



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

FEB 10 2016

Zoning Evaluation Division

January 13, 2016

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

RE: Rezoning Application RZ 2015-SP-004

Dear Mr. Regan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 12, 2016, granting Rezoning Application RZ 2015-SP-004 in the name of Christopher Land, LLC. The Board's action rezones certain property in the Springfield District from the R-1 and WS Districts to the PDH-2 and WS Districts to permit residential development with an overall density of 2 dwelling units per acre (du/ac) and approval of the conceptual development plan. The subject property is located at the terminus of Crouch Drive, on approximately 6.53 acres of land, [Tax Map 55-4 ((1)) 29 and 29A], subject to the proffers dated December 21, 2015.

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

Cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield 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 12th day of January, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2015-SP-004**

WHEREAS, Christopher Land, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and WS Districts to the PDH-2 and WS Districts

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

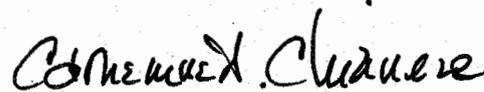
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

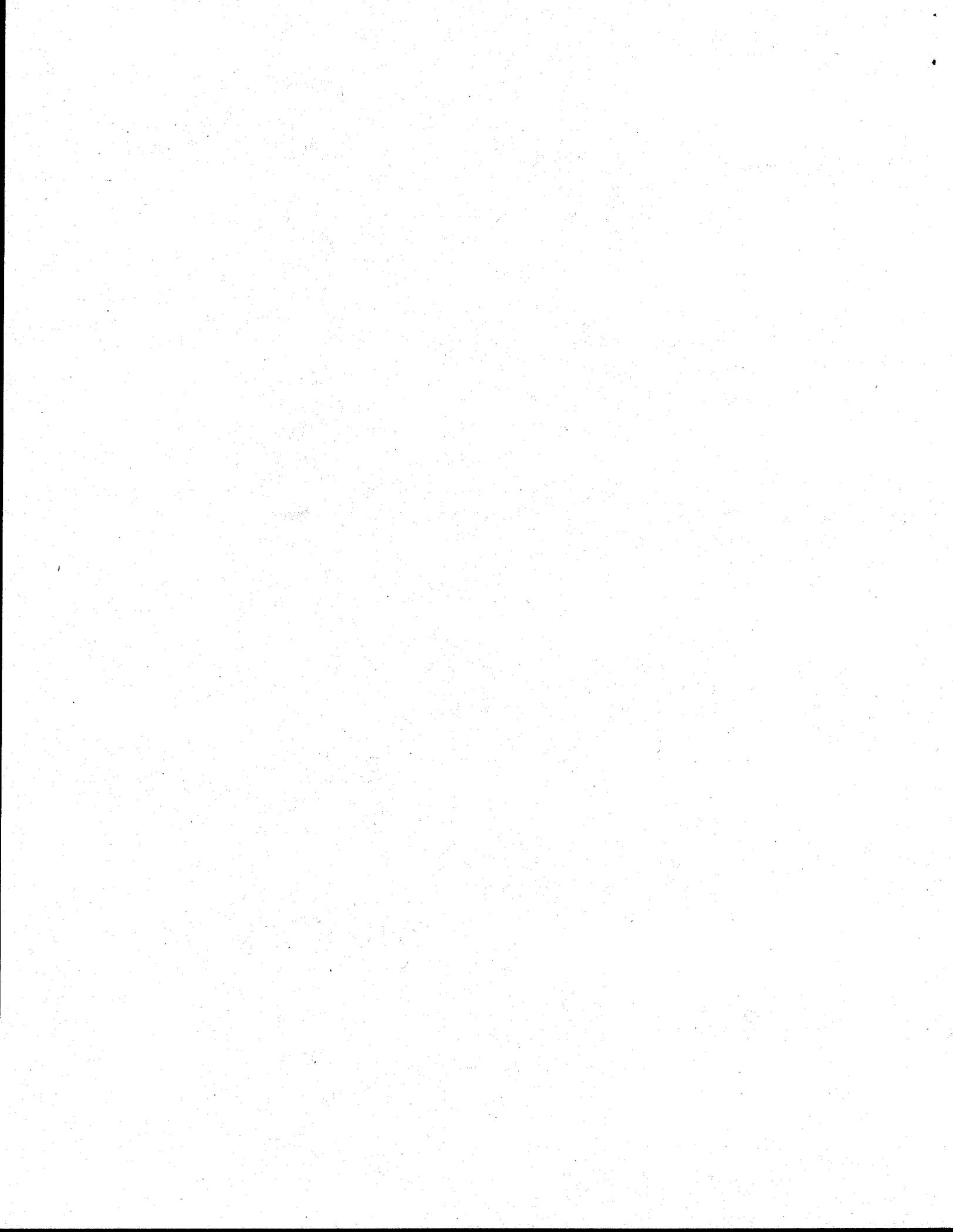
Be, and hereby is, zoned to the PDH-2 and WS Districts, and said property is subject to the use regulations of said PDH-2 and WS Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance 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 12th day of January, 2016.



Catherine A. Chianese
Clerk to the Board of Supervisors



RECEIVED
Department of Planning & Zoning

JAN 12 2016

Zoning Evaluation Division

PROFFER STATEMENT

December 21, 2015
The Reserve at Hampton Springs
RZ/FDP 2015-SP-004
Christopher Land, L.L.C.

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner/Applicant, in this rezoning proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 55-4 ((1)) parcels 29 and 29A (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-2 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner/Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Article 18 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) titled "The Reserve at Hampton Springs" prepared by Charles P. Johnson & Associates, Inc. consisting of 13 sheets, dated August 24, 2015.
 - A. As an option, the applicant may implement the alternative design for the temporary turnaround of Crouch Drive's extension as shown on Exhibit A of these proffers. The design of the temporary turnaround shall be subject to the review and approval of the Office of the Fire Marshal and the Virginia Department of Transportation (VDOT).
2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 18-204 of the Zoning Ordinance. Additionally, except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including footprints, lot areas, dimensions, utility layouts and house location may be permitted in accordance with Section 18-204 of the Zoning Ordinance as long as such changes do not materially decrease the amount of open space, and the building setbacks are not violated on the CDP/FDP's typical lot layout.

3. Architectural Design. The primary building materials shall be a combination of brick, stone and siding supplemented with trim and detail features; modifications may be made with final architectural designs provided such modifications are in substantial conformance with the illustrative elevations shown on Sheet 7 of the CDP/FDP. Bay windows, patios, chimneys, areaways, stairs, mechanical equipment and other similar appurtenances may encroach into the minimum yards as depicted on the "lot typical" as shown on the CDP/FDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinances. Decks, porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area identified as "Available Deck Area" on the lot typical included on Sheet 6 of the CDP/FDP. Deck modifications including but not limited to lattice work, pergolas, trellis, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to Purchasers as part of the Purchasers' contract and further disclosed in the homeowners association documents.
4. Universal Design. Dwelling units shall offer optional features designed with a selection of Universal Design features as determined by the Applicant which may include, but not be limited to, grab bars in the bathrooms, a seat in the Master Bath shower where possible, emphasis on lighting in stairs and entrances, lever door hardware, slip resistant flooring, optional hand-held shower heads at tubs and showers, and optional front-loading washers and dryers.

II. RECREATION FACILITIES

5. On-Site Recreation Facilities. Pursuant to Sect. 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide recreational facilities to serve the property as shown on the CDP/FDP. Per Sect. 16-404, recreational facilities such as, pavilion, trails and sitting areas and similar features may be used to fulfill this requirement. The siting and installation of such features shall not interfere with tree save areas. At the time of the issuance of the first Residential Use Permit, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,800 per new dwelling unit for the Twelve (12) homes to be built on the site. In the event it is demonstrated that the proposed facilities do not have sufficient value the Applicant shall contribute funds in the amount needed to achieve the overall required amount of \$1,800 per unit for the Twelve (12) homes to be built on the Property for recreational facilities intended to serve the future residents, as determined by the Fairfax County Park Authority (FCPA) in consultation with the Supervisor for the Springfield District.
6. Off-Site Recreation. The Applicant shall contribute \$15,000.00 to FCPA to be used for improvements to a park or recreational area that is in the Springfield District. This contribution shall be made prior to the issuance of the first Residential Use Permit (RUP).

III. SCHOOLS

7. Contribution. Prior to issuance of the first RUP, the Applicant shall contribute \$35,247.00 to Fairfax County which will be transferred to the Fairfax County School Board and utilized for capital improvements or capacity enhancements to schools within the pyramid which serves the Property. Following 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 ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio, notwithstanding the amount of increase shall not exceed Five Percent (5%) of the original amount.

IV. ESCALATION

8. Escalation. All monetary contributions required by these proffers, with the exception of the Schools Contribution, shall escalate on a yearly basis, from the base month of January 2017, and change effective each January 1 thereafter, by a percentage equal to the annual rate of inflation, as calculated by referring to the Consumer Price Index for all urban consumers (CPI-U), 1982-198=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics or the Marshall and Swift Building Cost Index, whichever is lesser, as permitted by VA Code Ann. Section 15.2-2303.3(B).

V. CONSTRUCTION HOURS

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

VI. ENERGY CONSERVATION

10. Energy Conservation. The dwelling units shall be constructed to achieve one of the following:
 - A. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through a preliminary report submitted to the Environment and Development review Branch of the Department of Planning and Zoning (DPZ) prior to the issuance of the Residential Use Permit

(RUP) for each dwelling from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification and the final report submitted to DPZ within Thirty (30) Days after the issuance of the RUP of each dwelling; or,

- B. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the RUP for each dwelling. Certification testing shall be accomplished prior to the issuance of a RUP for each dwelling. The Certification testing requirement shall be met by emailing the building inspector, the preliminary inspection report of the third party inspector prior to the issuance of the RUP.
- C. Prior to Bond Release, the Applicant shall show proof to the Department of Public Works and Environmental Services (DPWES) that all units met either condition A or B.

VIII. GARAGE CONVERSION

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

IX. HOME OWNERS ASSOCIATION

- 12. Establishment of HOA. The Applicant shall establish a HOA in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions. The HOA shall be responsible for the maintenance of the common areas and the enforcement of the restrictions on the Property. Maintenance responsibilities shall include, but not limited to, snow removal, private access ways, storm water management facilities and common area maintenance. Initial and subsequent homeowners shall be made aware of these maintenance responsibilities in the HOA documents. As an alternative to establishing a HOA, the applicant may annex the Property into the existing Senes Property HOA, identified as Tax Map 55-4((13)). If the Property is annexed into the Hampton Woods or Hampton Forest HOA, the

applicant shall submit a copy of the annexation documentation to DPWES prior to site plan approval.

13. Annexation of Future Development. The properties identified as Tax Map 55-4 ((1)) Parcels 30 - 35 shall be allowed to either annex into the Property's HOA or to form their own. If the Property forms its own HOA, then it shall structure the HOA to identify the adjacent parcels identified as Tax Map 55-4 ((13)) as additional land that can be added to the HOA upon a mutual agreement.
14. Dedication to HOA. At the time of Record Plat recordation, open space, common areas, fencing, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same. The HOA reserves the right to grant easements for any purpose on the common areas as the HOA deems necessary, provided that any easements are consistent with the CDP/FDP.
15. Best Management Practice ("BMP") Maintenance. After establishing the HOA, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMP facilities.
16. Disclosure. As part of the contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the storm water management facilities, common area landscaping, any other open space amenities and the obligations. In addition, the prospective purchasers shall be notified in writing that parking on the emergency turn-around shown on the CDP/FDP is prohibited. The homeowner association covenants shall contain clear language delineating the tree save areas as shown on the CDP/FDP. The covenants shall prohibit the removal of the trees except those trees which are dead, diseased, noxious or hazardous as determined by UFMD and shall outline the maintenance responsibility of the homeowners association and individual homeowners. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The HOA documents shall stipulate that a reserve fund to be held by the HOA be established for the maintenance of common facilities and areas.

X. STORMWATER MANAGEMENT

17. Storm water Management and Best Management Practices.
 - A. The Applicant shall implement storm water management techniques to control the quantity and quality of storm water runoff from the Property in accordance with the current County Storm water Ordinances and Fairfax County Public Facilities Manual as reviewed and approved by DPWES. Notwithstanding the facilities shown on the CDP/FDP, the storm water management techniques may include but not limited to the following: rain gardens, dry ponds, filtera systems, infiltration ditches, bay filters, storm tech changer and drainage swales. The Applicant reserves the right to pursue additional or alternative storm water

management measures provided those measures are in substantial conformance with the CDP/FDP.

XI. LANDSCAPING

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

XII. TREE PRESERVATION

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

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

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

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

21. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any area protected by the limits of clearing and grading that must be disturbed for such utilities.
22. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot tall steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

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

23. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements below. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by

UFMD accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a minimum depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
24. Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant's Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Project Arborist should be present on site and monitor clearing and demolition work during Phase I Erosion and Sediment (E&S) Control Plan implementation. Subsequent to approval of Phase I E&S implementation, the Project Arborist shall visit the site on a weekly basis to ensure conformance with all tree preservation proffers, and UFMD approvals. During the implementation of Phase II Erosion and Sediment Control and throughout the construction phase of the project, monitoring visits to the site shall be made at least monthly. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.
25. Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted as generally shown on the CDP/FDP P along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to be left undisturbed.

XIII TRANSPORTATION

26. Fairfax Center Area ("FCA") Road Fund. At the time of the issuance of the first RUP, the applicant shall contribute \$1,313 per new dwelling unit to the FCA Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by Fairfax County Department of Transportation and/or DPWES.
27. Future Interparcel Access. In the event the property to the North (Tax Map 55-4 ((1)) 30) (hereinafter the "Adjacent Property") is subdivided, rezoned, or otherwise developed, the Applicant (or successor HOA) shall permit an extension of the Public Street in the location shown on the CDP/FDP as "ROW DEDICATION FOR FUTURE PUBLIC STREET EXTENSION" (the "Future Road Extension Area"). If development of the Adjacent Property includes a public street, then upon demand

by the Board of Supervisors, the Applicant (or successor HOA) shall dedicate and convey in fee simple, and for no additional consideration, to the Board right-of-way for public street purposes in the general location of the Future Road Extension Area. If a private street is proposed on the Adjacent Property, then the Applicant (or successor HOA) shall grant all easements necessary for inter-parcel access to the Adjacent Property. Whether a public or private street extension is proposed, the Applicant (or successor HOA) shall not be responsible for off-site construction on the Adjacent Property of the street extension, shall have no maintenance obligations for the same, and shall not be responsible for any costs associated with the maintenance of the extension. Prior to site plan approval, the Applicant shall escrow funds equivalent to that required for removal of the cul-de-sac and construction of the Public Street extension from the end of the existing cul-de-sac to the property line based on Fairfax County's Unit Price Schedule then in effect.

28. Extension of Crouch Drive. The Applicant shall construct the extension of the public street Crouch Drive to the proposed development. The Applicant will remove the temporary turn around on Tax Map 55-4 ((13)) parcels 14 & 15 and establish front yards on both parcels and extend the sidewalks where they currently exist.
29. Maintenance Access. The applicant shall provide a maintenance access to the storm water management facilities generally as shown on the CDP/FDP.

XIV. ARCHAEOLOGICAL STUDY

30. Archaeological Review. At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological survey on the area to be disturbed and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority ("CRMP") for review. The survey shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted until this survey is submitted to CRMP. If the Phase I survey concludes that additional Phase II archaeological testing of the area to be disturbed is warranted, the Applicant shall complete said testing and provide the results to CRMP prior to any land disturbing activities on the Property. If the Phase II survey concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP prior to any land disturbing activities on the Property. Within 30 days of the completion of any cultural resource studies, the applicant shall provide a copy of archaeology reports, field notes, photographs, and artifacts to the Fairfax County Park Authority CRMP.

XV. AFFORDABLE HOUSING

31. Housing Trust Fund. At the time each residential lot is issued a building permit, the Applicant shall contribute to Habitat for Humanity of Northern Virginia or the Fairfax County Housing Trust Fund, at the direction of the Springfield District Supervisor, the sum of four thousand five hundred dollars (\$4,500), equal to fifty

four thousand dollars (\$54,000.00 for the 12 new dwelling units), which is equivalent to one half of one percent (1/2%) of the projected sale price of Nine Hundred Thousand Dollars (\$900,000.00) for the new dwelling units. At the time of transfer to an initial third party purchaser, the Applicant shall contribute an amount equal to one half of one percent (1/2%) of that portion of the actual sale price over \$900,000.00 (i.e. if the sale price is \$950,000, the 1/2% is equal to \$250.00) to Habitat for Humanity of Northern Virginia or the Fairfax County Housing Trust Fund, at the direction of the Springfield District Supervisor.

XVI. SIGNS

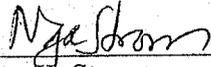
32. Signs. Any sign installed by the Applicant shall be in conformance with Article 12 of the Zoning Ordinance.

XVII. SUCCESSORS AND ASSIGNS

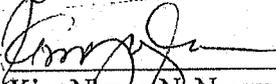
33. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

TITLE OWNER OF TAX MAP
55-4 ((1)) 29

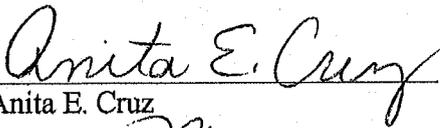


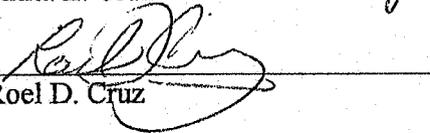
Nga K. Strom



Kim Nhung N. Nguyen

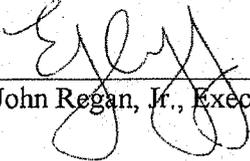
TITLE OWNER OF TAX MAP
55-4 ((1)) 29A

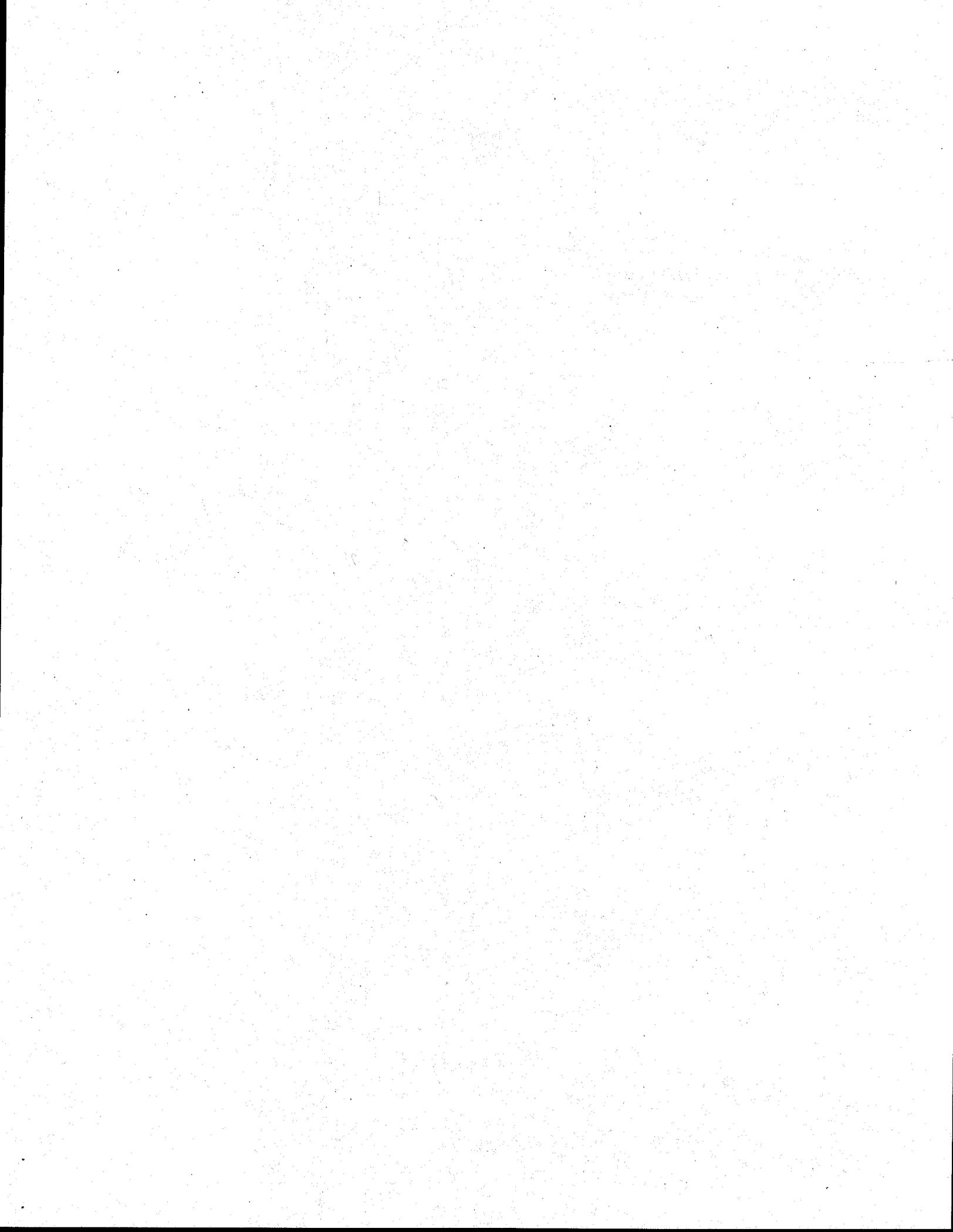

Anita E. Cruz

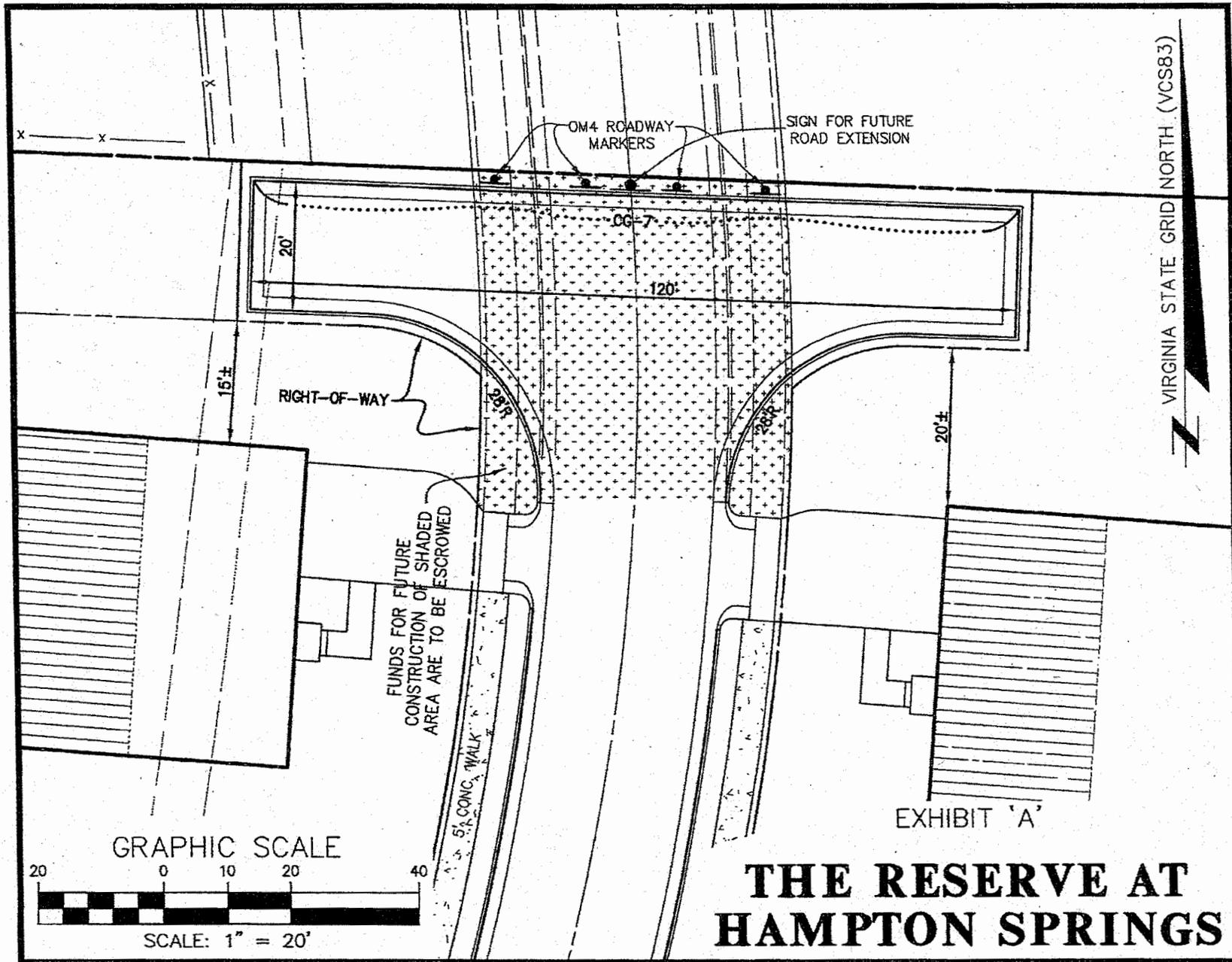

Roel D. Cruz

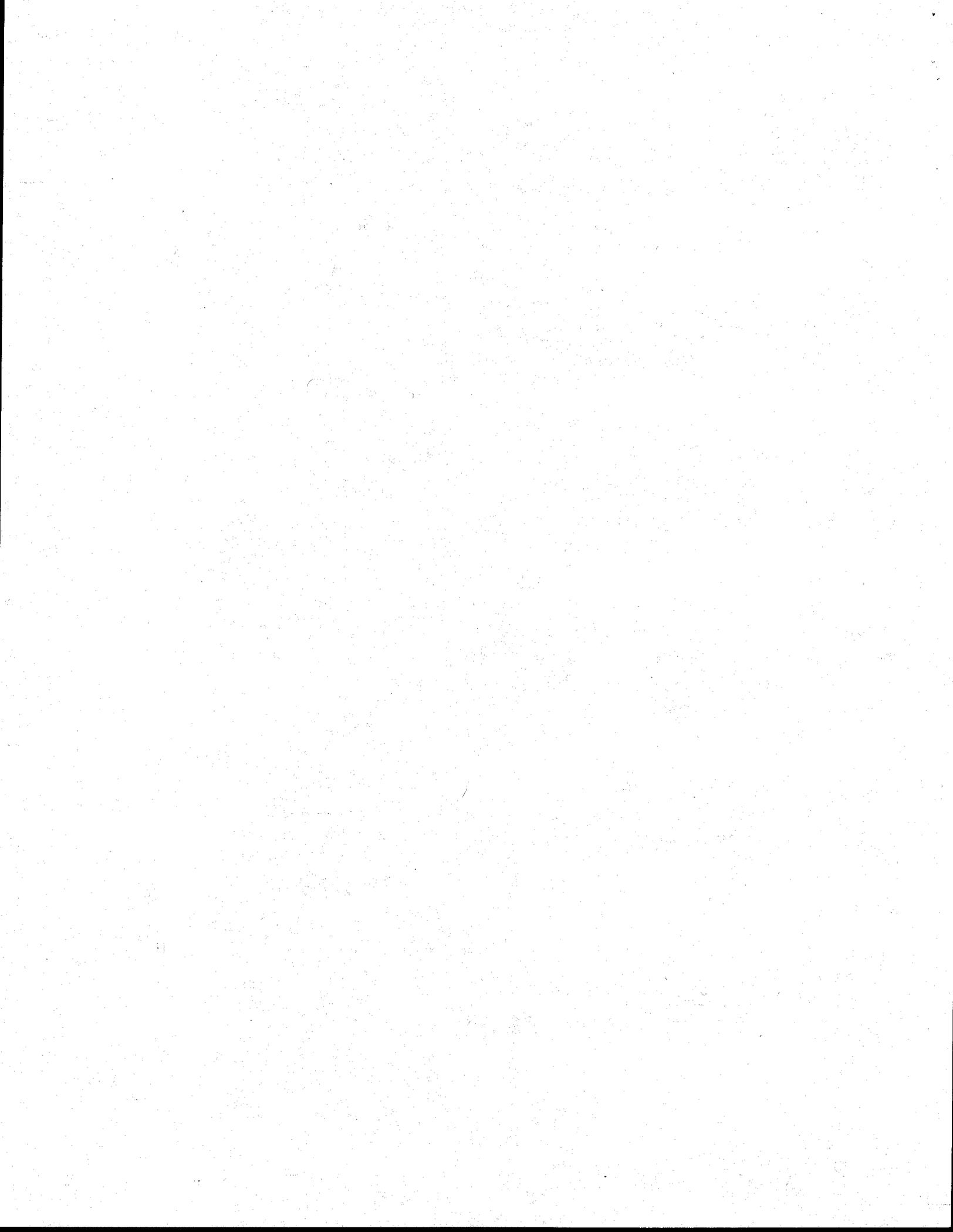
APPLICANT/CONTRACT PURCHASER OF TAX MAP
55-4 ((1)) 29 AND 55-4 ((1)) 29A

CHRISTOPHER LAND, LLC
By: CHRISTOPHER MANAGEMENT, INC., its Manager


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





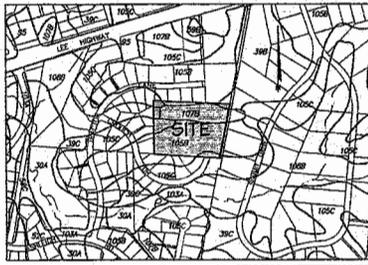


CONCEPTUAL / FINAL DEVELOPMENT PLAN

THE RESERVE AT HAMPTON SPRINGS

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2015-SP-004



SOIL L.S.#	SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS	VEGETATION DESIRABILITY
338	GLENDLE SILT LOAM	GOOD	GOOD	HIGH	I	NO
1009	WHEATON-GLENDLE COMPLEX	GOOD	GOOD	HIGH	III	YES
1006	WHEATON-GLENDLE COMPLEX	GOOD	GOOD	HIGH	III	YES
1070	WHEATON-GLENDLE COMPLEX	FAIR	MARGINAL	MEDIUM	III	YES
1088	WHEATON-GLENDLE COMPLEX	MARGINAL	POOR	MEDIUM	III	YES

SOILS MAP/DATA

SCALE: 1" = 500'

NOTE: THE SOIL TYPES MAPPED FOR THIS PROJECT ARE NOT MARINE CLAYS, AND DO NOT CONTAIN NATURALLY-OCCURRING ARSENIC.

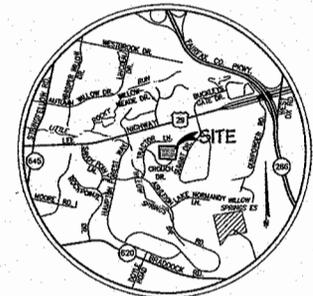
REVISIONS

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) REVISED SITE TARS, MOVED TYPICAL LAYOUT & SWM INFO TO OTHER SHEETS. (2) REVISED TREE COVER TYPES (3) REVISED LAYOUT. (4) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (5) REVISED NEW SHEET. (6) REVISED TREE PRESERVATION PLAN & JUNCTION. (7) REVISED DETAIL NARRATIVE & DRAINAGE MAP.	8-25-15
2.	(1) REVISED SITE TARS. (2) ADDED HEIGHTS OF EXISTING SHEETS. (3) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (4) REVISED NEW SHEET. (5) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (6) REVISED SITING AREA DETAIL. (7) REVISED SURROUNDING AND ROAD EXTERIOR DETAILS TO SHEET 6. (8) NEW SHEET. (9) ADDED INDEX 8660-8664.	8-24-15

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

NOTES

- THE SUBJECT PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 25-4(1)20 & 20A. THE SITE IS CURRENTLY ZONED R-1 & RESPD. THE PROPOSED ZONING DISTRICT IS PDH-2 & RESPD.
- THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF:
 - PARCEL 25 - REA E. STROM & KIM-WELSH R. WELSH IN DEED BOOK 18996 AT PAGE 711
 - PARCEL 29A - ROE D. & ANITA C. COMZ IN DEED BOOK 14904 AT PAGE 1986
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JANUARY 2015. CONTOUR INTERVAL EXHIBITS TWO FEET ABOVE 1020.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE, NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESERVING PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) IMPACTING THIS SITE, A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SOILS ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS, EXCEPT FOR THE ONE ON PROPOSED LOT 9, WHICH WILL BE RETAINED FOR IRRIGATION PURPOSES.
- SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- THE EXISTING DWELLING ON PARCEL 29, CONSTRUCTED IN 1944, AND ASSOCIATED STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING ON PARCEL 29A, CONSTRUCTED IN 1974 AND 2004, IS TO REMAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 191.4, 302A, AND 355, ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 673-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PROHIBITED PRODUCTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 260, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THE SUBJECT PROPERTIES ARE WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPD).
- THERE ARE NO AFFORDABLE HOUSING UNITS (AHUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-300. DENSITY CREDIT FOR ANY DEDICATION OF LAND FOR PUBLIC USE SHALL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF 82-306 OF THE ZONING ORDINANCE.
- THE INTERNAL AND EXTERNAL TRAFFIC AND PEDESTRIAN CIRCULATION SYSTEMS SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PLAN, SUBJECT TO FINAL ENGINEERING.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VDOT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT FOR THE FAIRFAX COUNTY TRAILS PLAN.
- THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER PROVIDED SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY REG. LANDSCAPING SHOWN ON THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY, AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE LOCATION OF LANDSCAPING MAY BE ADJUSTED TO ACCOMMODATE UTILITY, SIGNAGE, SIGHT DISTANCE, AND OTHER REQUIREMENTS, FROM THOSE SHOWN ON THIS PLAN.
- THE PROPOSED UTILITY ALIGNMENTS SHOWN ON THE PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN UTILITY PLANS AND PROFILES, AS WELL AS ALL NECESSARY EASEMENTS WILL BE PROVIDED WITH THE SITE PLANS.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 180 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW:
 - A REDUCTION OF THE CUL-DE-SAC RADIUS (99% PLATE 7-7) FROM 45 FEET TO 30 FEET IS HEREBY REQUESTED.
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN CROUCH DRIVE.
 - SANITARY SERVICE TO BE PROVIDED BY EXISTING 8" MAINS LOCATED IN CROUCH DRIVE AND LOT 7 OF HAMPTON WOODS SECTION FOUR.
- A PAVILION IS PROPOSED AS A RECREATIONAL FACILITY WITH THIS DEVELOPMENT. ADDITIONAL SITE FEATURES INCLUDING, BUT NOT LIMITED TO BENCHES, COVERED WALKWAYS, FLAGPOLES, TRELISES, WATER FEATURES, SIGNS, WALLS, FENCES, LIGHTING, AND UTILITY MAINTENANCE, STRUCTURES NOT REPRESENTED IN THIS PLAN MAY BE PROVIDED AS LONG AS THE FINAL DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH WHAT IS REPRESENTED IN THIS PLAN.
- SPECIAL AMENITIES PROPOSED WITH THIS PLAN INCLUDE A PAVILION AND AN INFORMAL PLAY/SITTING AREA WITH TRAILS AND BENCHES.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 7 FOR ARCHITECTURAL ELEVATIONS.
- FIRE LANE LOCATION(S), AND THE STRIPING AND SIGNAGE THEREOF, WILL BE PROVIDED WITH THE SITE PLAN, IF APPLICABLE.
- PARCELS "A" THROUGH "G" SHALL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- THE AFFRANCHT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-408 OF THE ZONING ORDINANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE COP/PEP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 2000'



DEVELOPER
THE CHRISTOPHER COMPANIES
10461 WHITE GRANTE ROAD
SUITE 103
DAXTON, VIRGINIA 22124
(703) 352-9950

TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- LANDSCAPE PLAN
- TYPICAL LOT DETAILS & SITE AMENITIES
- ARCHITECTURAL ELEVATIONS
- FUTURE ROAD EXTENSION
- TREE PRESERVATION PLAN
- TREE PRESERVATION INVENTORY
- DRAINAGE MAPS
- SWP CALCULATIONS
- DETAIL ANALYSIS

SITE TABULATIONS

SITE AREA:		
LOT AREA	178,936.0	(4.062 Ac)
PARCELS A-C	89,850.0	(1.989 Ac)
RIGHT-OF-WAY DEDICATION	37,067.0	(0.872 Ac)
TOTAL	284,564.0	(6.533 Ac)

PDH-2 ZONE	REQUIRED	PROVIDED
NUMBER OF UNITS	---	13 SINGLE-FAMILY DETACHED
MAXIMUM DENSITY	2 DU/AC	1.89 DU/AC
MINIMUM LOT AREA	N/A	10,500 sq ft
AVERAGE LOT AREA	N/A	13,600 sq ft
MAXIMUM BUILDING HEIGHT	N/A	35'
MINIMUM YARDS	N/A	SEE TYPICAL LOT DETAIL ON SHEET 6
OPEN SPACE	20% (1.31 Ac)	21.58% (1.40 Ac)
RECREATIONAL OPEN SPACE	N/A	22% (0.13 Ac)
PARKING	2 spaces/unit (26 total)	2 spaces/unit (26 total)

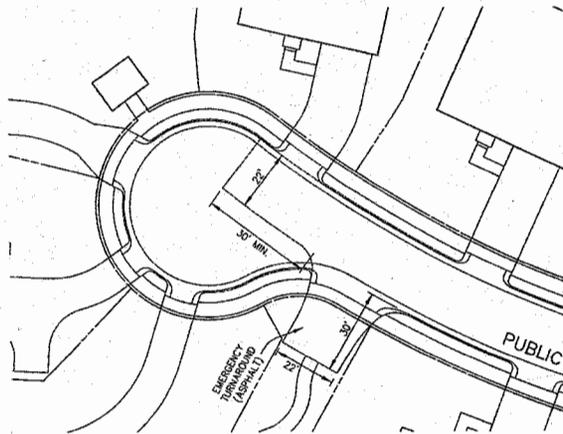
CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1999 Pindell Dr., Ste. 100 Yorktown, VA 23090 703-362-7555 Fax: 703-873-4899
www.cpj.com Lic. No. 034522 6-210
Professional Engineer

DATE: APRIL 1, 2015
REVISED: JUNE 25, 2015
AUGUST 24, 2015

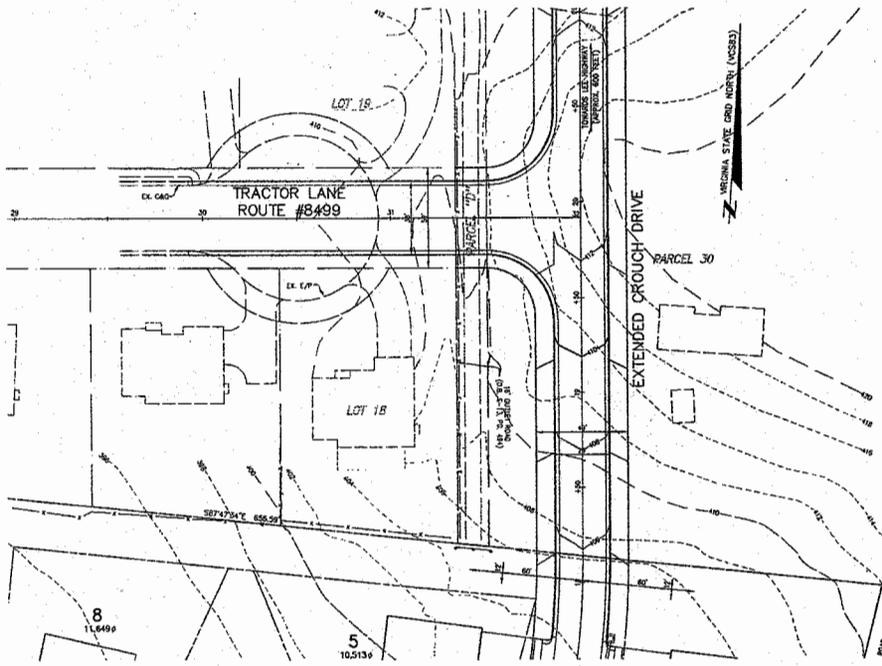
SHEET 1 OF 13

THE RESERVE AT HAMPTON SPRINGS

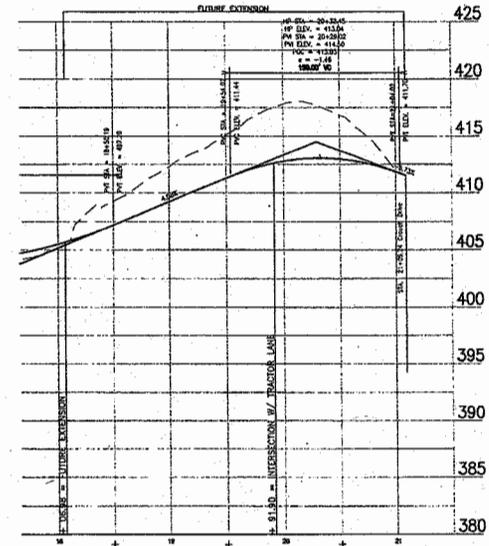
Last Saved 8/24/2015 Last Plotted 8/24/2015 3:34 PM Sheet No:114501/DWG/00-10001



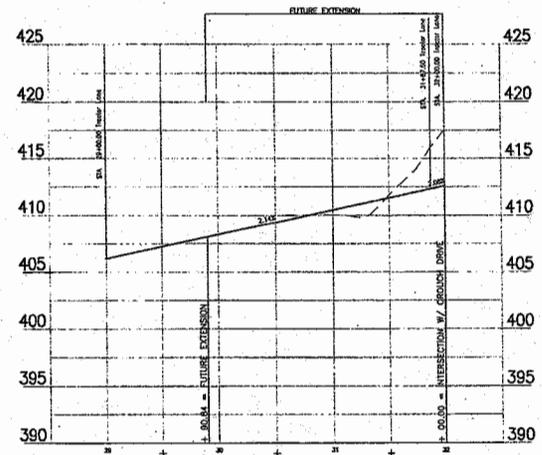
EMERGENCY VEHICLE TURNAROUND DETAIL
SCALE: 1" = 20'



POSSIBLE FUTURE STREET EXTENSION
SCALE: 1" = 30'



CROUCH DRIVE PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



TRACTOR LANE PROFILE
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

NOTE: PROFILE DESIGNS FOR PRELIMINARY PURPOSES ONLY AND SUBJECT TO FINAL DESIGN

REVISIONS
NO. DATE DESCRIPTION
1 12/15/15 PREPARED FOR APPROVAL
2 02/24/16 REVISED PER COMMENTS

CPJ Charles P. Johnson & Associates, Inc.
10000 Park Dr., Ste. 200, Fairfax, VA 22030 703.345.7833 FAX 703.345.7838
10000 Park Dr., Ste. 200, Fairfax, VA 22030 703.345.7833 FAX 703.345.7838

FUTURE ROAD EXTENSION
THE RESERVE AT HAMPTON SPRINGS
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

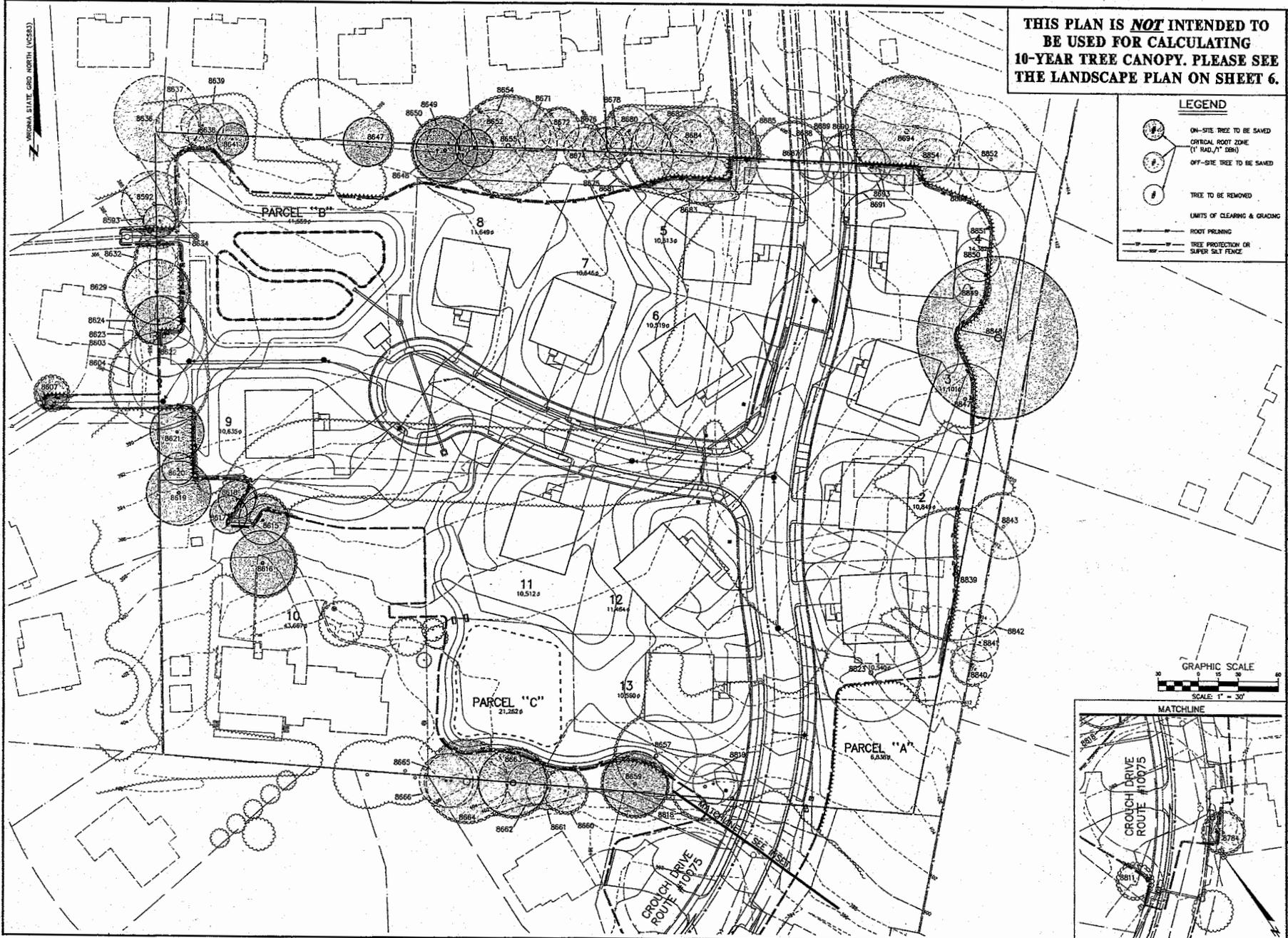


PROJECT NO.	14-501
DATE	FEB 2015
BY	W. SHOWN
CHECKED BY	
APPROVED BY	

SECTION	DATE	BY	CHKD.
NO.	DATE	NAME	NAME
1	12/15/15	W. SHOWN	
2	02/24/16		
SHEET 8 OF 13			
PRJ NO: 14-501			
TYPE: CDP/TPP			

NORIANA STATE GRID NORTH (VC883)

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



LEGEND

- ON-SITE TREE TO BE SAVED
- CRITICAL ROOT ZONE (1" DIA. AT 30')
- OFF-SITE TREE TO BE SAVED
- TREE TO BE REMOVED
- UNITS OF CLEARING & GRADING
- ROOT PRUNING
- TREE PROTECTION OR SUPER SILT FENCE

TREE PRESERVATION PLAN
**THE RESERVE AT
 HAMPTON SPRINGS**

SPRINGFIELD DISTRICT
 FARMAN COUNTY, VIRGINIA

RZ 2015-SP-004



GRAPHIC SCALE
 SCALE: 1" = 30'

MATCHLINE

CROUCH DRIVE ROUTE #10075

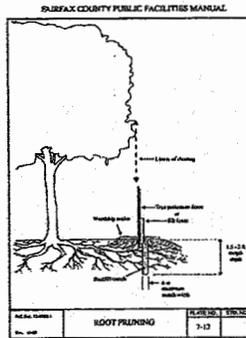
DESIGN	DATE	BY
DRY	1/24/15	CPJ
REVISION	DATE	BY
1	FEB. 2015	CPJ
SHEET 9 OF 13		
PRJ NO. 14-501		
TYPE: CDP / DP		

CPJ Charles P. Johnson & Associates, Inc.
 2007 FARMAN DR., SUITE 200, FARMAN, VA 22424
 (540) 895-1111 FAX (540) 895-1112
 www.charlesjohnson.com

TREE PRESERVATION NARRATIVE:

Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading and shown for preservation on approved plans.

- Flagging/Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans.
- Pre-Construction Meeting:** After clearing limits have been staked a meeting shall be requested by the contractor to walk with owner or owner's designated representative, arborist/forester hired by owner, site supervisor, clearing contractor and UFMD, DPWES representative to make site visit and adjustments as necessary to observe trees listed in tree preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at this time.
- Tree Protection Approval:** Selective tree removals, root pruning, and tree protection fence installation should be completed prior to any demolition or land clearing operations. An UFMD, DPWES representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities are to begin, to inspect the site to insure that the tree protection has been installed.
- Protection of Existing Understorey Vegetation and Soil Conditions in Tree Preservation Areas:** 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 in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbances in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD, DPWES.



- Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas shall be limited to hand-operated equipment such as chainsaws, weed blowers, axes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting devices, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.

- Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to existing trees 20' dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be backfilled immediately. Silt fence/seep all: fence installation utilizing walk behind trencher can be substituted for root pruning as long as a minimum depth of 18" is achieved.

- Mulching:** Mulch shall be placed in areas indicated on approved plans and/or extending in a swath fifteen feet wide along the limit of disturbance adjacent to indicated trees at minimum. Trees/Areas including will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite may be utilized if approved by project arborist. Mulch shall be spread in a uniform depth of three (3") inches by hand.

- Tree Protection Fencing:** Tree Preservation Areas shall be protected by per the attached Tree Protection Detail. Super-Silt fencing may be used for tree protection fencing as approved by UFMD. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types should be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that it is to be preserved. Tree protection fencing shall be made clearly visible to all construction personnel. Bilingual signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and three (3) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing. UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure 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.

- Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the project. Tree protection fencing that is damaged as a result of land clearing operations shall be repaired prior to the end of the workday that the damage occurred.

- Pruning:** All pruning shall conform to current ANSI A300-2001 pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 7" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, sodas, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth or be removed from the site.

- Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant should retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. Monitoring inspections to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during initial site clearing operations, weekly during the erosion and sediment control phase, weekly for four weeks thereafter and monthly for 12 months. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

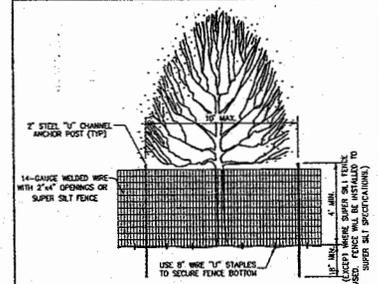
NOTE: AS STATED BY SECTION 12-0507.1B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.

- AREA 1. 100 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.
- AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.



1. TREE PROTECTION SIGNS SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. SIGNAGE SHOULD BE POSTED ON THE TREE PROTECTION FENCE AT LEAST EVERY 30 FEET.
3. SIGN SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND ACTUAL SIGNS MAY VARY IN APPEARANCE AND WORDING. CONTENT SHALL BE EQUAL.

TREE PROTECTION SIGN DETAIL



- NOTE: TREES TO BE PRESERVED WITH IVY OR VINES GROWING ON THEM SHALL HAVE ALL VINES CUT AT THE BASE OF THE VINE. VINES SHALL BE LEFT TO DIE ON THE TREE. NO VINES OR IVY SHALL BE PULLED FROM THE TRUNK OR LIMBS OF THE TREE AS THIS CAN CAUSE INJURY TO THE TRUNK OR LIMBS.

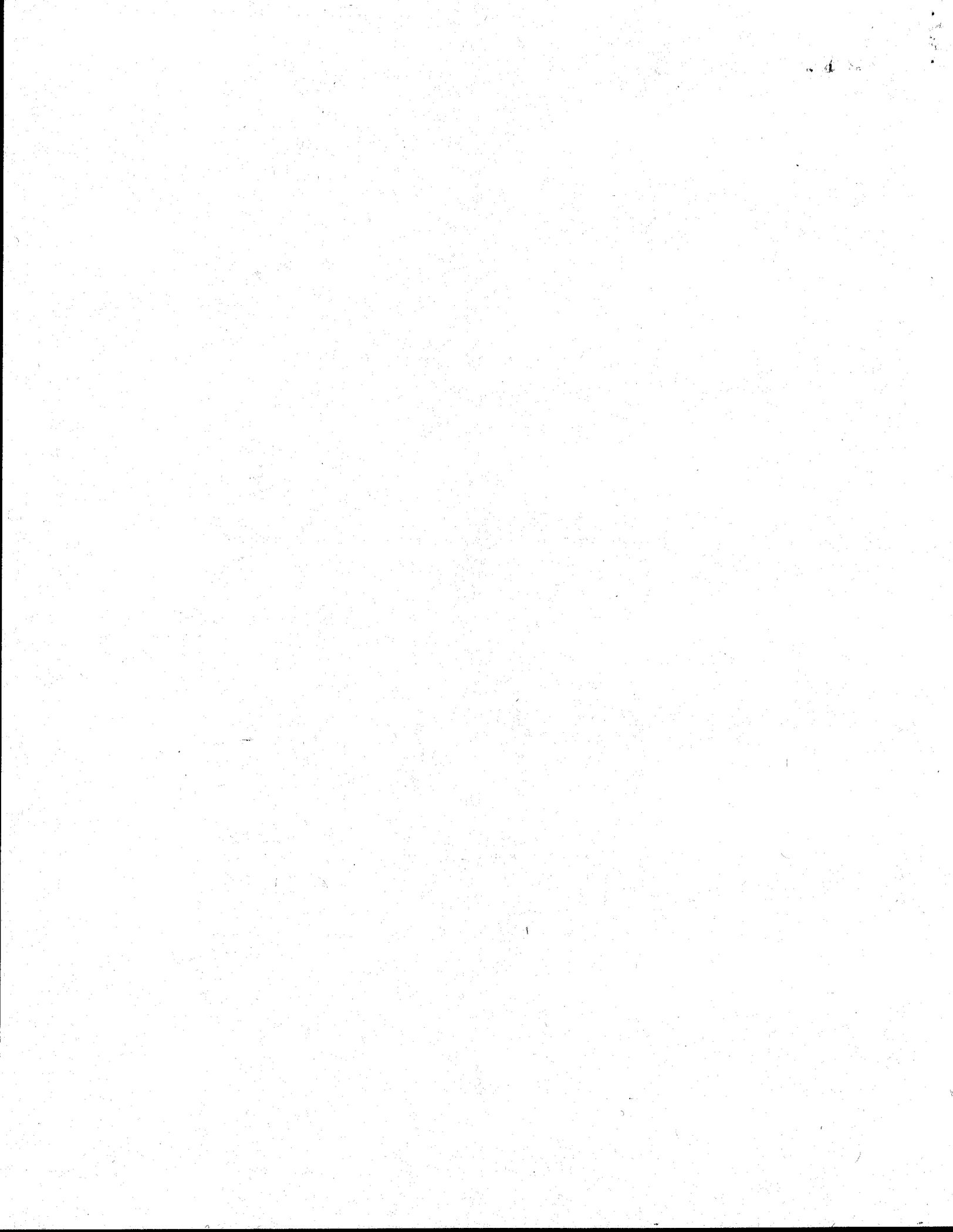
TREE PROTECTION FENCE DETAIL

NOTE: THIS PROTECTION FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

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

TREE INVENTORY AND ACTIVITIES SPREADSHEET

Tree #	Tree # (Turner)	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	LOCATION	COMMENTS	STATUS	ACTIVITIES							
									ROOT PRUNING	MULCHING	FENCING	PRUNING	REMOVAL	TRANSPLANT		
8629	100	Black gum	Nyssa sylvatica	24	72	co-owned	Multiple curves in trunk, dual leaders, limb detached, crowding, poor form, uneven canopy									
8624	101	Eastern red cedar	Juniperus virginiana	18	74	onsite	Barred root collar, adjacent structure at base, dual leaders, crowding	remove	X	X	X					
8623	102	Silver maple	Acer saccharum	30	70	onsite	Bulbous roots, debris at base, epicormic sprouting, dual leaders, crowding, multiple curves in trunk, leaning canopy, limb detached	remove	X	X	X					
8623	103	Red maple	Acer saccharum	32	70	onsite	Multiple leaders, epicormic sprouting, leaning canopy	remove	X	X	X					
8603	104	White poplar	Liquidambar styraciflua	36	72	onsite	Bulbous roots, large tree at root collar, leaning trunk, dual leaders, limb detached, uneven form, crowding	remove	X	X	X					
8604	105	Eastern red cedar	Juniperus virginiana	21	70	onsite	Red cedar sprouting from large adjacent tree, leaning trunk, crowding, epicormic sprouting, multiple leaders	remove	X	X	X					
8647	106	Black oak	Quercus velutina	26	65	onsite	Dual trunks, debris at base, epicormic sprouting, one trunk broken & leaning a large portion, leaning canopy, limb detached, multiple leaders, poor canopy form	remove	X	X	X					
8592	8592	White poplar	Liquidambar styraciflua	24	75	offsite	Dual trunks, crowding, uneven canopy, bulbous roots, multiple leaders	preserve	X	X	X					
8593	8593	Eastern red cedar	Juniperus virginiana	12	67	onsite	Multiple trunks, included bark, multiple leaders, extensive shoot development at base, poor form	preserve	X	X	X					
8607	8607	Red maple	Acer rubrum	12	78	offsite	poor condition	preserve	X	X	X					
8615	8615	Silver maple	Acer saccharum	18	72	onsite	Dark damage at base, epicormic sprouting, multiple leaders, light included at base	preserve	X	X	X					
8616	8616	White birch	Betula papyrifera	24	72	onsite	Multiple trunks, included bark, leaning trunk, multiple leaders, barred root collar	preserve	X	X	X					
8617	8617	Silver maple	Acer saccharum	34	67	onsite	Bulbous roots, one trunk dead & completely rotted, light included in trunk, multiple leaders, canopy detached	preserve	X	X	X					
8618	8618	Red maple	Acer rubrum	14	72	onsite	Bulbous roots, dual leaders, epicormic sprouting, uneven canopy	preserve	X	X	X					
8619	8619	European chestnut	Castanea sativa	24	69	onsite	Debris at base/leaning on tree, epicormic sprouting, tree growing through tree	preserve	X	X	X					
8620	8620	Green ash	Fraxinus pennsylvanica	12	70	onsite	Abnormal plant growth at root collar, leaning trunk, crowding, multiple leaders, poor canopy form, uneven canopy	preserve	X	X	X					
8621	8621	European chestnut	Castanea sativa	30	68	onsite	poor trunk health, extensive limb & canopy detach	preserve	X	X	X					
8631	8631	Black cherry	Prunus serotina	15	71	offsite	Common buttressing roots, multiple leaders, poor trunk & canopy form, crowding, limb detached	preserve	X	X	X					
8634	8634	Eastern red cedar	Juniperus virginiana	12	70	onsite	Multiple trunks, included bark, epicormic sprouting, rubbing branches, uneven canopy	remove	X	X	X					
8636	8636	White poplar	Liquidambar styraciflua	32	72	offsite	Bulbous roots, dual trunks, multiple curves in trunk, uneven canopy	preserve	X	X	X					
8637	8637	Silver maple	Acer saccharum	16	72	offsite	Multiple leaders, poor canopy form	preserve	X	X	X					
8638	8638	Black cherry	Prunus serotina	16	72	offsite	poor trunk health, epicormic sprouting, multiple leaders	preserve	X	X	X					
8639	8639	Silver maple	Liquidambar styraciflua	22	72	offsite	Dual trunks, limb detached, multiple curves in trunk	preserve	X	X	X					
8641	8641	Eastern red cedar	Juniperus virginiana	12	67	onsite	limb in trunk, extensive shoot development along trunk	preserve	X	X	X					
8647	8647	Black gum	Nyssa sylvatica	18	71	co-owned	limb detached, multiple leaders	preserve	X	X	X					
8648	8648	Eastern red cedar	Juniperus virginiana	18	72	onsite	Dual leaders, uneven canopy, hole in trunk, epicormic sprouting, poor canopy form	preserve	X	X	X					
8649	8649	Scarlet oak	Quercus coccinea	16	72	offsite	limb broken, uneven canopy, poor form, multiple leaders	preserve	X	X	X					
8649	8649	Black locust	Rhizobium paspaliaceae	24	63	onsite	Multiple leaders, debris, broken branches, sparse canopy	preserve	X	X	X					
8652	8652	Black cherry	Prunus serotina	14	75	onsite	Dual leaders, crowding	preserve	X	X	X					
8653	8653	White poplar	Liquidambar styraciflua	24	72	offsite	Uneven canopy, crowding	preserve	X	X	X					
8653	8653	White poplar	Liquidambar styraciflua	36	72	offsite	Bulbous roots pushing up mesh fence, multiple leaders, crowding, uneven canopy	preserve	X	X	X					
8657	8657	Silver maple	Acer saccharum	30	50	onsite	Bulbous roots, significant signs of decay, slight, extensive epicormic sprouting, poor form, trunk broken & rotting	remove	X	X	X					
8659	8659	Scarlet oak	Quercus coccinea	24	75	offsite	Crowding	preserve	X	X	X					
8660	8660	Pin oak	Quercus palustris	16	75	offsite	Crowding, uneven canopy	preserve	X	X	X					
8661	8661	Pin oak	Quercus palustris	16	75	offsite	Crowding, multiple curves in trunk	preserve	X	X	X					
8662	8662	Pin oak	Quercus palustris	16	75	offsite	Crowding	preserve	X	X	X					
8663	8663	White poplar	Liquidambar styraciflua	48	75	co-owned	Dual trunks, crowding, included bark	preserve	X	X	X					
8664	8664	White poplar	Liquidambar styraciflua	40	71	offsite	Dual trunks, Virginia sycamore	preserve	X	X	X					
8664	8664	White poplar	Liquidambar styraciflua	40	71	offsite	Dual trunks, leaning trunk	preserve	X	X	X					
8665	8665	White poplar	Liquidambar styraciflua	40	71	offsite	Dual trunks, crowding, epicormic sprouting, leaning canopy	preserve	X	X	X					
8666	8666	White oak	Quercus alba	20	72	offsite	Dual trunks, crowding, epicormic sprouting	preserve	X	X	X					
8671	8671	White poplar	Liquidambar styraciflua	12	75	offsite	Leaning canopy	preserve	X	X	X					
8672	8672	Red maple	Acer rubrum	15	73	offsite	Bulbous roots, dual leaders, leaning trunk	preserve	X	X	X					
8674	8674	Virginia pine	Pinus virginiana	16	72	offsite	limb detached, uneven canopy, multiple leaders	preserve	X	X	X					
8675	8675	Virginia pine	Pinus virginiana	16	72	offsite	Multiple trunks, crowding, multiple curves in trunk, limb detached	preserve	X	X	X					
8676	8676	Silver maple	Acer saccharum	12	74	offsite	Dual trunk, poor form, multiple leaders	preserve	X	X	X					
8678	8678	Virginia pine	Pinus virginiana	12	74	offsite	Crowding, uneven canopy, multiple curves in trunk	preserve	X	X	X					
8680	8680	White poplar	Liquidambar styraciflua	18	74	offsite	Poor canopy form, multiple leaders, uneven canopy	preserve	X	X	X					
8681	8681	Black locust	Rhizobium paspaliaceae	21	6	on-site	Dead	remove	X	X	X					
8682	8682	White poplar	Liquidambar styraciflua	12	78	offsite	Multiple curves in trunk, leaning trunk, uneven canopy	preserve	X	X	X					
8683	8683	Silver maple	Acer saccharum	52	73	offsite	Bulbous roots, stump spread, dual trunks on either side of fence, vice overhang	preserve	X	X	X					
8684	8684	White poplar	Liquidambar styraciflua	16	75	offsite	Dual trunk, uneven canopy	preserve	X	X	X					
8685	8685	Swallowtail	Iliaebanar styraciflua	36	68	offsite	Multiple trunks, bulbous roots, debris at base, extensive limb & canopy detached, multiple curves in trunk	preserve	X	X	X					
8687	8687	Black gum	Nyssa sylvatica	28	70	co-owned	Multiple curves in trunk, uneven canopy, multiple leaders, vice overhang, inside trunk, poor form. Obtain letter of permission from neighbor before start of construction.	remove	X	X	X					
8688	8688	White poplar	Liquidambar styraciflua	12	70	onsite	Debris at base, leaning trunk, multiple curves in trunk, poor form, multiple leaders, crowding, uneven canopy	remove	X	X	X					
8689	8689	White poplar	Liquidambar styraciflua	16	70	onsite	Debris at base, leaning trunk, multiple curves in trunk, uneven canopy, crowded, epicormic sprouting	remove	X	X	X					
8690	8690	Scarlet oak	Quercus coccinea	12	67	co-owned	Bulbous roots & grading work, extensive epicormic sprouting, sparse canopy, forest growth form, extensive limb & canopy detached. Obtain letter of permission from neighbor before start of construction.	remove	X	X	X					
8691	8691	White poplar	Liquidambar styraciflua	24	70	onsite	Bulbous roots, multiple trunks, adjacent trees, crowding, uneven canopy, poor form. Obtain letter of permission from neighbor before start of construction.	remove	X	X	X					
8693	8693	White poplar	Liquidambar styraciflua	12	34	onsite	Multiple curves in trunk, multiple leaders, uneven canopy	remove	X	X	X					
8694	8694	White oak	Quercus alba	40	72	offsite	Multiple leaders, limb & canopy detached	preserve	X	X	X					
8704	8704	Red maple	Acer rubrum	15	75	offsite	Multiple leaders, barred root collar	preserve	X	X	X					
8705	8705	Red maple	Acer rubrum	25	12	offsite	Multiple leaders, barred root collar	preserve	X	X	X					
8718	8718	White poplar	Liquidambar styraciflua	24	71	onsite	Dual trunk, poor form, vice overhang, multiple leaders, epicormic sprouting	remove	X	X	X					
8719	8719	White poplar	Liquidambar styraciflua	12	34	onsite	vice overhang, log in trunk, multiple leaders, canopy detached	remove	X	X	X					
8723	8723	White oak	Quercus alba	36	73	onsite	Bulbous & exposed roots, limb detached, uneven canopy, multiple leaders	remove	X	X	X					
8839	8839	White oak	Quercus alba	48	65	onsite	Bulbous roots, bark damage, multiple leaders, extensive limb & canopy detached	remove	X	X	X					
8840	8840	Signal hickory	Carya glabra	15	72	offsite	Multiple curves in trunk, limb detached, uneven canopy	preserve	X	X</						



For Rezoning Purposes Only

January 29, 2015

DESCRIPTION OF
ALL OF THE PROPERTY OF

ROEL D. CRUZ AND ANITA E. CRUZ
NGA K. STROM AND KIM-NHUNG N. NGUYEN

RECEIVED
Department of Planning & Zoning

MAR 10 2015

Zoning Evaluation Division

Deed Book 14984, Page 1986
Deed Book 16896, Page 711

Springfield District
Fairfax County, Virginia

Description of all of the property acquired by Roel D. and Anita E. Cruz by deed recorded in Deed Book 14984 at Page 1986 and Nga K. Strom and Kim-Nhung N. Nguyen by deed recorded in Deed Book 16896 at Page 711, all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at an iron pipe (found), marking the southwesterly corner of Parcel "D", Senes Property – Section 2 (D.B. 10855, Pg. 110), said point also lying in the northerly line of Lot 15, Senes Property – Section 2 (D.B. 10855, Pg. 110); thence leaving said point and running with a portion of said northerly line of Senes Property – Section 2

- 1.) North 85°50'19" West, 558.09 feet to an iron pipe (found) lying in the northerly line of Lot 11, Senes Property – Section 2 (D.B. 10855, Pg. 110); said point also marking the southeasterly corner of Lot 5, Hampton Woods (D.B. 9978, Pg. 264); thence leaving the aforesaid northerly line of Senes Property – Section 2 and running with a portion of said Hampton Woods
- 2.) North 00°56'47" West, 459.86 feet to an iron pipe (found); marking a southerly corner of Lot 14 – Hampton Woods (D.B. 9978, Pg. 264); thence continuing with a portion of the southerly line of said Hampton Woods and a portion of the southerly line of the property of Christina Kim (D.B. 14567, Pg. 55)
- 3.) South 87°47'34" East, 655.59 feet to a point lying in the westerly line of the aforesaid Parcel "D" (D.B. 10855, Pg. 110); thence running with a portion of said Parcel "D"
- 4.) South 10°49'54" West, 483.67 feet to the point of beginning containing 284,564 square feet or 6.53269 acres of land.



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

APPLICATION No: RZ/FDP 2015-SP-004
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

APR 02 2015

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), Christopher Land, LLC, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R1 District to the PDH-2 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 <input type="checkbox"/>	CDP <input checked="" type="checkbox"/>	CSP <input type="checkbox"/>	FDP <input checked="" type="checkbox"/>	CDPA <input type="checkbox"/>	CSPA <input type="checkbox"/>	FDPA <input type="checkbox"/>
----------------------	------------------------------	-----------------------------------------	------------------------------	-----------------------------------------	-------------------------------	-------------------------------	-------------------------------

LEGAL DESCRIPTION:

29			16896	711
29A			14984	1986
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

55-4	1		29	6.533
			29A	
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

12727 Lee Highway, Fairfax, Virginia 22030; 12733 Lee Highway, Fairfax, Virginia 22030

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

At the terminus of Crouch Drive, Route 10075

PRESENT USE: Single Family Home	PROPOSED USE: Single Family Detached Homes
MAGISTERIAL DISTRICT: Springfield	OVERLAY DISTRICT (S): WSPOD

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.

E. John Regan, Jr. EVP, Christopher Management, Inc. Manager, Christopher Land LLC

Type or Print Name

10461 White Granite Drive, Suite 103, Oakton, Virginia 22124

Address

Signature of Applicant or Agent

(Work) 703-352-5950

(Mobile) 703-927-8677

Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted:

April 6, 2015 *Deborah Ledes*

Fee Paid

\$36,495.00

RZ/FDP 2015-0076/0077

mpc 4/6/15