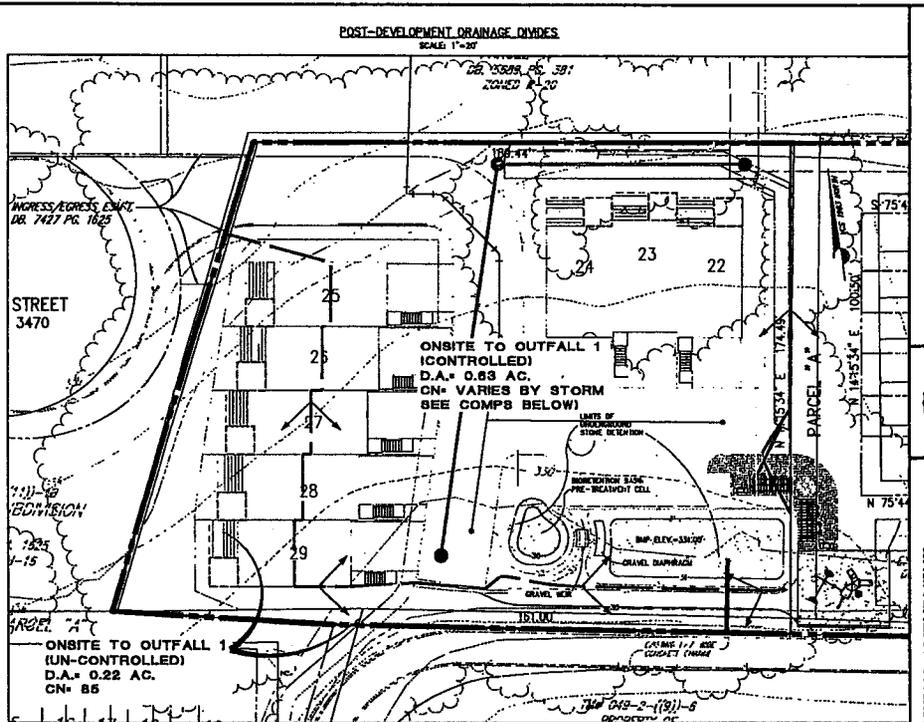
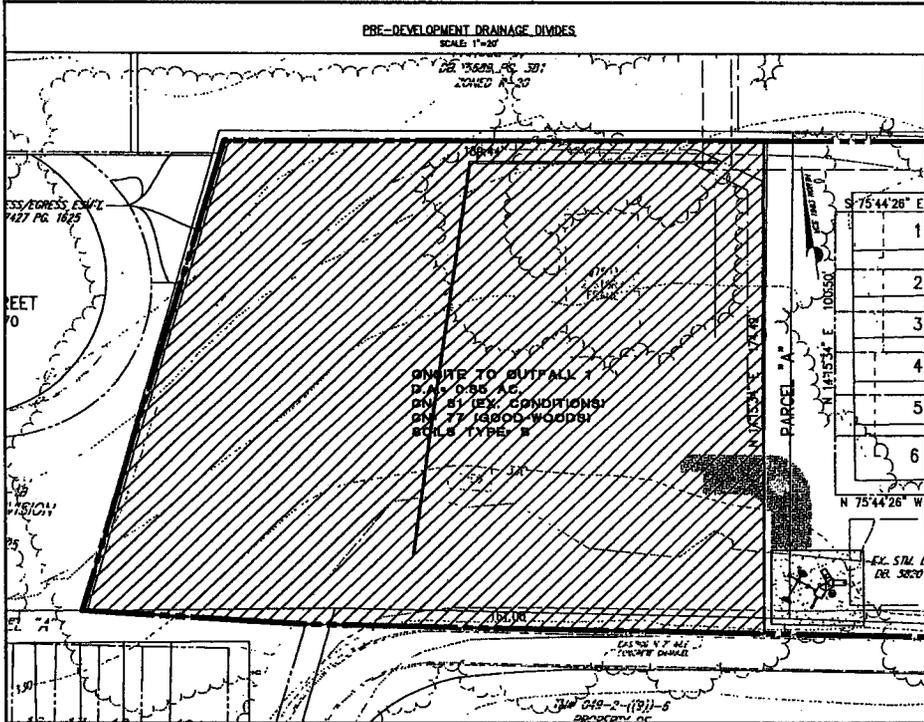
BC Consultants
 Planners, Engineers, Surveyors, Landscape Architects
 15000 Pap Lake Drive, Suite 100, Fairfax, VA 22033
 (703)440-9100 (Fax) (703)440-9106



PROFFERED CONDITION AMENDMENT
 LANDSCAPE PLAN
LEE LANDING PARK

BC REVISION: 1/20/14
 ENGINEER: JLD-01/14
 PROJECT: 14-01-01-14
 REVISION: 2-22-15
 REVISION: 3-20-15
 DATE: 2/22/15
 DRAWN BY: JLD
 CHECKED BY: JLD

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: HB
 DATE: AUGUST, 2011
 SCALE: 1/8" = 1' VERT. 1/4" = 1' HORIZ.
 SHEET 9 OF 9
 CD. NO.
 CAD NAME: 14913.L
 LAYOUT: LSC
 FILE NO. 14913



STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT:
 THIS 0.83 ACRE SITE IS CURRENTLY A MOSTLY WOODED SINGLE-FAMILY LOT, ZONED FOR 12. THE ADJACENT PARCELS TO THE NORTH, EAST, AND WEST ARE TOWNHOME DEVELOPMENTS AND COMMERCIAL WAREHOUSE USE TO THE SOUTH. THE SITE HAS ONE (1) OUTFALL WHICH FLOWS OVERLAND TO AN EXISTING RECTANGULAR CONCRETE CHANNEL, BORDERING THE SOUTH PROPERTY LINE. THE ENTIRE 0.83 ACRE PROPERTY FLINGS TO THIS CHANNEL, AS SHOWN BELOW.

POST-DEVELOPMENT:
 THE PROPOSED CONCEPTS FOR THIS SITE IS FOR THE DEVELOPMENT OF 8 TOWNHOME UNITS. STORMWATER MANAGEMENT WILL BE PROVIDED BY AN UNDERGROUND STONE DETENTION CHAMBER BELOW THE PROPOSED 100-RETENTION BASIN (RAINWARDEN). THE RAINWARDEN WILL COLLECT STORMWATER RUNOFF FROM OVERLAND FLOW TO THE FACILITY. THE RAINWARDEN WILL PROVIDE WATER QUALITY TREATMENT FOR THE FIRST 1-INCH OF RUNOFF ENTERING THE FACILITY. ADDITIONALLY, VERTICAL FLOWS WILL BE LOCATED WITHIN THE RAINWARDEN TO BYPASS RUNOFF ABOVE THE WATER QUALITY VOLUME DOWN TO THE UNDERGROUND STONE DETENTION. APPROXIMATELY 0.81 ACRES OF ON-SITE RUNOFF IS DETAINED IN THIS STORMWATER MANAGEMENT FACILITY.

THE UNDERGROUND STONE DETENTION FACILITY OBTAINS THE 1-YEAR, 2-YEAR, AND 10-YEAR STORM EVENTS IN ACCORDANCE WITH FEDERAL COUNTY CODE 124-4-4(1)(3)(3) TO MEET CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS. SINCE SECTION 124-4-4 (1)(3)(3) METHODOLOGY HAS BEEN USED TO SHOW A DESIGN CHANNEL THAT OF GOOD FORESTED CONDITIONS FOR THE SITE, THE LIMITS OF ANALYSIS FOR CHANNEL PROTECTION DOWNSTREAM REVIEW CRITERIA IS LIMITED TO PROVIDING CROSS-SECTIONS TO SHOW A DESIGN CHANNEL. REFER TO SHEET 14 FOR CROSS-SECTIONS. FURTHER, THE FLOOD PROTECTION DOWNSTREAM REVIEW CRITERIA IS LIMITED TO PROVIDING CROSS-SECTIONS TO SHOW A DESIGN CHANNEL AND CHECKING FOR FLOODING OF EXISTING DOWNSTREAM STRUCTURES DURING A 100-YEAR STORM EVENT FOR THE EXTENT OF REVIEW. THE EXTENT OF REVIEW FOR THIS DEVELOPMENT IS THE POINT WHERE THE SITE'S CONTRIBUTION DRAINAGE AREA IS LESS THAN OR EQUAL TO 1% OF THE TOTAL WATERSHED DRAINAGE AREA. THIS OCCURS AT POINT 'A' WHERE THE DETENTION FACILITY OUTFALLS INTO THE EXISTING CONCRETE CHANNEL. AT THIS POINT THE TOTAL DRAINAGE AREA IS APPROXIMATELY 112 ACRES (SITE AREA = 0.83 ACRES OR 0.74%). SEE OFFSITE DRAINAGE MAP. THIS SHEET, THERE ARE NO STRUCTURES BETWEEN THE SITE AND THE EXISTING CONCRETE CHANNEL. THEREFORE, FLOOD PROTECTION LIMITS OF ANALYSIS ARE MET.

REFER TO ALLOWABLE RELEASE COMPUTATIONS AND STONE DETENTION ROUNDINGS ON SHEET 14.

Target Pollutant	1st yr storm	2nd yr storm	10-yr storm
Discharge Area A	1.17	3.36	8.20
Discharge Area B	0.00	0.00	0.00
Discharge Area C	0.00	0.00	0.00
Discharge Area D	0.00	0.00	0.00
Discharge Area E	0.00	0.00	0.00
Discharge Area F	0.00	0.00	0.00
Discharge Area G	0.00	0.00	0.00
Discharge Area H	0.00	0.00	0.00
Discharge Area I	0.00	0.00	0.00
Discharge Area J	0.00	0.00	0.00
Discharge Area K	0.00	0.00	0.00
Discharge Area L	0.00	0.00	0.00
Discharge Area M	0.00	0.00	0.00
Discharge Area N	0.00	0.00	0.00
Discharge Area O	0.00	0.00	0.00
Discharge Area P	0.00	0.00	0.00
Discharge Area Q	0.00	0.00	0.00
Discharge Area R	0.00	0.00	0.00
Discharge Area S	0.00	0.00	0.00
Discharge Area T	0.00	0.00	0.00
Discharge Area U	0.00	0.00	0.00
Discharge Area V	0.00	0.00	0.00
Discharge Area W	0.00	0.00	0.00
Discharge Area X	0.00	0.00	0.00
Discharge Area Y	0.00	0.00	0.00
Discharge Area Z	0.00	0.00	0.00

Based on the use of Pollard Reduction practices in the selected discharge areas, the spreadsheet calculates an adjusted R^W_{adjusted} and adjusted C_{eff} (shown).

Discharge Area	1st yr storm	2nd yr storm	10-yr storm
Discharge Area A	1.17	3.36	8.20
Discharge Area B	0.00	0.00	0.00
Discharge Area C	0.00	0.00	0.00
Discharge Area D	0.00	0.00	0.00
Discharge Area E	0.00	0.00	0.00
Discharge Area F	0.00	0.00	0.00
Discharge Area G	0.00	0.00	0.00
Discharge Area H	0.00	0.00	0.00
Discharge Area I	0.00	0.00	0.00
Discharge Area J	0.00	0.00	0.00
Discharge Area K	0.00	0.00	0.00
Discharge Area L	0.00	0.00	0.00
Discharge Area M	0.00	0.00	0.00
Discharge Area N	0.00	0.00	0.00
Discharge Area O	0.00	0.00	0.00
Discharge Area P	0.00	0.00	0.00
Discharge Area Q	0.00	0.00	0.00
Discharge Area R	0.00	0.00	0.00
Discharge Area S	0.00	0.00	0.00
Discharge Area T	0.00	0.00	0.00
Discharge Area U	0.00	0.00	0.00
Discharge Area V	0.00	0.00	0.00
Discharge Area W	0.00	0.00	0.00
Discharge Area X	0.00	0.00	0.00
Discharge Area Y	0.00	0.00	0.00
Discharge Area Z	0.00	0.00	0.00

BC Consultants
 Planner - Engineer - Surveyor - Landscape Architect
 12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)441-1100 (703)441-1108 (fax)



PROFFERED CONDITION AMENDMENT
 STORMWATER MANAGEMENT COMPUTATIONS
 LEE LANDING PARK

DESIGNED BY: PLR
 DRAFTER BY: CAD
 CHECKED BY: NO
 DATE: AUGUST, 2011
 SCALE: HOR. AS SH.
 SHEET 13 OF 17
 CAD NAME: 14513-P
 LAYOUT: SWM
 FILE NO. 14513.0

Subcatchment Water Network Summary

Subcatchment Summary

Label	Subcatchment	Subcatchment Area (Acres)	Hydrograph Value (CFS)	Time to Peak (Hours)	Peak Flow (CFS)
CH-1	Post-Development 1-10	1	3,074,000	11.020	1.181
CH-1	Post-Development 1-10	1	3,074,000	11.020	1.181
CH-1	Post-Development 1-10	2	3,074,000	11.020	1.181
CH-1	Post-Development 10-15	10	7,236,000	11.020	2.136
Post-Dev 2-10	Post-Development 2-10	2	3,074,000	11.020	1.181
Post-Dev 10-15	Post-Development 10-15	10	7,453,000	11.020	1.114
1-10 UNDET	Post-Development 1-10	1	982,000	11.020	1.000
2-10 UNDET	Post-Development 2-10	2	1,341,000	11.020	1.000
10-15 UNDET	Post-Development 10-15	10	3,258,000	11.020	1.000

GOOD FORESTED CONDITION
RELEASE RATES FOR SITE

PEAK INFLOW TO
RAINFALL/UNDERGROUND
DETECTION

UNDERTAKEN FLOWS
TO OUTFALL

Node Summary

Label	Subcatchment	Subcatchment Area (Acres)	Hydrograph Value (CFS)	Time to Peak (Hours)	Peak Flow (CFS)
N-1	Post-Development 1-10	1	3,061,000	11.020	0.79
N-1	Post-Development 1-10	2	3,074,000	11.020	1.00
N-1	Post-Development 2-10	2	3,068,000	11.020	1.03
N-1	Post-Development 10-15	10	6,812,000	11.020	1.03
N-1	Post-Development 10-15	10	7,236,000	11.020	1.00

Pond Summary

Subcatchment (CH)	Post-Development (CH)	Subcatchment Area (Acres)	Hydrograph Value (CFS)	Time to Peak (Hours)	Peak Flow (CFS)	Retention Volume (cu ft)	Retention Pond Storage (cu ft)
Subcatchment (CH)	Post-Development (CH)	1	3,074,000	11.020	1.181	325.13	874,000
Subcatchment (CH)	Post-Development (CH)	1	3,068,000	11.020	1.00	0.00	0.00
Subcatchment (CH)	Post-Development (CH)	2	3,074,000	11.020	1.00	325.13	1,307,000
Subcatchment (CH)	Post-Development (CH)	10	7,453,000	11.020	1.16	0.00	0.00
Subcatchment (CH)	Post-Development (CH)	10	7,236,000	11.020	1.00	261.00	1,001,000

POST-DEVELOPMENT RELEASE
RATES FROM STONE DETENTION

Proposed Pond Water Surface Elevations

Minimum (Proposed)	241.50 ft
Maximum (Proposed)	6.10 ft
Minimum (Existing)	238.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Structure	Outlet ID	Structure
Outlet-Channel	Outlet-1	Parshall	Outlet-1	241.50
Outlet-Open	Outlet-1	Parshall	Outlet-1	241.50
Outlet-Open	Outlet-1	Parshall	Outlet-1	241.50
Outlet-Channel	Outlet-1	Parshall	Outlet-1	241.50
Outlet-Channel	Outlet-1	Parshall	Outlet-1	241.50

Structure ID: Outlet-1

Structure Type: Outlet-Channel	Number of Openings: 1
Structure: 18.00 ft	Structure: 241.50 ft
Length (Proposed): 30.00 ft	Outlet Slope: 1.60 ft
Slope (Proposed): 0.01 ft/ft	Outlet Coefficient: 0.00

Structure ID: Outlet-1

Structure Type: Outlet-Channel	Number of Openings: 1
Structure: 241.50 ft	Structure: 241.50 ft
Outlet Slope: 1.60 ft	Outlet Coefficient: 0.00

Outlet Control Data

Headway (ft)	0.01
H ₁	0.00
H ₂	0.00
H ₃	0.00
Outlet Coefficient	0.00

Structure ID: Wall-1

Structure Type: Rectangular Wall	Number of Openings: 1
Structure: 241.50 ft	Structure: 241.50 ft
Outlet Slope: 1.60 ft	Outlet Coefficient: 0.00

Structure ID: Outlet-1

Structure Type: Outlet-Open	Number of Openings: 1
Structure: 241.50 ft	Structure: 241.50 ft
Outlet Slope: 1.60 ft	Outlet Coefficient: 0.00

Structure ID: TW

Structure Type: TW Slope, 0% Crown	Number of Openings: 1
Structure: 241.50 ft	Structure: 241.50 ft
Outlet Slope: 1.60 ft	Outlet Coefficient: 0.00

Structure ID: TW

Structure Type: TW Slope, 0% Crown	Number of Openings: 1
Structure: 241.50 ft	Structure: 241.50 ft
Outlet Slope: 1.60 ft	Outlet Coefficient: 0.00

Structure ID: TW

Structure Type: TW Slope, 0% Crown	Number of Openings: 1
Structure: 241.50 ft	Structure: 241.50 ft
Outlet Slope: 1.60 ft	Outlet Coefficient: 0.00

Structure ID: TW

Structure Type: TW Slope, 0% Crown	Number of Openings: 1
Structure: 241.50 ft	Structure: 241.50 ft
Outlet Slope: 1.60 ft	Outlet Coefficient: 0.00

Structure ID: TW

Structure Type: TW Slope, 0% Crown	Number of Openings: 1
Structure: 241.50 ft	Structure: 241.50 ft
Outlet Slope: 1.60 ft	Outlet Coefficient: 0.00

ALLOWABLE RELEASE CALCULATION

1-1/2" PEAK FLOW: 1.00 CFS

2-1/2" PEAK FLOW: 1.31 CFS

10-1/2" PEAK FLOW: 3.38 CFS

ALLOWABLE RELEASE FROM STONE DETENTION

1-1/2" PEAK FLOW: 0.43 CFS

2-1/2" PEAK FLOW: 0.58 CFS

10-1/2" PEAK FLOW: 1.08 CFS

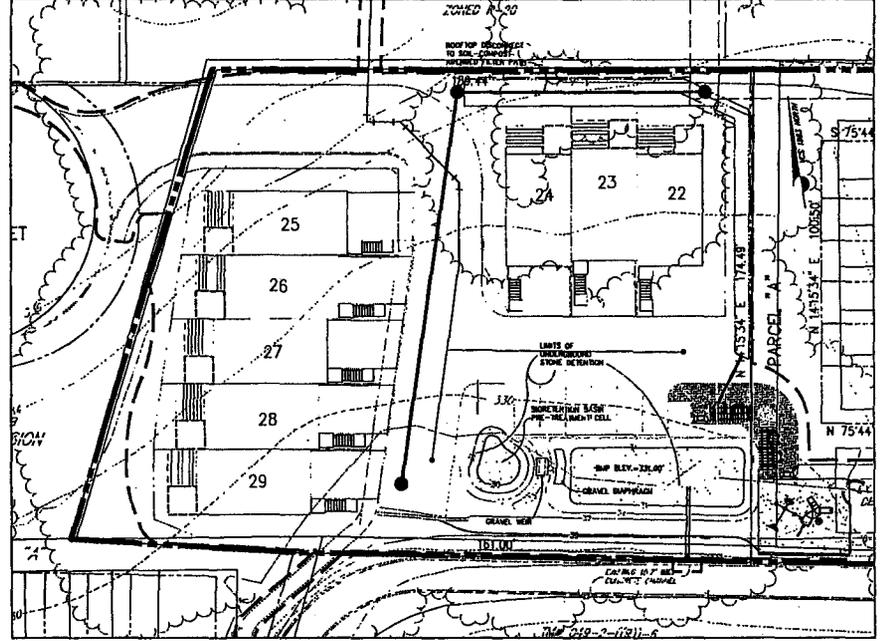
ACTUAL RELEASE FROM STONE DETENTION

1-1/2" PEAK FLOW: ACTUAL RELEASE= 0.43 CFS ± 0.37 CFS

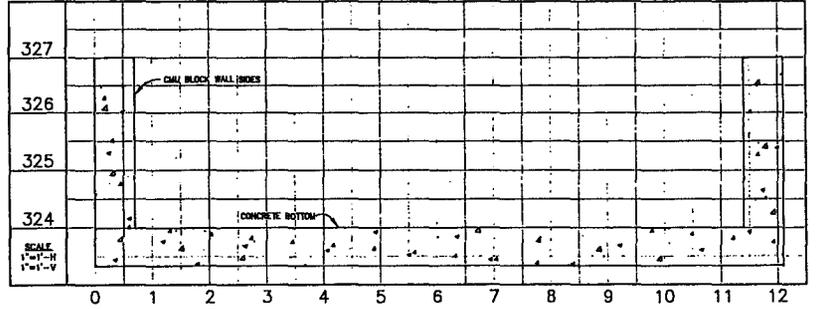
2-1/2" PEAK FLOW: ACTUAL RELEASE= 0.85 CFS ± 0.43 CFS

10-1/2" PEAK FLOW: ACTUAL RELEASE= 2.11 CFS ± 2.18 CFS

UNDERGROUND STONE DETENTION



EXISTING RECTANGULAR CONCRETE DITCH



BC Consultants
Planners, Engineers, Surveyors, Landscape Architects
12800 Fiddlers Green, Surrey, BC V3V 1A8
(778) 449-8100 (778) 449-8108 (Fax)
www.bccan.com



PROFFERED CONDITION AMENDMENT
STORMWATER MANAGEMENT COMPUTATIONS
LEE LANDING PARK
PROPOSED IMPROVEMENTS

DESIGNED BY: PLR
DRAWN BY: CAD
CHECKED BY: ME
DATE: AUGUST, 2014
SCALE: HORIZ. AS SHOWN
VERT. AS SHOWN
SHEET 14 OF 14
CD. NO.
CAD NAME: 14913-PCA-
LAYOUT: SW4 (2)
FILE NO. 14813.08

July 15, 2014
Lee Landing Park
BC Proj. # 14513-11-19
Page 1 of 2

**DESCRIPTION OF
SECTION THREE
LEE LANDING PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Being all of Lots 1 through 22 and Parcel A as delineated on an plat of subdivision entitled "Section Three, Lee Landing Park as recorded in Deed Book 5820 at Page 1327 among the land records of Fairfax County, Virginia and being more particularly described as follows;

Beginning for the same at a point on the Northwesterly right-of-way line of Hollywood Road, Route 704 (width varies) said point also being the Southeasterly corner of Parcel A as delineated on a plat of subdivision entitled "Section One, Lee Landing Park as recorded in Deed Book 5689 at Page 381 among the aforementioned land records, thence leaving said point, binding and running with the said Northwesterly right-of-way line of Hollywood Road;

- 1) South 30° 40' 01" West 190.10 feet to a point being the Northeasterly corner of the land of Extra Space Properties Eighty Eight, LLC as recorded in Deed Book 23690 at Page 1866, thence leaving said right-of-way, binding and running with the Northerly line of said Extra Space Storage Properties Eighty Eight, LLC and also with the Northerly line of the land of Fairfax Partnership as recorded in Deed Book 7536 at Page 576;
- 2) North 74° 32' 11" West 535.58 feet to a point being the Northeasterly corner of Parcel A as delineated on a plat of Subdivision entitled "Section Four, Lee Landing Park as recorded in Deed Book 6068 at Page 1692, thence binding and running with the Northerly line of Parcel A;
- 3) North 72° 15' 39" West 78.11 feet to a point being a Southeasterly corner of Lot 1A as delineated on plat entitled "Dedication Easement and Lot Consolidation Plat" of the Three M'S Subdivision as recorded in Deed Book 7427 at Page 1625, thence binding and running with the Easterly line of said Lot 1A and also the aforementioned Parcel A of Section One, Lee Landing Park;

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Department of Planning & Zoning

AUG 20 2014

Zoning Evaluation Division

July 15, 2014
Lee Landing Park
BC Proj. # 14513-11-19
Page 2 of 2

- 4) North 30° 50' 00" East 173.57 feet to a point being a corner of the aforementioned Parcel A of Section One, Lee Landing Park, thence binding and running with the Southerly line of said Parcel A;
- 5) South 75° 44' 26" East 617.64 feet to the point of beginning, containing 108,571 square feet or 2.49245 acres of land.

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



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 82-P-015
 (Assigned by staff)

*Name change only
 March 12, 2015*

RECEIVED
 Department of Planning & Zoning

OCT 08 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), Yue Wang (also known of record as Mike Wang) ^{2/12/15 dls}, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDH-12 District to the PDH-12 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	(X)	CDP	()	FDP	()	CDPA	(X)	FDPA	(X)
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LEGAL DESCRIPTION:

Lots 1-22	Section 3	Lee Landing Park	5820	1327
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

050-1	22		Parcel A, Lots 1-22	2.49245 AC.
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

See Attachment "A"

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

Property at the terminus of Morris Street and borders Lee Landing Drive	
PRESENT USE: Single Family, Detached & Attached	PROPOSED USE: Single Family, Attached
MAGISTERIAL DISTRICT: Providence District	OVERLAY DISTRICT (S): H-C

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.

Mr. Yue Wang
 Type or Print Name Anchor Homes
4124 Walney Road, Suite A
Chantilly, VA 20151
 Address

Signature of Applicant or Agent
 (Work) 703-997-1618 (Mobile) 571-212-3436
 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: October 17, 2014

Deborah Leles Leubert PCA/CDPA/FDPA 2014-0418/0496/045

Fee Paid \$ 17,675.00