



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

March 16, 2016

Zoning Evaluation Division

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

RE: Rezoning Application RZ 2014-HM-024

Dear Mr. Adams:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 15, 2016, granting Rezoning Application RZ 2014-HM-024 in the name of George Family Property Development, LLC. The Board's action rezones certain property in the Hunter Mill District from the R-1 and R-C Districts to the PDH-2 District to permit residential development with an overall density of 1.05 dwelling units per acre (du/ac) and approval of the conceptual development plan. The subject property is located W. of the terminus of Crim Dell Lane and N. of the terminus of Higdon Drive, on approximately 20.08 acres of land, [Tax Map 28-4 ((1)) 19, 19A, 21, 21B, 25, 25A, and 25C], subject to the proffers dated February 24, 2016.

On December 10, 2015, the Planning Commission approved Final Development Plan Application FDP 2014-HM-024, subject to the development conditions dated November 24, 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>

RZ 2014-HM-024
March 16, 2016

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Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill 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 15th day of March, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-HM-024**

WHEREAS, George Family Property Development, 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 R-C Districts to the PDH-2 District

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

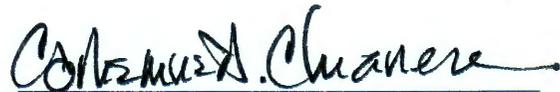
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-2 District, and said property is subject to the use regulations of said PDH-2 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 15th day of March, 2016.

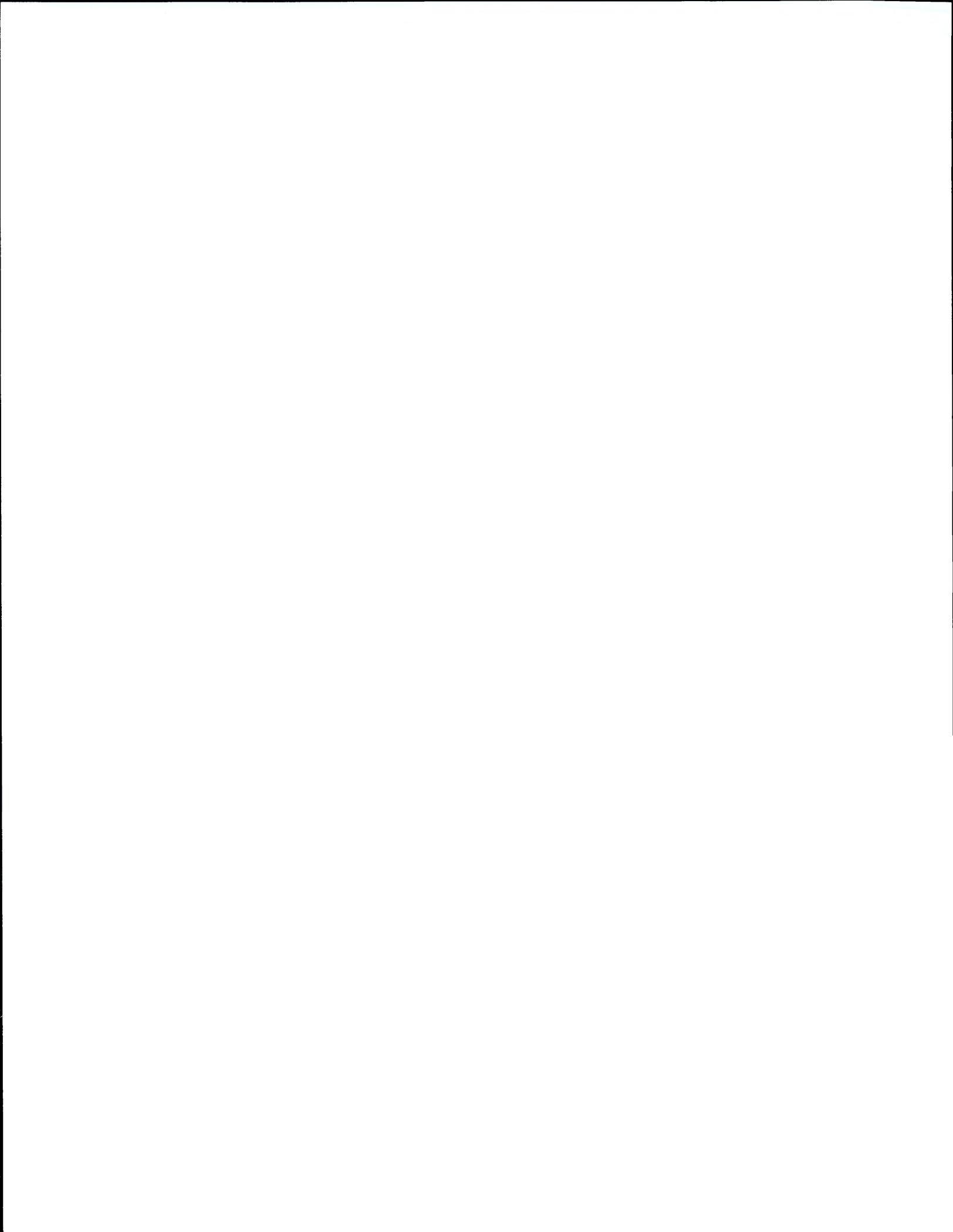


Catherine A. Chianese
Clerk to the Board of Supervisors

RECEIVED
Department of Planning & Zoning

MAR 29 2016

Zoning Evaluation Division



**GEORGE FAMILY PROPERTY DEVELOPMENT LLC
RZ 2014-HM-024**

PROFFERS

May 12, 2015
August 20, 2015
October 12, 2015
October 29, 2015
November 24, 2015
February 24, 2016

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 28-4-((1))-19, 19A, 21, 21B, 25, 25A, and 25C (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the PDH-2 District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The owners and the Applicant (collectively the “Applicant”), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

General

1. Conceptual/ Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP ") and Final Development Plan ("FDP ") entitled “George Assemblage”, prepared by Land Design Consultants dated November, 2014 and revised through October, 12, 2015, consisting of fourteen (14) sheets.

2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, it shall be understood that the CDP shall be only those elements of the plans that depict the number and the general location of points of access, peripheral setbacks,

limits of clearing and grading, proposed stormwater management facilities, building heights, the total number, type, uses and the general location of buildings and roads (the "CDP Elements"). The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than CDP Elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance.
4. Lot Yield and Uses. The development shall consist of a maximum of twenty-one (21) single-family detached units.
5. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development, maintenance of SWM/BMP facilities, and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.
6. 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 and be maintained by the same.
7. Disclosure. Prior to entering into a contract of sale, initial and subsequent purchasers shall be notified in writing by the Applicant of maintenance responsibility for the stormwater management facilities, common area landscaping, tree preservation areas, and

any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.

8. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.
9. Driveways. All driveways shall be a minimum of eighteen feet (18') in width and twenty feet (20') in length as measured outward from the face of the garage door to the property line. On lots 17, 18, and 20, the above minimum driveway width shall only apply to the twenty foot (20') portion of the driveway closest to the garage door.
10. Decks and Similar Appurtenances. Bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the CDP/FDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Decks and porches may be permitted in the rear yard. Deck modifications including but not limited to lattice work, pergolas, trelliss, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents.
11. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDP/FDP or as may reasonably be required by Fairfax County, Virginia Department of Transportation (VDOT) or others at the time of site/subdivision plan approvals.

12. Phasing. Development of the Property may proceed in phases as shown on the CDP/FDP, with either phase proceeding first. Regardless of which phase occurs first, Crim Dell Lane shall be dedicated and constructed and all stormwater management facilities necessary to serve the phase being developed shall be provided during the first phase of development.

Transportation

13. Extension of Crim Dell Lane. The Applicant shall dedicate and convey in fee simple without encumbrances to the Board right-of-way for public street purposes in the general location shown on Sheet 2 of the CDP/FDP as "CRIM DELL LANE". The dedication shall occur at the time of subdivision plan approval for the first phase of development. Subject to VDOT approval, the Applicant shall construct a public road in the dedicated right-of-way. Construction of the Crim Dell Lane extension shall be substantially completed prior to issuance of the first Residential Use Permit (RUP) for the Property. For purposes of this proffer, the term "substantially completed" is defined as constructed and available for use by the public but not necessarily accepted for maintenance by the Virginia Department of Transportation (VDOT).

Construction

14. Construction Access and Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays. No construction shall occur on Sundays or Federal Holidays. The allowable hours of construction as specified in this proffer shall be listed within any contract with future subcontractors. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. The limitation on construction hours shall be only for the initial construction of the dwelling and future homeowners shall not be limited to these hours for remodeling.

Environment

15. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Stormwater management Ordinance and the Fairfax County Public Facilities Manual as reviewed and approved by the Department of Public Works and Environmental Services (DPWES). The stormwater management techniques may include a combination of approved Best Management Practices (BMPs) which are part of the list of approved BMPs as outlined in the Virginia DEQ BMP Clearing House. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the CDP/FDP.

16. BMP Maintenance. The BMP facilities and their appurtenant structures shall be privately maintained and a private maintenance agreement, in a form acceptable to the Office of the County Attorney, will be executed prior to the approval of a subdivision plan, and the agreement shall be recorded by the Applicant among the land records of Fairfax County. 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 Public Facilities Manual (PFM) and County guidelines.

17. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of subdivision plan submission.
 - A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and the Environmental and Development Review Branch of DPZ prior to the issuance of a RUP; or

 - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy

performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit.

18. Landscaping. At the time of subdivision plan review the Applicant shall submit to DPWES a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on the CDP/FDP. This plan shall be subject to review and approval of Urban Forestry Management Division (UFMD), DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be six (6) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. However, all plant material installed on the Property shall be non-invasive. Where practicable, planted trees shall be installed along the edge of tree preservation areas and mulch applied contiguous to the area of preserved trees to promote and facilitate management of the planted trees as an extension of the tree preservation area to optimize conditions for long term tree health and maximize benefits.
19. RPA Enhancement. Prior to subdivision plan approval, the Applicant shall submit a WQIA, including an RPA Enhancement replanting plan to be approved by the Urban Forest Management Division (UFMD) , for the areas identified on Sheet 4D of the CDP/FDP, and generally consistent with the landscape plan on Sheets 4E and 4F. In addition, the plan shall include techniques for handling and installation of the live stakes and other landscape materials. The Applicant shall employ a Certified Arborist, Registered Consulting Arborist or Certified Horticulturalist to manage and oversee the implementation and monitoring of the RPA Enhancement replanting plan. Monitoring shall continue for three growing seasons (May 1 – September 30) following installation of the plants. The applicant shall replace any dead or dying plants during the monitoring period. The initial replanting required by this Proffer 19 shall occur prior to issuance of

the first RUP. Prior to issuance of the first RUP, the Applicant shall cut and cap the existing sewer lateral servicing Tax Map Parcel 28-4-((01))-19, which is being abandoned as part of this development, and shall provide armoring (rip/rap, boulders, or other material) for the portion of the lateral that will remain in place.

Open Space/Landscaping

20. **Tree Preservation.** 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 with experience in mitigating decline in trees resulting from the impacts of construction activities, and shall be subject to the review and approval of the UFMD.

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 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), and located within the area to remain undisturbed and within 25 feet of the limits of clearing and grading and in the disturbed area within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP 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.

21. **Limits of Clearing and Grading.** Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to the installation of necessary utility lines, the proposed pedestrian trail, and other required site improvements, all of which shall be installed in consultation with UFMD, and in the least

disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.

22. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative, a representative of the Hunter Mill District Supervisor's office, and any interested contiguous property owner 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 Hunter Mill District Supervisor's office and contiguous property owners via certified mail, one week prior to the date of the tree preservation walk-through. Contiguous property owners may attend this meeting and bring their own arborist.

23. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist 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. Tree protection fence shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified

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

24. 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 in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.

25. Tree Appraisal. The Applicant shall retain a Certified Arborist with experience in plant appraisal, to determine the appraised value of all trees included in the tree inventory that are 12 inches in diameter or greater included in the Tree Inventory and located within 15 feet of the limits of clearing and grading. 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 appraised value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective subdivision plan approvals, the Applicant shall post a bond, letter of credit, or cash payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a value has been specified in the Tree Appraisal (the

“Bonded Trees”) that die or are dying due to construction activities as determined by UFMD. The letter of credit or cash deposit shall be equal to 25% of the appraised value of the Bonded Trees. At any time prior to final bond release for the improvements on the Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to 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. Replacement planting shall not be required for trees that are dead or in poor condition, as determined by UFMD, at the time of the pre-construction walk-through. In addition to this replacement obligation, for any Bonded Tree that is dead, dying, or improperly removed due to unauthorized construction activity, the Applicant shall also make a payment equal to the appraised value of that Bonded Tree to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

26. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffered conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - c. Root pruning shall be conducted with the supervision of a certified arborist.
 - d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

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

28. Open Space Delineation. The subdivision plan and individual lot grading plans shall delineate and label the common open space on the site wherever common open space is located adjacent to private lots. The corners of private lots adjacent to common open space shall be marked with concrete post, 4"x4," and rising 12 inches above grade, or other appropriate permanent marker as approved by UFMD, so that boundaries of common open space are clearly delineated. Posts shall bear the initials HOA to identify these restricted areas. Restrictions within common open space shall include the protection of understory trees, shrubs and groundcovers, woody debris, leaf litter and soil conditions present at the time of subdivision plan submission.

29. Invasive Vegetation. The first and all subsequent submissions of the subdivision plan shall provide for the management and treatment of harmful or invasive plants that may occur in the areas to be left undisturbed that are likely to pose human health problems, or are likely to disrupt or suppress native plants and plant communities. The invasive vegetation management plan shall specify the invasive species to be managed, the type of control measures and treatments to be applied, the time frame and frequency of treatment, and the conditions that will constitute satisfying this requirement.

30. Phase 1 Archaeological. At least 30 days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the undisturbed portions of the Property, as shown on Exhibit A of these proffers, and provide the results of such study to the Cultural Resources Management and Protection Branch of the

Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within sixty (60) days of receipt of the study, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is approved by CRMP or until 60 days from receipt have elapsed without a written response from CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

Recreation

31. Trail. Prior to issuance of the first RUP, the Applicant shall construct a six (6) foot wide asphalt trail to connect the proposed Crim Dell Lane to Lupine Den Drive. In order to minimize site disturbance, the final trail shall be field located in consultation with the UFMD, but shall generally align with the location shown on Sheet 2 of the CDP/FDP. At the time of Subdivision Plan approval, the Applicant shall convey a public trail easement covering the final trail location to Fairfax County in a form acceptable to the County Attorney.

32. On-Site Recreation. Pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities to serve the Property. The proposed seating area, trellis, and interpretive signage shown on Sheet 4G of the CDP/FDP, and recreational facilities such as recreational trails, walking paths (excluding any trails required by the Comprehensive Plan), benches, and similar features may be used to fulfill this requirement. The Applicant shall diligently pursue, and shall coordinate with FCPA to find, an accessible material of similar cost and permeability as crushed stone for the proposed seating area shown on Sheet 4G of the CDP/FDP. However, if such an accessible material cannot be found, then the Applicant may utilize crushed stone or similar material for the proposed seating area. At the time of subdivision plan review for each phase, the Applicant shall demonstrate that the value of any proposed recreational amenities for that phase is equivalent to a minimum of \$1,800 per new dwelling 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 \$1,800.00 per new dwelling unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as determined by the Supervisor for the Hunter Mill District in consultation with FCPA. The value of on-site recreational amenities shall be aggregated across the entire Property for purposes of determining whether funds must be contributed as required above. However, it is anticipated that the majority of the recreational facilities will be located in Phase 1. If Phase 1 is constructed first and on-site recreational facilities constructed as part of that phase exceed the value \$1,800 per new dwelling unit constructed as part of that phase, then the Applicant may utilize that excess value as a credit toward the \$1,800 per new dwelling unit contribution required by Phase 2. If Phase 1 is constructed first and on-site recreational facilities constructed as part of that phase do not exceed the value \$1,800 per new dwelling unit constructed as part of that phase then the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800.00 per new dwelling unit in Phase 1 as provided above. On-site recreational facilities shall be installed prior to issuance of the first RUP for the phase in which they are located.

33. Off-Site Recreation. The Applicant shall contribute \$47,329.00 to the Fairfax County Park Authority upon issuance of the first building permit on an undeveloped lot for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Hunter Mill District. If the Property is developed in phases, only the portion of the above contribution attributable to the phase being developed shall be contributed prior to the issuance of the first building permit on an undeveloped lot in that phase. For Phase 1, the contribution shall be \$36,811. For Phase 2, the contribution shall be \$10,518.

Miscellaneous

34. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in

kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, electrical outlets a minimum of 18" high, and front entrance doors that are a minimum of 36 inches wide. At the time of initial purchase, the Applicant shall offer each purchaser additional universal design options at the purchaser's sole cost. These additional options may include, but not be limited to: step-less entry from the garage to the house and/or into the front door, a curb-less shower, or a shower with a curb or less than 4.5 inches high, a turning radius of five feet near the first floor bathroom commode, grab bars in the bathrooms that are ADA compliant, and a first-floor bathroom console sink in lieu of a cabinet-style vanity.

35. School Contribution. Prior to the issuance of the first building permit on an undeveloped lot on the Property, a contribution of \$46,996 shall be made to the public schools serving the Property. If the Property is developed in phases, only the portion of the above contribution attributable to the phase being developed shall be contributed prior to the issuance of the first building permit on an undeveloped lot in that phase. For Phase 1, the contribution shall be \$35,806. For Phase 2, the contribution shall be \$11,190. Said contribution(s) shall be deposited with DPWES for transfer to the Fairfax County School Board (FCPS). 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.

36. Affordable Dwelling Units. Prior to the issuance of the RUP for a particular phase, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the value of all the units approved on the Property for that phase. The one half of one percent (1/2 %) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first building permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.

37. Existing Houses. The existing houses located on Lots 1, 10, and 19 shall not be required to comply with the requirements in Proffer 8 (Garage Conversion), Proffer 9 (Driveways), Proffer 17 (Energy Conservation), and Proffer 32 (Universal Design).
38. Architecture. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding (HardiePlank®), shingles or other similar masonry materials. The architectural design of the new dwelling shall generally conform to the character and quality of the illustrative elevations depicted on Sheet 4G of the CDP/FDP.
39. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2015, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI), as permitted by Virginia State Code Section 15.2-2303.3.
40. Successors and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

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

George Family Property Development LLC

Applicant/Owner of Tax Map Numbers 28-4-((01))-21 and
21B

By: Scott George
Name: Scott S. George
Title: Co-Manager

By: Steven S. George
Name: Steven S. George
Title: Co-Manager

JDA Custom Homes Inc.

Owner of Tax Map Number 28-4-((01))-19

By:



Name:

Dennis E Rice

Title:

President

David M. Abbot and Lynn B. Abbot, Co-Trustees,
David M. Abbot Trust dated October 5, 2007

Co-Owner of Tax Map Numbers 28-4-((01))-19A

By: David M. Abbot, Trustee
Name: David M. Abbot, Trustee

By: Lynn B. Abbot, Trustee
Name: Lynn B. Abbot, Trustee

David M. Abbot and Lynn B. Abbot, Co-Trustees, Lynn
B. Abbot Trust dated October 5, 2007

Co-Owner of Tax Map Numbers 28-4-((01))-19A

By: David M. Abbot, Trustee
Name: David M. Abbot, Trustee

By: Lynn B. Abbot, Trustee
Name: Lynn B. Abbot, Trustee

Otto Gutenson

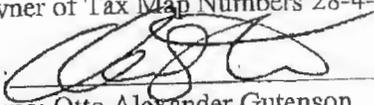
Owner of Tax Map Numbers 28-4-((01))-25A, and 25C

BY  _____

Name: Otto Gutenson

Otto Alexander Gutenson

Owner of Tax Map Numbers 28-4-((01))-25

By: 

Name: Otto Alexander Gutenson

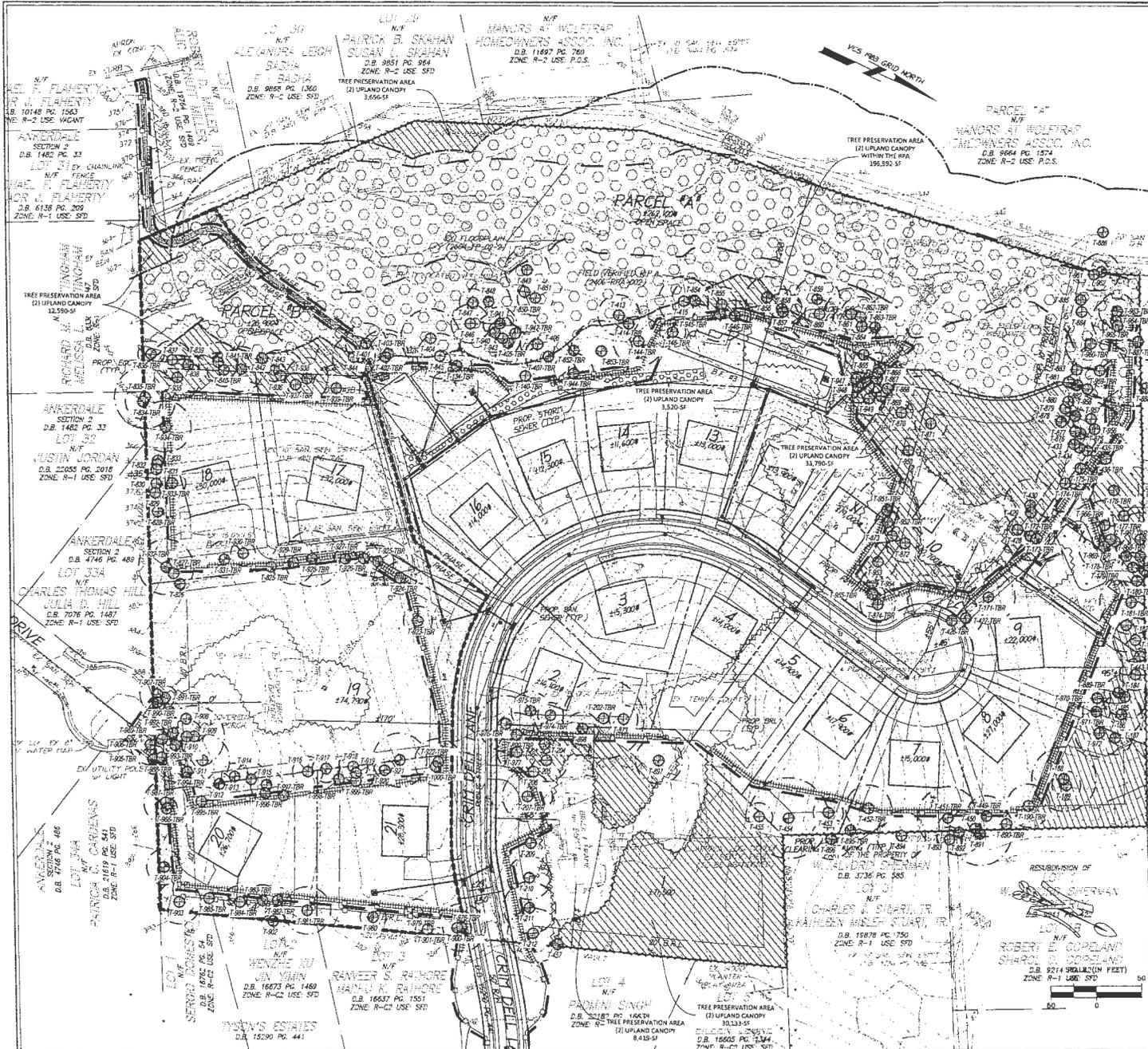
FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2014-HM-024

November 24, 2015

With the Planning Commission's approval of FDP 2014-HM-024 for residential development at Tax Map 28-4 ((1)) 19, 19A, 21, 21B, 25, 25A and 25C, the Planning Commission conditions the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the FDP titled "George Assemblage," prepared by LDC and consisting of thirteen sheets dated November 2014, as signed on October 12, 2015.
2. The applicant shall provide underdrains with the design of the bio-retention filter facilities, if recommended by the Department of Public Works and Environmental Services (DPWES) at the time of subdivision plan review.
3. The existing well(s) and septic system shall be abandoned in accordance with Fairfax County Health Department regulations and permits.



LEGEND

- TREE LINE
- EXISTING CANOPY (2) UPLAND CANOPY (785,796-SF)
LONGTERM SUCCESSIONAL FOREST
- TREE PRESERVATION AREA (2) UPLAND CANOPY (196,992-SF)
LONGTERM SUCCESSIONAL FOREST WITH RPA BUFFER
- TREE PRESERVATION AREA (2) UPLAND CANOPY (120,908-SF)
LONGTERM SUCCESSIONAL FOREST
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCE
- ROOT PRUNING

SLUFFS AT WOLF TRAP
SECTION ONE
D.B. 5180 PG. 101
PARCEL "C"
SLUFFS AT WOLF TRAP
HOMEOWNERS ASSOCIATION
D.B. 5180 PG. 101
ZONE R-2C USE P.O.S.

NOTES:
1. SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES WITHIN THE TREE PRESERVATION AREA DESIGNATED FOR REMOVAL SHALL BE REMOVED ONLY BY HAND AND WITHOUT THE USE OF HEAVY MACHINERY.

LOT 50
N/F
KEVIN M. BAKER
LISA D. BAKER
D.B. 16237 PG. 1675
ZONE R-1 TREE PRESERVATION AREA
(2) UPLAND CANOPY
116,935-SF

LOT 50
N/F
THOMAS L. MOEL
ALICE A. PEIRI
D.B. 14984 PG. 597
ZONE R-2 USE SFD

LOT 50
N/F
ROBERT E. COPELAND
SHAROL E. COPELAND
D.B. 9214 98ALC(IN FEET)
ZONE R-1 USE SFD



UNDESIGNED TERRAIN POTENTIAL
4800 DASHY REED AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
PH: 703-880-0885 FX: 703-882-1775

PREPARED BY:
VIN O'NEILL (PLUMBER)
100 Cambridge Avenue, MA 02142

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.



GEORGE ASSEMBLAGE
13908 ParkEast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TEENENVIRONMENTALINC.COM

TREE PRESERVATION PLAN & PROTECTION PLAN

REVISIONS	
DATE	COMMENTS
12/21/15	AMS
12/21/15	AMS
12/21/15	WOR

SHEET **4A** OF **5**

SCALE: 1" = 50'

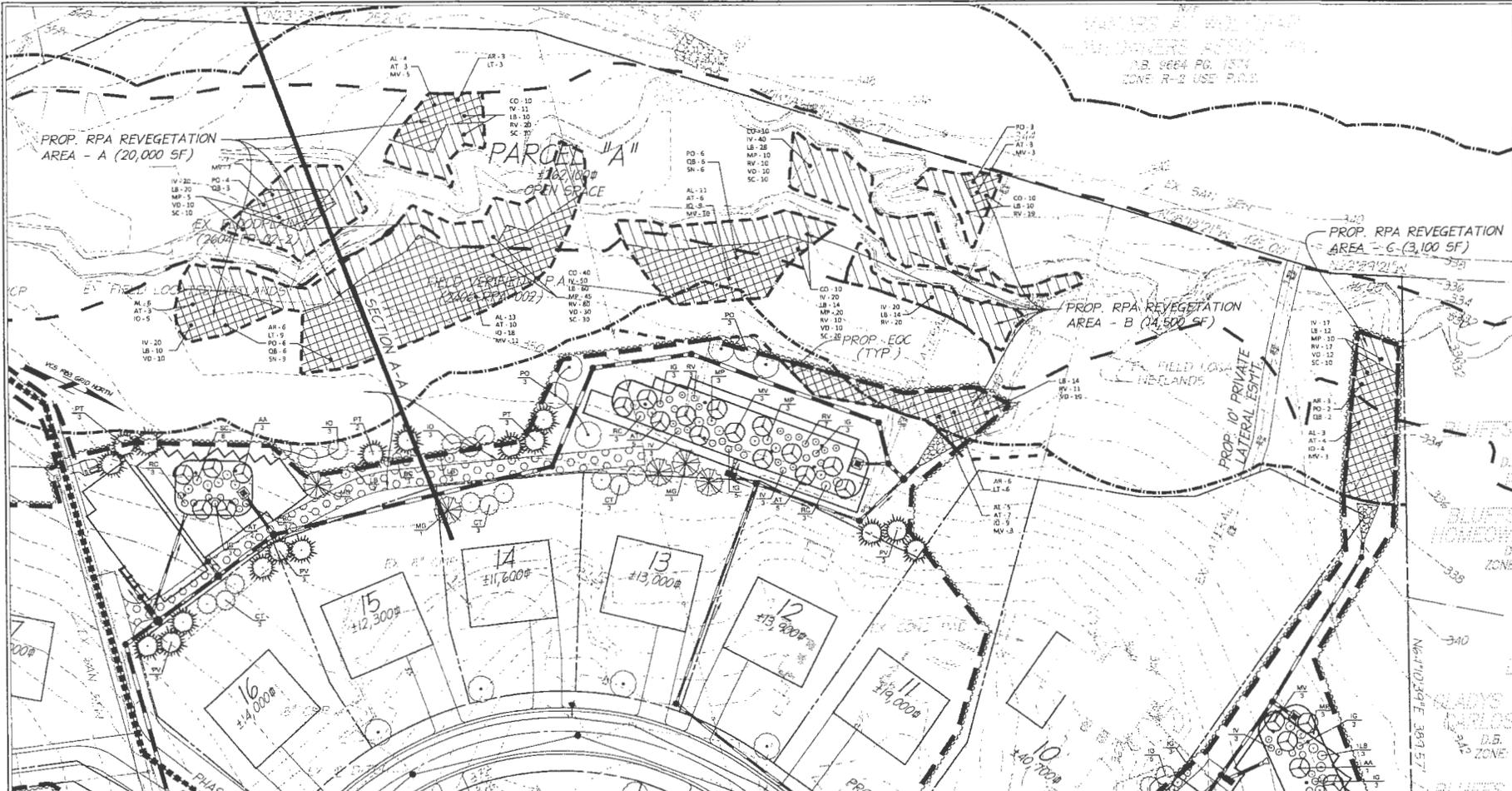
PROJECT DATE: 02/20/15

DRAWN BY: [Signature] CHECK BY: [Signature]

FILE NUMBER: 38

Tree Number (New)	Tree Tag Number	Common Name	Size (Inches DBH)	Original Root Zone (feet)	Condition Rating	Remarks	Notes	Recommended Pruning
851	352	Northern Red Oak	15.5	15.1	99%		dieback at the base, leaning, monitor one sided	
852	350	White Oak	14.0	14.0	100%		included bark, mostly one sided and dead limbs	
849	872	Tulip Poplar	19.2	18.7	78%			
848	870	Redwood	13.4	13.4	75%		dead limbs	
847	869	Chestnut Oak	18.3	18.7	66%		some dead limbs, dieback at the base	
846	868	Redwood	13.4	13.4	65%		minor upturn	
845	868	Tulip Poplar	20.5	20.5	62%		insect damage and dead limbs	
844	867	White Oak	18.3	18.1	78%		dead limbs	
843	866	White Oak	17.5	17.5	62%		minor upturn	
842	848	Tulip Poplar	17.4	17.4	61%		leaning, one sided, some dead limbs	
841	847	White Oak	13.8	13.8	61%		leaning, mostly end sided, dead limbs	
840	800	White Oak	20.8	20.8	42%		dead limbs, ticks at the base	
839	853	Dead			0%		Dead	
838	864	Red Maple	18.3	18.1	78%			
837	863	Northern Red Oak	22.1	22.1	100%		partial dead	
836	861	Tulip Poplar	20.5	21.0	54%		dead limbs, woodpecker damage	
835	860	White Oak	18.1	18.1	59%		one sided, ticks at the base	
834	859	Tulip Poplar	27.2	25.7	61%		some trunk damage	
833	857	White Oak	21.0	21.0	60%		unleveled, dead limbs	
832	856	Northern Red Oak	20.0	22.0	69%		upside down, dead limbs	
831	855	Red Maple	13.2	13.2	69%		dieback at the base, dead limbs	
830	845	Chestnut Oak	17.8	17.8	63%		minor form, some dead limbs	
829	843	Chestnut Oak	18.7	18.7	63%		weak crown, included bark and some dead limbs	
828	855	White Oak	18.1	18.1	59%		one sided	
827	854	White Oak	15.9	15.9	78%		dead limbs	
826	824	White Oak	27.8	27.8	86%		some dead limbs	
825	148	White Oak	18.8	18.8	63%		dead limbs	
824	144	White Oak	27.5	27.5	62%		shallow roots, some dead limbs	
823	144	White Oak	21.7	21.7	75%		dead limbs	
822	413	White Oak	21.0	21.0	62%		dead limbs	
821	854	American Beech	14.0	14.0	69%		some dead limbs, some insect damage on the trunk	
820	848	Tulip Poplar	23.9	22.6	78%		some dead limbs	
819	850	Dead			0%		Dead	
818	407	White Oak	23.2	25.2	61%		some dead limbs and dieback	
817	140	White Oak	13.8	14.0	61%		some dead limbs and dieback	
816	406	White Oak	18.1	18.1	63%		few upright branches	
815	842	White Oak	21.0	21.0	78%		some dead limbs	
814	405	White Oak	21.0	21.0	54%		some rot and dieback at the base and dead limbs	
813	843	White Oak	19.8	19.8	63%		some dead limbs	
812	340	White Oak	22.8	23.8	75%		some dead limbs	
811	341	White Oak	18.3	18.3	75%		some dead limbs	
810	850	Dead			0%		Dead	
809	851	White Oak	19.8	19.8	69%		dead limbs	
808	849	White Oak	24.1	24.1	72%		dead limbs	
807	848	White Oak	27.8	28.5	61%		scuffing, severe bark damage	
806	847	White Oak	15.1	15.1	59%		significant dieback	
805	846	Tulip Poplar	21.8	21.8	62%		dieback on former trunk, upright	
804	136	White Oak	18.5	18.5	61%		vertical line, some dead limbs	
803	845	White Oak	25.2	25.2	81%		dead limbs	
802	404	White Oak	18.0	18.0	68%		bark damage, dead wood	
801	843	Tulip Poplar	22.8	23.8	66%		cracked top	
800	402	Tulip Poplar	30.3	30.3	75%		dead limbs	
799	401	White Oak	23.8	24.8	75%		dead limbs	
798	840	White Oak	28.1	28.7	70%		dead limbs	
797	939	Tulip Poplar	28.2	28.2	78%		some dead limbs	
796	938	White Oak	12.8	12.8	69%		some dead limbs	
795	937	Red Maple	18.2	18.2	59%		some dead limbs and insect damage and rot damage	
794	936	Tulip Poplar	28.7	28.7	66%		some rot on top, buttressed roots, some dead limbs	
793	863	Tulip Poplar	15.1	15.1	75%		few upright branches	
792	862	Tulip Poplar	20.5	20.5	63%		small ground roots	
791	841	Tulip Poplar	21.0	21.0	64%		formerly topped	
790	840	Tulip Poplar	18.1	18.1	69%		few upright branches, red limbs, angled roots	
789	839	Tulip Poplar	21.9	21.9	69%		cracked trunk, upright, one sided	
788	838	Tulip Poplar	27.2	27.2	69%		one sided	
787	935	Tulip Poplar	25.7	25.7	66%		severe dead limbs, shallow roots with rot damage	
786	837	Tulip Poplar	21.4	21.4	66%		one sided and rot and crown	
785	836	Red Maple	14.1	14.1	50%		minor, upturned, dead limbs	
784	835	Tulip Poplar	34.0	34.0	59%		blocks of rot and rot damage	
783	834	Tulip Poplar	13.5	13.5	51%		rot and dieback and hollow	
782	934	Tulip Poplar	28.1	28.1	64%		some dead limbs, shallow roots	
781	833	Tulip Poplar	21.8	21.8	71%		angled top and side	
780	832	Tulip Poplar	17.0	17.0	64%		rot and dieback, rot, dead limbs	
779	831	Tulip Poplar	45.9	45.9	74%		dead limbs	
778	830	Tulip Poplar	50.8	50.8	69%		weak crown, dieback, rot, ticks	
777	933	Tulip Poplar	18.4	18.4	68%		some dead limbs	
776	829	Tulip Poplar	14.3	14.3	72%		minor, one sided	
775	438	Tulip Poplar	21.0	21.0	62%		dead limbs	
774	392	Northern Red Oak	30.3	30.3	54%		rotting, deadwood up the trunk, leaning and dead limbs	
773	827	White Oak	22.2	22.2	78%		dead limbs	
772	828	Northern Red Oak	18.1	18.1	64%		some dead limbs	
771	931	White Oak	20.2	20.2	76%		some dead limbs	
770	930	Southern Red Oak	11.8	11.8	61%		leaning and some dead limbs	
769	435	White Oak	22.2	22.2	66%		minor dead, dead limbs	
768	929	White Oak	24.0	24.0	69%		minor large dead limbs	
767	928	Northern Red Oak	11.0	11.0	62%		rot and dieback, buttressed roots, leaning	
766	927	Northern Red Oak	12.1	12.1	64%		dieback, rot at the base, leaning, poor form	
765	925	Redwood	18.1	18.1	66%		some dead limbs, included bark	
764	924	Redwood	17.8	17.8	64%		some dead limbs and leaning at the base	
763	924	White Oak	11.8	11.8	59%		dieback at the base and some dead limbs	
762	923	Chestnut Oak	18.0	18.0	75%		some dead limbs	

Tree Number (New)	Tree Tag Number	Common Name	Size (Inches DBH)	Original Root Zone (feet)	Condition Rating	Remarks	Notes	Recommended Pruning
761	211	Scots Pine	29.0	29.0	69%		swollen base, some dead limbs, offsite	
760	209	White Oak	31.2	31.2	63%		some swelling at the base, swollen base, included bark, offsite	
759	207	White Oak	21.8	22.6	66%		Many dead limbs, English ivy at the base	
758	206	White Oak	11.3	11.3	72%		minor rot and some dead limbs	
757	205	White Oak	23.6	23.6	78%		some dead limbs	
756	977	Southern Red Oak	22.0	22.0	63%		many dead limbs, included bark, offsite	
755	879	White Oak	24.2	24.2	78%		some dead limbs	
754	976	White Oak	31.0	31.0	57%		several dead limbs, swollen base	
753	975	White Oak	21.6	21.6	78%		some small dead limbs	
752	304	Northern Red Oak	10.0	10.0	42%		drainage up the trunk, dead limbs, offsite	
751	974	White Oak	14.2	14.2	56%		dieback at the trunk, some dead limbs	
750	898	White Oak	18.2	18.2	60%		several dead limbs, water up the trunk	
749	952	Northern Red Oak	44.5	44.5	69%		included bark, some dead limbs	
748	973	Northern Red Oak	15.8	15.8	54%		leaning, dieback at the base, small dead limbs, offsite	
747	873	Cherry	25.7	25.7	49%		severe insect damage, several dead limbs, offsite	
746	456	White Oak	15.1	15.1	62%		minor form, some dead limbs	
745	454	Chestnut Oak	44.5	44.5	59%		weak crown, some dead limbs and weeping, offsite	
744	453	Northern Red Oak	18.5	18.5	59%		some dead limbs, some gnawing	
743	956	Northern Red Oak	22.1	22.1	65%		offsite, some dead limbs, mostly one-sided	
742	895	Dead			0%		Dead	
741	452	Tulip Poplar	25.5	25.5	69%		some insect damage at the base, some dead limbs	
740	894	White Oak	27.3	27.3	75%		offsite, some dead limbs	
739	871	Chestnut Oak	14.1	14.1	71%		offsite, some dead limbs	
738	872	Northern Red Oak	25.2	25.2	63%		offsite, swollen base and some dead limbs	
737	450	Tulip Poplar	29.3	29.3	66%		insect damage and dead limbs	
736	449	Chestnut Oak	34.8	34.8	69%		offsite, severe dead limbs	
735	448	Northern Red Oak	22.1	22.1	63%		swollen base with ticks and some dead limbs	
734	890	Dead			0%		Dead	
733	190	Chestnut Oak	21.2	21.2	69%		buttressed roots, some dead limbs	
732	389	White Oak	19.7	19.7	79%		some dead limbs	
731	388	Chestnut Oak	39.8	39.8	69%		some dead limbs	
730	387	Northern Red Oak	28.7	28.7	86%		some dead limbs, swollen base with small cankers	
729	147	Chestnut Oak	18.6	18.6	63%		some dead limbs	
728	146	White Oak	22.9	22.9	63%		some dead limbs and rot	
727	145	Chestnut Oak	35.1	35.1	66%		minor damage, some dead limbs	
726	144	White Oak	18.8	18.8	71%		severe dieback and swollen base	
725	972	Chestnut Oak	14.6	14.6	100%		shallow roots, some dead limbs	
724	889	White Oak	13.8	13.8	41%		downward at the base, some dead limbs	
723	888	Tulip Poplar	11.6	11.6	70%		some dead limbs	
722	887	White Oak	31.0	31.0	51%		drainage and rot up the trunk, some dead limbs	
721	143	White Oak	24.5	24.5	53%		some dead limbs	
720	142	Chestnut Oak	29.3	29.3	59%		double trunk, poor form, some dead limbs and dead limbs	
719	141	Chestnut Oak	14.8	14.8	47%		several dead limbs, a dead leader with weak crown	
718	140	Chestnut Oak	17.4	17.4	63%		some dead limbs, included bark and one-sided	
717	440	Tulip Poplar	26.1	26.1	69%		some dead limbs	
716	439	Chestnut Oak	16.7	16.7	55%		large cavity at the base	
715	441	Tulip Poplar	23.5	23.5	69%		some dead limbs	
714	440	Tulip Poplar	17.8	17.8	63%		some dead limbs and insect damage at the base	
713	960	Tulip Poplar	27.8	27.8	78%		some dead limbs	
712	961	Tulip Poplar	20.4	20.4	78%		some dead limbs	
711	962	Tulip Poplar	17.4	17.4	78%		some dead limbs	
710	899	Tulip Poplar	29.2	29.2	69%		some dead limbs and leaning	
709	137	Tulip Poplar	17.6	17.6	63%		some dead limbs, insect damage at the base and cavity	
708	437	Tulip Poplar	25.5	25.5	59%		upset form, small leader, some bark stress	
707	436	Chestnut Oak	17.4	17.4	56%		large cavity up trunk, some dead limbs	
706	886	Tul						



- NOTES**
- All areas of the RPA & EQC that will be disturbed by this project will be restored and stabilized using a seed mix of native grasses and wildflowers
 - This area to be planted per the Planting Schedule on Sheet 4F
 - The areas to be mechanically cleared within the RPA and EQC Slope area shall be cleared entirely of all plant material, brush, debris, and trash and grubbed to a depth of six to twelve inches in order to leave a surface entirely free of any protruding stumps, roots, rhizomes, trash or debris. The area shall be compacted to the least extent necessary to stabilize the site. In order to accomplish this, only tracked equipment shall be used for working the area. The surface layer shall be made to meet the following standards to a minimum depth of six inches either by amending the existing soils or by the additional of top soil meeting the following specifications
 - A. Imported Topsoil**
 - Loamy, friable soil, containing a minimum of 20 percent by dry weight organic matter; free from subsol, refuse, roots, heavy or stiff clay, stones larger than 25 mm (1 in.), noxious seeds, rocks, brush, litter, and other deleterious substances, suitable for the germination of seeds and the support of vegetative growth. The pH value shall be between 5.5 and 6.5.
 - Soil Texture: loam soil with the following particle size distribution

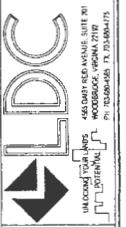
- Existing Topsoil
 - Existing topsoil from the site may be used if it meets the requirements for imported topsoil or if approved by a landscape architect arborist with concurrence from the UF MD. Provide a minimum of one soil sample with accompanying soil test report for each topsoil type found at the site.
- Monitoring of Reforestation Plantings should occur weekly during installation of material and at least monthly during the growing season (April - September) for the first two years following installation. Monitoring should note the condition of the material, whether adequate watering is being maintained, and whether there are any pests or diseases present that threaten the health and vigor of the materials planted. If any deficiencies are noted, a recommendation for corrective action should also be made.
- Encroachments are proposed within the RPA for a storm sewer and outfall, a sanitary sewer and for restoration of the RPA/EQC buffer, including the removal of invasive species and noxious weeds as defined by Section 118-1-6(f) of the Fairfax County Chesapeake Bay Preservation Ordinance. The proposed storm sewer and outfall is an allowed use per Section 118-2-1 of the Fairfax County Chesapeake Bay Preservation Ordinance, because it is considered a water dependent use. The proposed sanitary sewer line is an exempt use per Section 118-5-2 of the Fairfax County Chesapeake Bay Preservation Ordinance. A water quality impact assessment will be prepared for these uses and provided at the time of site plan submission.
- All proposed planting and live stakes shall be installed outside of all designated wetlands.
- Dead or dying trees in hatched RPA re-vegetation areas to be cut to waist height.

LEGEND:

- LARGE DECIDUOUS TREE
- COMPACT DECIDUOUS TREE
- LARGE EVERGREEN TREE
- COMPACT EVERGREEN TREE
- SHRUBS
- PROPOSED TREELINE
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- RPA REVEGETATION AREAS - 15 AND BEYOND TOP OF BANK (TREES, SHRUBS AND SEED)
- RPA REVEGETATION AREAS - 9-15 FROM TOP OF BANK (SHRUBS, LIVE STAKES AND SEED)

NOTE: SEE SHEET 4F FOR PLANTING SCHEDULES

THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE AND PROVIDED DESIRABLE SPECIES WHICH QUALIFY FOR THE WILDLIFE FRIENDLY. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SUBDIVISION PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE SPECIES AND LOCATION FROM THAT PROVIDED HEREIN AT TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY UFPT.



DETAILED LANDSCAPE PLAN

GEORGE ASSEMBLAGE

NO.	DATE	DESCRIPTION	APPROVED BY	REVISION APPROVED BY
1	08/10/2015	ISSUED FOR PERMITS	[Signature]	[Signature]
2	08/10/2015	REVISION	[Signature]	[Signature]

1. HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 30'

SHEET 4E OF 5

DATE: AUGUST, 2015

DRAFT: [Signature] CHECK: [Signature]

FILE NUMBER: 2015-1-0-3-08

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map)	785,796 SF (18.04 AC)
B	Percentage of gross site area covered by existing tree canopy	90% (785,796 SF)
C	Percentage of 10-year tree canopy required for site (see Table 12.4)	30% (262,454 SF)
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation	90% (236,204 SF)
E	Proposed percentage of canopy requirement that will be met through tree preservation	134% (317,500 SF)
F	Has the Tree Preservation Target minimum been met?	Provide/Yes
G	If No for line F, does a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-090.6 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide also number where deviations request is located.	SEE THIS SHEET
H	If a request to deviate from the Tree Preservation Target is approved, a request to deviate from the Tree Canopy Calculation as per parameters in Table 12.10.	

12-0000 TREE CONSERVATION

Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Description	Total	Reference
A.1	Place the Tree Preservation Target calculations and statement here providing the 10-year tree canopy calculations.	SEE TABLE A	See § 12-090.6 for list of required elements and worksheet
B.1	Identify gross site area	874,847 SF	(12-0511.1A)
B.2	Subtract area dedicated to roads, paved driveways, and	12,951.18	(12-0511.1B)
B.3	Subtract area of easements	12,951.18 (10.1) through § 12-0511.1(C)(9)	
B.4	Adjusted gross site area (B1 - B2) - B3	874,847 SF	
B.5	Identify site's zoning and/or use	PDH-2	
B.6	Percentage of 10-year tree canopy required	30%	(12-0510.4 and Table 12.4)
B.7	Area of 10-year tree canopy required (B4 x B6)	262,454 SF	
B.8	Notification of 10-year Tree Canopy Requirements met/not?	NO	Yes/No
B.9	If Not, list the plan items where modifications are required to be located	None	None
C.1	Tree Preservation Target Area	236,204 SF	(12-0510.3)
C.2	Total canopy area meeting standards of § 12-0400	170,803 SF	
C.3	Canopy area provided by existing trees	151,136 SF	(12-0510.3B)
C.4	Canopy area provided by existing trees within Riparian Preservation Areas and 10-year floodplains	199,992 SF	
C.5	Canopy area provided by existing trees within riparian areas	199,992 SF	(12-0510.3C1)
C.6	Total of C1, C2, C3, C4 and C5	348,127 SF	If area of C10 is less than 80% then remainder of requirement is met through tree planting as per B.9
D.1	Area of canopy to be met through tree planting (C3 - C6)	28,529 SF	
D.2	Area of canopy planned for tree canopy benefits	12,421,481(1)	
D.3	Area of canopy planned for tree canopy benefits	12,421,481(1)	
D.4	Area of canopy planned for tree canopy benefits	12,421,481(1)	

Area A - RPA Restoration Calculations (Per CBPO, Ch. 118-310)

Overstory Trees 2" caliper or greater required (100 trees per acre)	48
Understory trees (200 per acre)	96
Shrubs (1,000 shrubs per acre)	520
Planting Provided	Provided
Overstory Trees 2" Caliper or greater	48
Understory Trees	96
Shrubs	520

Area B - RPA Restoration Calculations (Per CBPO, Ch. 118-310)

Overstory Trees 2" caliper or greater required (100 trees per acre)	7
Understory trees (200 per acre)	14
Shrubs (1,000 shrubs per acre)	78
Planting Provided	Provided
Overstory Trees 2" Caliper or greater	7
Understory Trees	14
Shrubs	78

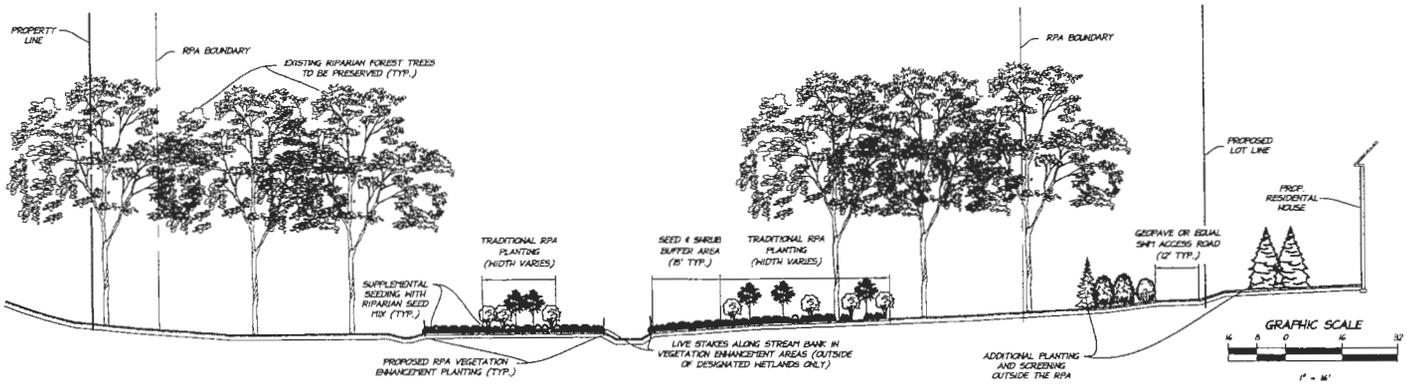
Area C - RPA Restoration Calculations (Per CBPO, Ch. 118-310)

Overstory Trees 2" caliper or greater required (100 trees per acre)	14
Understory trees (200 per acre)	28
Shrubs (1,000 shrubs per acre)	156
Planting Provided	Provided
Overstory Trees 2" Caliper or greater	14
Understory Trees	28
Shrubs	156

Area D - RPA Restoration Calculations (Per CBPO, Ch. 118-310)

Overstory Trees 2" caliper or greater required (100 trees per acre)	14
Understory trees (200 per acre)	28
Shrubs (1,000 shrubs per acre)	156
Planting Provided	Provided
Overstory Trees 2" Caliper or greater	14
Understory Trees	28
Shrubs	156

Symbol	Species (Common name)	Quantity	Planting Site	Type	Spacing	10 Year Canopy Coverage (sq. ft.)	10 Year Credit Total	Multiplier	Total Replanting Credit	Comments
AR	Acer rubrum (Red maple)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to single stem
CO	Cornus americana (Spicebush)	10	21.2' Cx	B&B	15' O.C.	200	2000	1	2000	Full to ground
FR	Fraxinus americana (White ash)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to single stem
GL	Gliricidia sepium (Swamp soybean)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
IR	Impatiens (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
MA	Malva sylvestris (Hibiscus)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
MI	Mirabilis jalapa (Four o'clock)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
MO	Morone americana (Striped bass)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
MT	Metopium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
NI	Nicotiana glauca (Glossy leaf nightshade)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
OR	Ornithogalum (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
PA	Passiflora (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
PE	Peperomia (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
PI	Piper (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
PL	Plantago (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
PO	Podocarpus (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
PR	Prunella (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
PT	Portulaca (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
RA	Rubus (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
RE	Rosa (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
RI	Ribes (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
RO	Rosa (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
RU	Rubus (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
SA	Sambucus (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
SC	Scilla (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
SE	Senecio (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
SI	Senecio (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
SO	Senecio (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
SP	Senecio (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
SR	Senecio (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
ST	Senecio (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
TA	Taxus (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
TE	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
TI	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
TO	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
TP	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
TR	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
TS	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
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TV	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
TX	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground
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TS	Teucrium (Common)	9	21.2' Cx	B&B	15' O.C.	200	1800	1	1800	Full to ground</



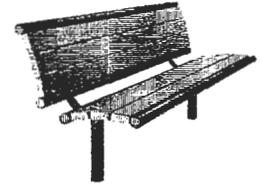
SECTION A-A'
SCALE = 1/4"



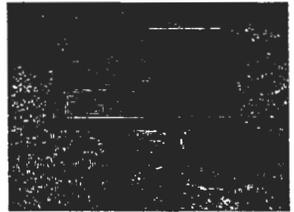
UNIT A - FRONT ELEVATION
N.T.S.



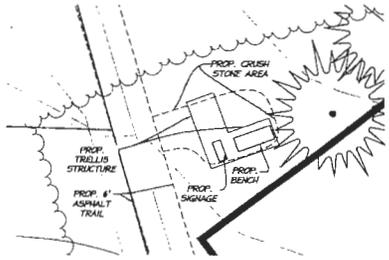
UNIT B - FRONT ELEVATION
N.T.S.



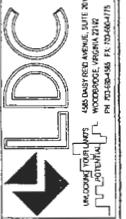
BENCH, TYP.
N.T.S.



INTERPRETIVE SIGNAGE
N.T.S.



AMENITY AREA CONCEPT
N.T.S.



ARCHITECTURE
&
DETAILS

GEORGE
ASSEMBLAGE

MASTER PLAN DISTRICT
10000 WOODBRIDGE PARKWAY

NO.	DATE (DD/M/YY)	DESCRIPTION	BY (NAME)	APPROVED BY (NAME)	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREIN, NO OTHER CHANGES HAVE BEEN MADE.



SCALE AS SHOWN

SHEET 46 OF 5

DATE AUGUST, 2015
DRAFT: CHECK: HOR. TITTY
FILE NUMBER: 0232-1-0 3.06

Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data
Project Name: George Assemblage
Date: September 23, 2015

1. Post-Development Project & Land Cover Information

Constants

Annual Rainfall (inches)	43.00		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.20	Nitrogen EMC (mg/L)	1.00
Target Phosphorus Target Load (lb/acre-yr)	0.41		
Phosphorus EMC (mg/L)	0.95		

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres) - undisturbed, protected forest/open space or other natural land	0.00	0.02	0.00	0.00	0.02
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/maintained	0.00	0.03	0.00	0.00	0.03
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.05	0.00	0.00	0.05

Rv Coefficients

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

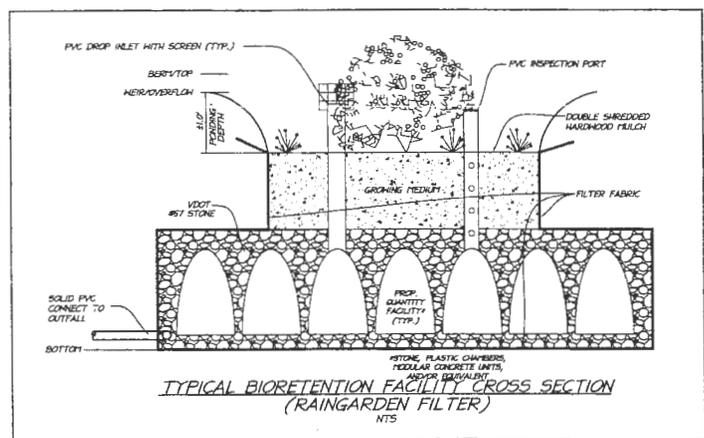
Land Cover Summary

Forest/Open Space Cover (acres)	0.02
Managed Turf Cover (acres)	0.03
Impervious Cover (acres)	0.00
Total Site Area (acres)	0.05
Post-Development Treatment Volume (acre-ft)	0.00
Post-Development Treatment Volume (cubic feet)	0.00
Post-Development Load (TP) (lb/yr)	0.00
Post-Development Load (TN) (lb/yr)	0.00
Total Load (TP) Reduction Required (lb/yr)	0.00

Drainage Area	A Soils	B Soils	C Soils	D Soils	Total	Land Cover (%)
Drainage Area A	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area D	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area E	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area	A Soils	B Soils	C Soils	D Soils	Total	Land Cover (%)
Drainage Area A	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area	A Soils	B Soils	C Soils	D Soils	Total	Land Cover (%)
Drainage Area A	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00	0.00	0.00	0.00



JLDC
 STORMWATER MANAGEMENT INFORMATION
 GEORGE ASSEMBLAGE
 HUNTER HILL DISTRICT
 FAYATVA COUNTY, VIRGINIA

Drainage Area	A Soils	B Soils	C Soils	D Soils	Total	Land Cover (%)
Drainage Area A	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area	A Soils	B Soils	C Soils	D Soils	Total	Land Cover (%)
Drainage Area A	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area	A Soils	B Soils	C Soils	D Soils	Total	Land Cover (%)
Drainage Area A	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area B	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Area C	0.00	0.00	0.00	0.00	0.00	0.00

TOTAL TREATMENT VOLUME (acre-ft): 0.00
 TOTAL TREATMENT VOLUME (cubic feet): 0.00
 TOTAL PHOSPHORUS LOAD REDUCTION (lb/yr): 0.00
 TOTAL PHOSPHORUS LOAD REDUCTION (lb/yr) (NEEDED): 0.00
 ADAPTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr): 0.00
 REMAINING PHOSPHORUS LOAD REDUCTION (LB/yr) NEEDED: CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 1.5 LB/yr!!!

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.
 DATE: FEBRUARY 2014
 DRAFT: KIM LITTON
 FILE NUMBER: 1323-1-0 3.00
 SHEET 5A OF 5



RECEIVED
Department of Planning & Zoning

NOV 26 2014

Zoning Evaluation Division

November 3, 2014

Metes and Bounds Description
The Properties of
George Family
Property Development, LLC
Deed Book 22809, Page 309
Deed Book 22809, Page 311
and
Lot 5-A and Lot 5-B
Ashgrove Acres
Deed Book 4540, Page 465
and
Lots 25, 25A and 25C
The Division of Bean & Sherman
Deed Book 4746, page 492
Deed Book 11648, Page 1642
Hunter Mill District
Fairfax County, Virginia

Beginning at the southwesterly corner of Lot 1, Tyson's Estates, deed book 15290, page 441, said corner being in the northerly property line of Lot 34A, Ankerdale, deed book 4746 page 486;

Thence departing Lot 1, Tyson's Estates and running with Lot 34A and continuing with the northerly terminus of Higdon Drive, Lot 33A, Ankerdale, deed book 4746, page 489, Lot 32, Ankerdale, deed book 1482, page 33, and the property of Richard M. Whittingham and Melissa L. Whittingham, deed book 8330, page 347, South 63°17'09" West, 739.40 feet to a point, said point being the southeasterly corner of Outlot "E", Manors at Wolf Trap, deed book 9664, page 1574;

Thence departing the property of Richard M. Whittingham and Melissa L. Whittingham and running with Outlot "E", Manors at Wolf Trap and continuing with Lot 31, Lot 30, Lot 29, Lot 39 and Parcel "A", the following five (5) courses and distance:

North 48°51'57" West, 334.20 feet to a point;
North 23°29'24" West, 252.10 feet to a point;
North 08°18'39" West, 382.77 feet to a point;
North 08°18'21" West, 145.00 feet to a point;
North 22°29'21" West, 46.00 feet to a point, said point being the southwesterly corner of Parcel "C", Section One, Bluffs at Wolftrap, Deed Book 5190, Page 101;

Thence departing Parcel "A" and running with said Parcel "C" and continuing with Lot 60, Lot 59, Lot 58 and a portion of Lot 55, Section Two, Bluffs at Wolf Trap, Deed Book 5255 at Page 470, the following two (2) courses and distances:

North 64°10'39" East, 389.57 feet to a point;
North 64°13'17" East, 220.00 feet to a point, the northwesterly corner to Lot 1B, Resubdivision of Lot 1, W. Alvord Sherman Property, Deed Book 9211 at Page 422;

www.ldc-va.com

PROPERTY DESCRIPTION CONTINUED

Thence departing Lot 55 and running with Lot 1B, and continuing with Lot 3, part of the property of W. Alvord Sherman, Deed Book 3736 at Page 585, the following two (2) courses and distances:

South 27°02'57" East, 404.06 feet to a point;

North 63°24'12" East, 146.20 feet to a point, the northwesterly corner of Lot 5, Tyson's Estates, Deed Book 15290 at Page 441;

Thence departing Lot 3 and running with Lot 5, and continuing with Lot 4, the westerly terminus of Teets Lane, deed book 15290, page 441, Lot 3, Lot 2 and the aforementioned Lot 1, Tyson's Estates, South 20°23'44" East, 698.12 feet to the point of beginning and containing 874,847 square feet or 20.08372 acres of land, more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.

This description is for rezoning purposes only and does not constitute a division 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 2014-HM-024
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

DEC 15 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), George Family Property Development, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 and R-C 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	()	CDP	(X)	FDP	(X)	CDPA	()	FDPA	()
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LEGAL DESCRIPTION:

Pt. Lot 4 and Lot 6; Lot 7A, 7B, and 7C		RK Bean & WA Sherman	22809; 22317	311 & 309; 1530, 1535, 1540
Lot 5A and 5B		Ashgrove Acres	23505 & 19631	241 & 2069
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

28-4	01		19, 19A, 21, 21B, 25, 25A, and 25C	20.08 <i>ac</i>
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

9001 & 9005 Winding Creek Ln., 1620 & 1630 Crim Dell Ln., and 8915 Higdon Dr.

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

East of the terminus of Crim Dell Lane and North of the terminus of Higdon Drive.

PRESENT USE: Single-Family Detached and Vacant	PROPOSED USE: Single-Family Detached
MAGISTERIAL DISTRICT: Hunter Mill	OVERLAY DISTRICT (S): N/A

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Scott E. Adams

Type or Print Name

1750 Tysons Blvd., Suite 1800, McLean, VA 22102

Address

[Signature]

Signature of Applicant or Agent

(Work) 703-712-5461 (Mobile)

Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: December 15, 2014

Fee Paid \$ 55,525.00 *12/15/14*