



APPLICATION ACCEPTED: August 5, 2015
PLANNING COMMISSION: January 27, 2016
Admin. Moved to February 17, 2016
Deferred decision only to March 16, 2016
BOARD OF SUPERVISORS: April 26, 2016
Admin. Moved to May 17, 2016
@ 4 PM

County of Fairfax, Virginia

May 10, 2016

STAFF REPORT ADDENDUM III

APPLICATION RZ 2015-HM-010

HUNTER MILL DISTRICT



APPLICANTS: Christopher W. Warner and Mary J. Warner

PRESENT ZONING: R-1: Residential, One Dwelling Unit/Acre

REQUESTED ZONING: R-3: Residential, Three Dwelling Units/Acre

PARCEL: 28-3 ((1)) 46

LOCATION: 9717 Clarks Crossing Road, Vienna, 22182

SITE AREA: 1.34 acres

PROPOSED DENSITY: 1.5 dwelling units per acre (du/ac)

PLAN MAP: Residential; 2-3 du/ac

PROPOSAL: To rezone the property from R-1 to R-3 to permit the construction of two new single family detached dwelling units.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2015-HM-010 subject to the execution of proffers consistent with those contained in Appendix 1.

Laura B. Arseneau

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2015-HM-010



Applicant: CHRISTOPHER W. WARNER AND MARY J. WARNER

Accepted: 08/05/2015

Proposed: RESIDENTIAL

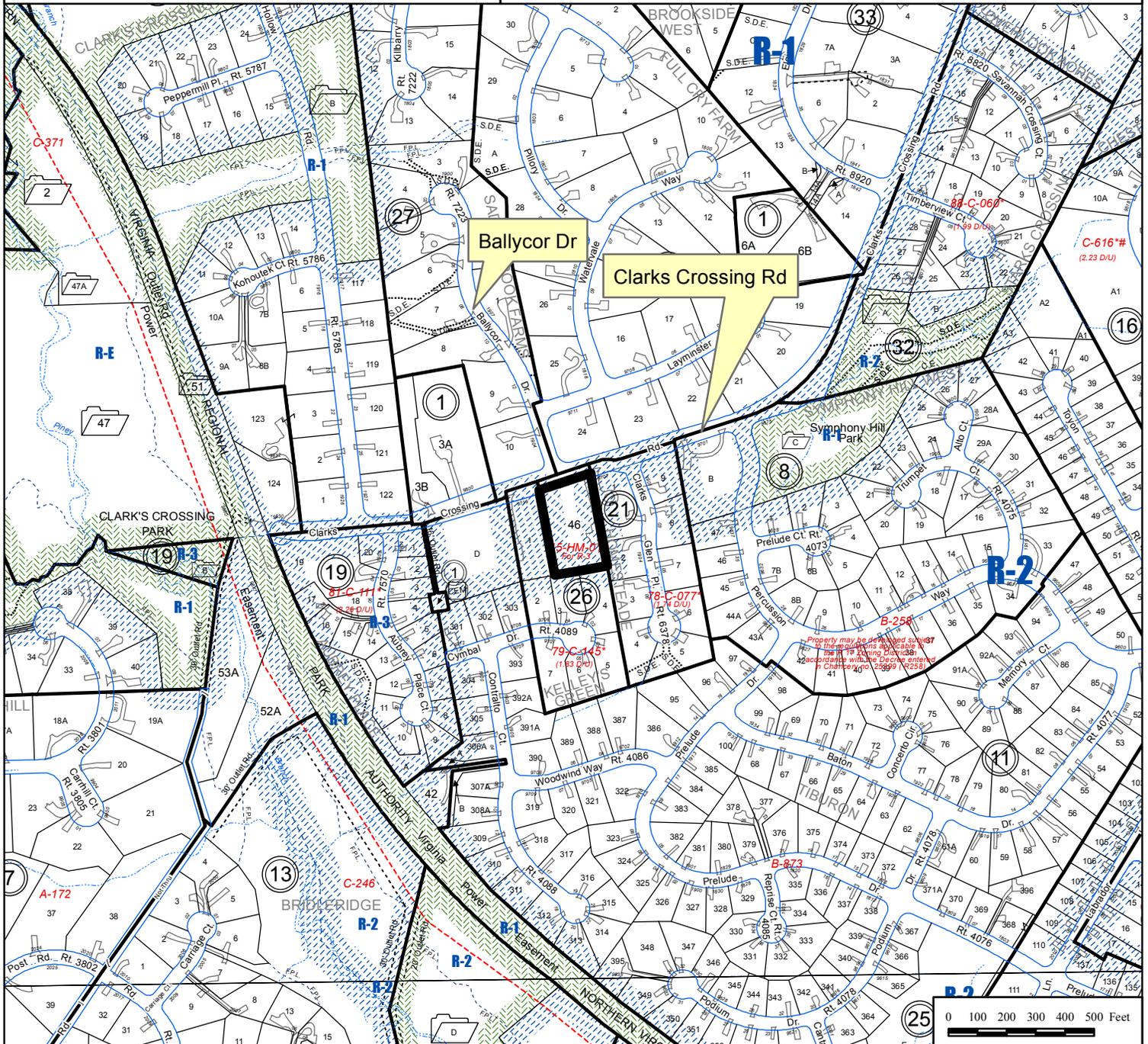
Area: 1.34 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: SOUTH SIDE OF CLARKS CROSSING ROAD AT
ITS INTERSECTION WITH BALLYCOR DRIVE

Zoning: FROM R- 1 TO R- 3

Overlay Dist:

Map Ref Num: 028-3- /01/ /0046



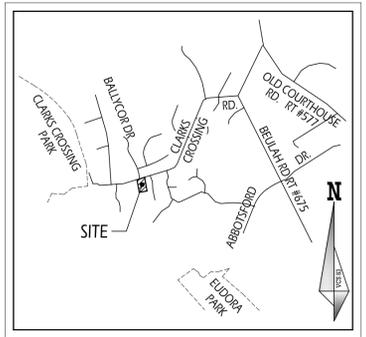
GENERALIZED DEVELOPMENT PLAN (GDP) FOR **WARNER SUBDIVISION** HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

RZ 2015-HM-010

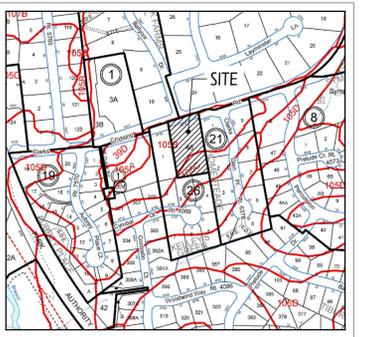
GENERAL NOTES

- THIS SITE CONSISTS OF THE FOLLOWING PARCEL:

| TAX MAP # | AREA (SF/AC) | DB | PG | ADDRESS |
|------------------|-----------------|-------|------|---------------------------|
| 028-3 (101) 0046 | 58,191 / 1.3359 | 06340 | 0417 | 9717 CLARKS CROSSING ROAD |
- THE PURPOSE OF THIS APPLICATION IS TO REZONE THE SUBJECT PROPERTY FROM R-1 TO THE R-3 DISTRICT.
- COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL DEVELOPMENT AT A DENSITY OF 2-3 DWELLING UNITS PER ACRE FOR THIS PROPERTY. THE PROPOSED DENSITY OF 1.50 DWELLING UNITS PER ACRE MEET THE INTENT OF THE COMPREHENSIVE PLAN.
- BOUNDARY SURVEY PERFORMED BY TARGET SURVEYS, INC. DATED APRIL 10, 2015.
- FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY TARGET SURVEYS, INC. DATED APRIL 10, 2015.
- EXISTING USE: SINGLE FAMILY DETACHED
- PROPOSED USE: SINGLE FAMILY DETACHED
- THE SITE IS CURRENTLY SERVED BY PRIVATE WATER AND SEPTIC.
- AN EXISTING WELL IS LOCATED ON SITE AND IS CURRENTLY BEING UTILIZED BY EXISTING DWELLING.
- UPON SITE INSPECTION, THERE ARE NO APPARENT BURIAL STRUCTURES OR GRAVE SITES ON THIS SITE.
- THE PROPERTY IS NOT IMPACTED BY A FEMA 100-YEAR FLOODPLAIN. THE SITE IS LOCATED WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOODPLAIN, PER FIRM MAP NUMBER 5109C0145 E EFFECTIVE DATE SEPTEMBER 17, 2010.
- EXISTING STRUCTURES ARE TO BE REMOVED AS SHOWN ON SHEET 2 AS NOTED.
- THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED HEREIN.
- THE DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- THERE ARE NO KNOWN WETLANDS OR RESOURCE PROTECTION AREAS ON THE PROPERTY. REGULATIONS REGARDING ENVIRONMENTAL QUALITY CORRIDORS DO NOT APPLY TO THIS DEVELOPMENT.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES, AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355, AND / OR ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND / OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF ON SITE.
- THERE ARE NO KNOWN UTILITY EASEMENTS 25 FEET OR MORE IN WIDTH ON THE PROPERTY.
- THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE LOT LAYOUT, BUILDING FOOTPRINT SIZE AND SHAPE AS SHOWN ON THIS GDP BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF PRESERVATION.
- UTILITIES SHOWN HEREON ARE CONCEPTUAL. SIZE, LOCATION AND MATERIAL ARE SUBJECT TO REVISION WITH FINAL ENGINEERING.
- THE PROPOSED DWELLING UNITS SHALL CONNECT TO PUBLIC SEWER AS SHOWN HEREIN.
- LOT 1, AT THEIR DISCRETION, MAY CHOOSE TO UTILIZE THE EXISTING WELL OR CONNECT TO PUBLIC WATER.
- LOT 2 WILL BE SERVED BY PUBLIC WATER.
- RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ON THE SUBJECT PROPERTY.
- THE APPLICATION HAS BEEN DESIGNED WITH THE INTENTION OF PRESERVING EXISTING VEGETATION WHICH IS IN GOOD CONDITION TO EXTENT FEASIBLE.
- SWM/BMP WILL BE MET THROUGH THE IMPLEMENTATION OF WATER QUALITY AND QUANTITY FACILITIES AS PRELIMINARY SHOWN HEREIN. FACILITY TYPES AND DESIGN SHOWN HEREIN IS PRELIMINARY AND IS SUBJECT TO MODIFICATION UPON FINAL ENGINEERING BASED ON FINAL GRADING, SUBSURFACE SOIL TESTING AND THE ULTIMATE AMOUNT OF IMPERVIOUS AREA.
- THE CONSTRUCTION OF THE TWO PROPOSED SINGLE FAMILY DWELLING UNITS MAY BE PHASED.

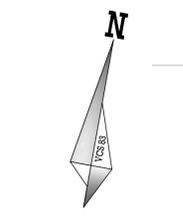
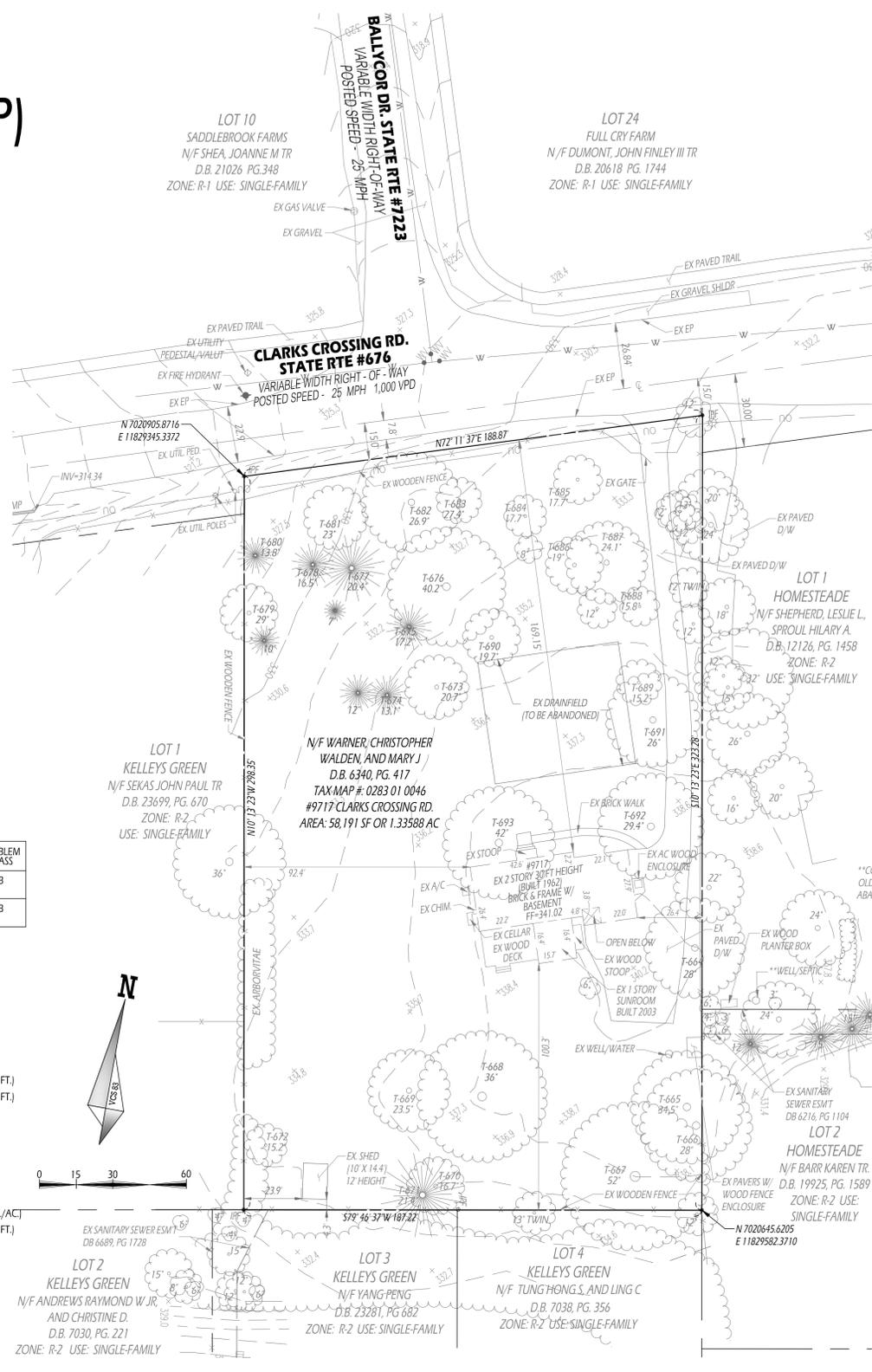


VICINITY MAP
 SCALE: 1" = 2,000'



SOILS MAP
 SCALE: 1" = 500'
 SOILS MAP SOURCE: COUNTY MAP

| SOIL ID NUMBERS | SOIL SERIES NAME | FOUNDATION SUPPORT | SUBSURFACE DRAINAGE | SLOPE STABILITY | ERODIBILITY | PROBLEM CLASS |
|-----------------|-------------------------|--------------------|---------------------|-----------------|-------------|---------------|
| 105B | WHEATON-CLENELG COMPLEX | GOOD | 0.06 to 2.0 | 2-7% | HIGH | IVB |
| 105C | WHEATON-CLENELG COMPLEX | GOOD | 0.06 to 2.0 | 7-15% | HIGH | IVB |



EXISTING CONDITIONS
 SCALE: 1" = 30'

LEGEND

| | | | |
|---------------------------------|--------------|--|-------|
| EXISTING INTERMEDIATE CONTOUR | 102 | EXISTING UTILITY POLE | ⊕ |
| EXISTING INDEX CONTOUR | 100 | PROPOSED UTILITY POLE | ⊕ |
| PROPOSED CONTOUR | 20 | EXISTING WATERLINE W/ TEE | —W— |
| EXISTING EDGE OF PAVEMENT | EX C & G | PROPOSED WATERLINE W/ TEE | —W— |
| PROPOSED EDGE OF PAVEMENT | CG-6 | EXISTING FIRE HYDRANT | ⊕ |
| EXISTING CURB AND GUTTER | CG-6 | PROPOSED FIRE HYDRANT | ⊕ |
| PROPOSED CURB AND GUTTER | CG-6 | EXISTING WATER VALVE | ⊕ |
| TRANSITION FROM CG-6 TO CG-6R | CG-6 ▽ CG-6R | PROPOSED WATER VALVE | ⊕ |
| EXISTING STORM SEWER | 15" RCP | PROPOSED WATER METER | ⊕ |
| PROPOSED STORM SEWER | 15" RCP | EXISTING REDUCER | —W— |
| EXISTING SANITARY SEWER | S | PROPOSED REDUCER | —W— |
| PROPOSED SANITARY SEWER | S | EXISTING OVERHEAD UTILITY | —OHU— |
| PROPOSED SANITARY SEWER MANHOLE | ⊙ | STOP SIGN | ⊕ |
| EXISTING FENCELINE | □ | HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STD RAMP CONSTRUCTION | — |
| PROPOSED FENCE LINE | □ | TEST PIT LOCATION | ⊕ |
| PROPERTY LINE | — | EXISTING STREET LIGHT | ⊕ |
| EASEMENT LINE | — | PROPOSED STREET LIGHT | ⊕ |
| CENTERLINE | — | PROPOSED STREET NAME SIGN | ⊕ |
| LIMITS OF CLEARING AND GRADING | CG | PROPOSED SANITARY LATERAL CLEANOUT | — |
| EXISTING SPOT ELEVATION | 12.0 | SANITARY MANHOLE IDENTIFIER | ⊕ |
| PROPOSED SPOT ELEVATION | 12.5 | STORM DRAIN STRUCTURE IDENTIFIER | ⊕ |
| EXISTING TREE DRIP LINE | 15" OAK | | |
| EXISTING TREE | OAK | | |
| PROPOSED TREE | OAK | | |

APPLICANT/OWNER

CHRISTOPHER WALDEN,
 AND MARY J. WARNER
 9717 CLARKS CROSSING ROAD
 VIENNA, VIRGINIA 22182

LAND USE ATTORNEY

WALSH, COLUCCI, LUBELY & WALSH
 COURTHOUSE PLAZA, 2200 CLARENDON BLVD.,
 13TH FLOOR
 ARLINGTON, VIRGINIA 22201
 (703) 528-4700

CIVIL ENGINEER

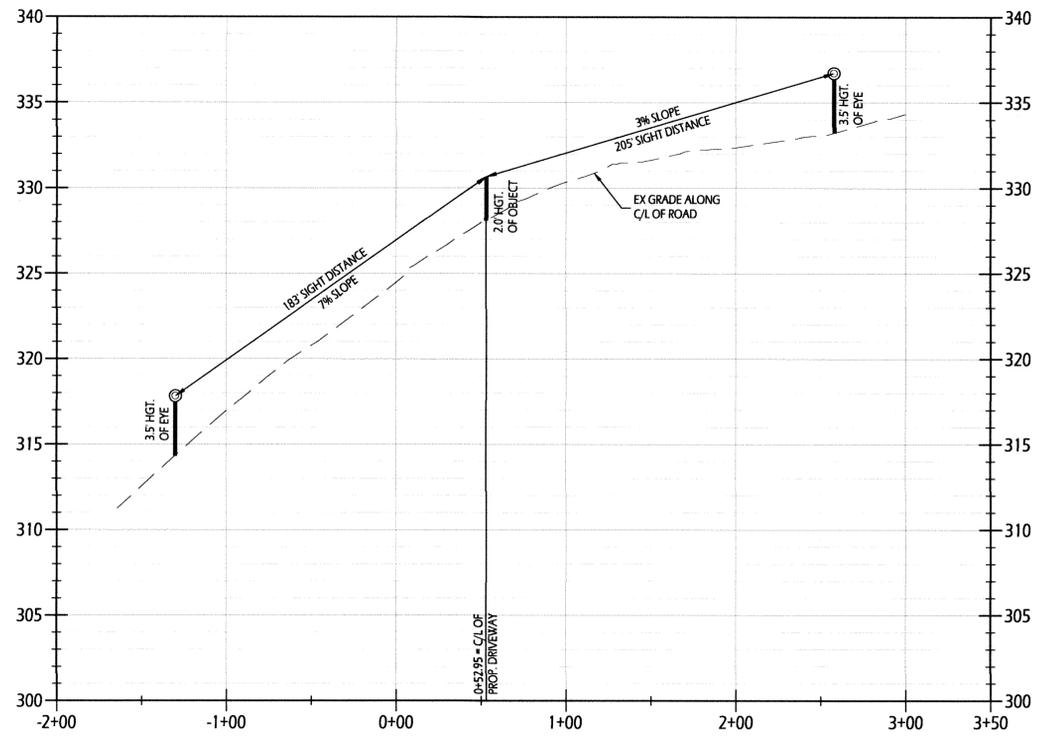
SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 101
 CHANTILLY, VIRGINIA 20151
 (703) 956-6204

ZONING & AREA TABULATION

| | | | |
|----------------------------|--------------------------|----------------|---------------|
| 1) ZONING | EXISTING - R-1 | PROPOSED - R-3 | |
| 2) AVERAGE LOT AREA | | R-3 11,500 | (SQ. FT.) |
| 3) MIN. LOT AREA | | 10,500 | (SQ. FT.) |
| 4) MIN. LOT WIDTH | | 80 | (FT.) |
| 5) MAX. BUILDING HEIGHT | | 35 | (FT.) |
| 6) NUMBER OF FLOORS | | N/A | |
| 7) MIN. YARD REQUIREMENTS: | | | |
| | FRONT 30 (FT.) | SIDE 12 (FT.) | REAR 25 (FT.) |
| 8) MAXIMUM FAR | | N/A | |
| 9) MAXIMUM DENSITY | | 3 | (D.U./AC) |
| 10) OPEN SPACE REQUIRED | | 0 % | (SQ. FT.) |
| | FRONT N/A | SIDE N/A | REAR N/A |
| 11) ANGLE OF BULK PLANE: | | | |
| | (DETAIL(S) ON SHEET ___) | | |
| 12) OVERLAY DISTRICT(S) | | NONE | |

PRELIMINARY SUBDIVISION TABULATIONS

| | | | | |
|-----------------------------------|--------|---------|------------------------|-----------|
| 1) SITE AREA | 1.3359 | (ACRES) | 58,191 | (SQ. FT.) |
| 2) AREA OF STREET DEDICATION | | | ± 2,833 | (SQ. FT.) |
| 3) USE | | | SINGLE FAMILY DETACHED | |
| 4) NUMBER OF LOTS | | | 2 | |
| 5) AREA OF LOTS | | | ± 55,358 | (SQ. FT.) |
| 6) AVERAGE LOT AREA | | | ± 27,679 | (SQ. FT.) |
| 7) MEDIAN LOT AREA | | | ± 27,679 | (SQ. FT.) |
| 8) MINIMUM LOT AREA | | | ± 26,070 | (SQ. FT.) |
| 9) DENSITY | | | ± 1.50 | (D.U./AC) |
| 10) PROPOSED BUILDING HEIGHT | | | 35' MAX. | |
| 11) TOTAL PARKING SPACES REQUIRED | | | 2.0/UNIT | |
| 12) TOTAL PARKING SPACES PROVIDED | | | 2.0/UNIT MIN. | |



PROPOSED DRIVEWAY
STOPPING SIGHT DISTANCE
CLARKS CROSSING RD, STATE RTE. #676
POSTED SPEED: 25 MPH
ASSUMED DESIGN SPEED: 30 MPH
SCALE: HOR 1" = 50'
VERT 1" = 5'

SHAPE FACTOR CALCULATION (P² / A = SF)

| Lot Number | Lot Perimeter (P) (ft) | Lot Area (A) (sf) | Lot Shape Factor (SF) |
|------------|------------------------|-------------------|-----------------------|
| 1 | 810.79 | 29,288 | 22.45 |
| 2 | 761.28 | 26,070 | 22.23 |

| Design Speed (mph) | Stopping Sight Distance on Grades | | | | | |
|--------------------|-----------------------------------|-----|-----|----------|-----|-----|
| | Downgrades | | | Upgrades | | |
| | 3% | 6% | 9% | 3% | 6% | 9% |
| 15 | 80 | 82 | 85 | 75 | 74 | 73 |
| 20 | 116 | 120 | 126 | 109 | 107 | 104 |
| 25 | 158 | 165 | 173 | 147 | 143 | 140 |
| 30 | 205 | 215 | 227 | 200 | 184 | 179 |

MINIMUM STORM WATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

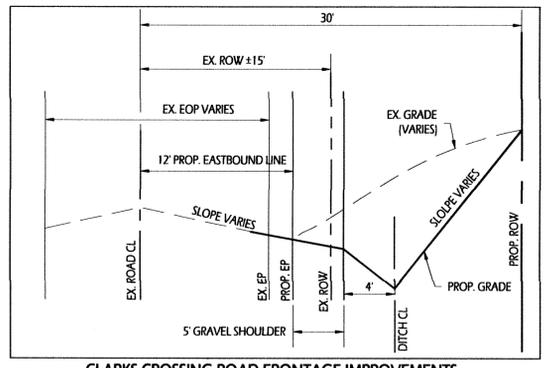
THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED.
NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:
SPECIAL PERMITS (8-011 2J & 2L) SPECIAL EXCEPTIONS (9-011 2J & 2L)
CLUSTER SUBDIVISION (9-415 1G & 1N) COMMERCIAL REVITALIZATION DISTRICTS (9-622 2A (12)&(14))
DEVELOPMENT PLANS PRC DISTRICT (16-302 2 & 4L) PRC PLAN (16-303 1E & 10)
FOP D DISTRICTS (EXCEPT PRC) 916-502 1F & 1Q) AMENDMENTS (18-202 L OF & 101)

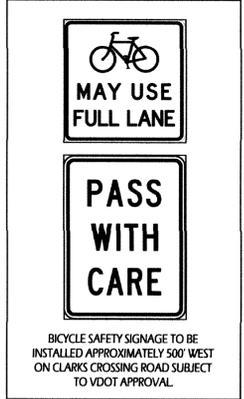
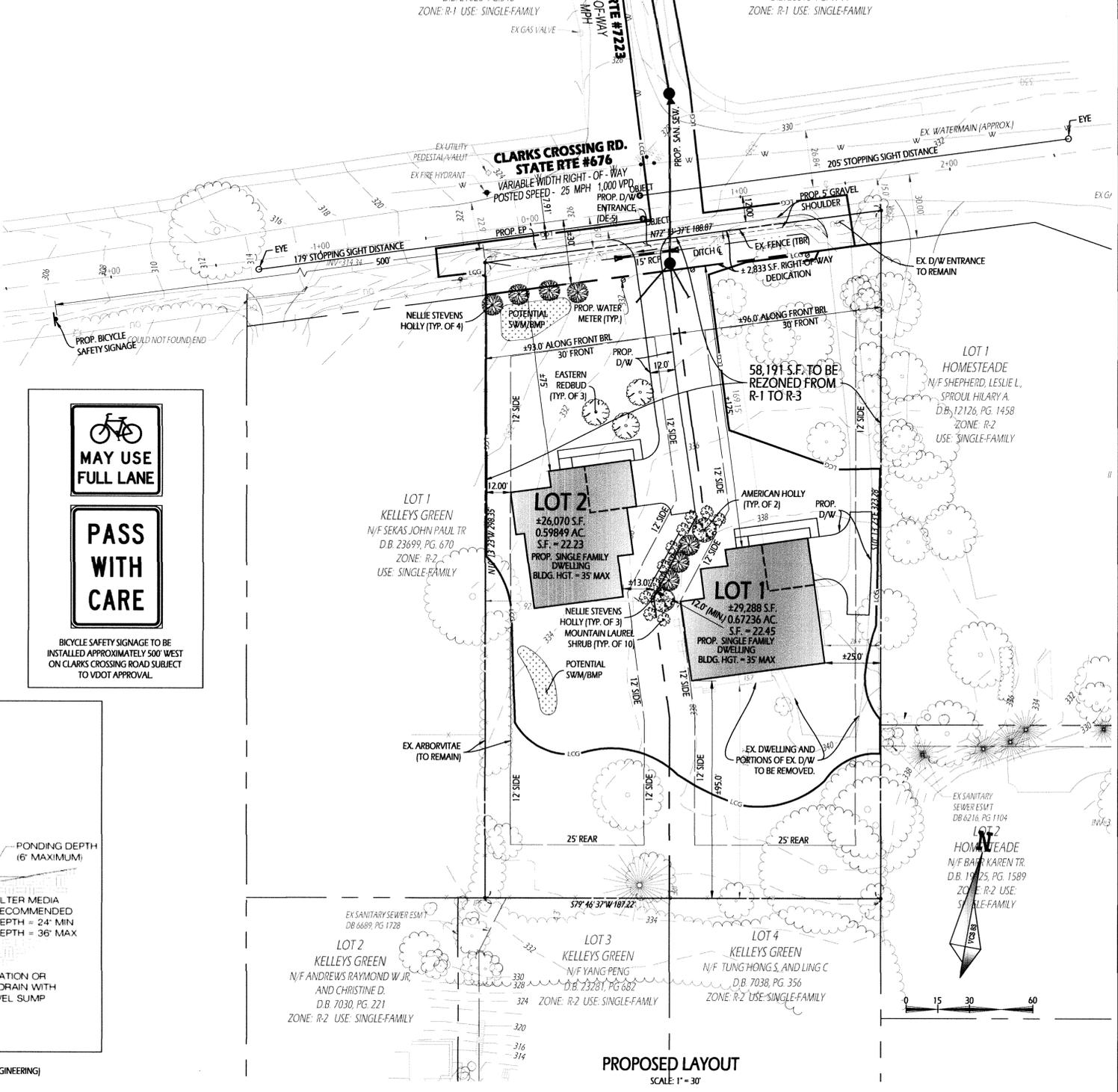
- PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
- A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITIES AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITIES, STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON PROVIDE:

| FACILITY NAME/ TYPE & NO. | ON-SITE AREA SERVED (AC) | OFF-SITE AREA SERVED (AC) | DRAINAGE AREA SERVED (AC) | FOOTPRINT AREA (SF) | STORAGE VOLUME (CF) | IF POND, DAM HEIGHT (FT) |
|---------------------------|--------------------------|---------------------------|---------------------------|---------------------|---------------------|--------------------------|
| SWM A1 (BIO LV2) | +0.28 | 0 | +0.28 | +425 | +850 | N/A |
| SWM A2 (BIO LV2) | +0.16 | 0 | +0.26 | +280 | +650 | N/A |
- ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET.
- MAINTENANCE ACCESSES (ROAD) TO STORMWATER MANAGEMENT FACILITY (IES) ARE SHOWN ON N/A (PRIVATELY MAINTAINED).
- LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEETS 5-7.
- A "STORMWATER MANAGEMENT NARRATIVE" WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON SHEET 3.
- A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON SHEET 4.
- A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET 4.
- EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED. (SEE SHEET 1 FOR NOTE AND SHEET 1 AND 2 FOR EXISTING TOPOGRAPHY.)
- SUBMISSION WAIVER IS REQUESTED FOR N/A.
- STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE: N/A.

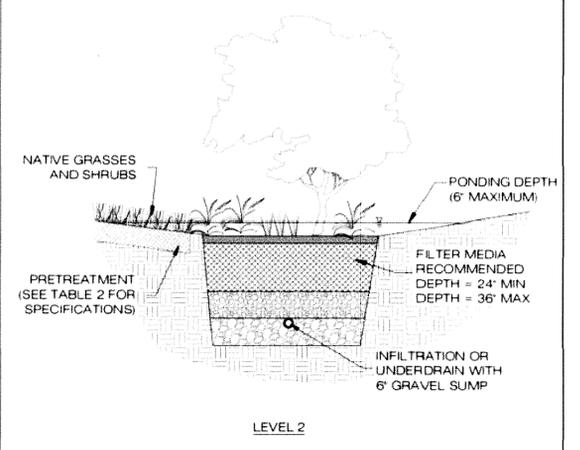
- NOTES**
- PRESERVATION OF VARIOUS EXISTING VEGETATION ALONG THE PERIMETER OF THE PROPERTY SHALL HELP PROTECT FROM ANY ADVERSE VISUAL AFFECTS OF THIS DEVELOPMENT.
 - PROPOSED BUILDING FOOTPRINTS ARE CONCEPTUAL AND SHOWN ONLY TO REPRESENT POSSIBLE ARCHITECTURE AND APPROXIMATE IMPERVIOUS AREAS.
 - UPON APPROVAL OF THE FINAL SUBDIVISION PLAN INDIVIDUAL LOT GRADING PLANS WILL BE PREPARED AND SUBMITTED TO SHOW THE ULTIMATE DESIGN AND FOOTPRINT FOR LOTS 1 AND 2.
 - 30' OF RIGHT-OF-WAY MEASURED FROM THE CENTERLINE ALONG THE FRONTAGE OF CLARKS CROSSING ROAD SHALL BE DEDICATED AS REQUIRED BY FCDOT AND VDOT. FRONTAGE IMPROVEMENTS INCLUDING SHOULDER AND DITCH SECTION AS SHOWN ON THIS SHEET WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF THIS PROJECT.
 - DEVELOPMENT SHALL OCCUR IN A SINGLE PHASE.
 - LIMITS OF CLEARING AND GRADING IS SUBJECT TO MINOR ADJUSTMENTS UPON FINAL ENGINEERING AND FINAL STORMWATER MANAGEMENT DESIGN.
 - THE OWNER/APPLICANT RESERVES THE RIGHT TO CONNECT THE DEVELOPMENT TO PUBLIC SEWER VIA EXISTING EASEMENTS WHICH EXTEND TO THE EASTERN AND SOUTHERN PROPERTY LINES IF DEEMED FEASIBLE UPON FINAL ENGINEERING.
 - FOR DETAILED INFORMATION ON SWM/BMP FACILITIES SEE SHEET 3.
 - FOR DETAILED INFORMATION ON THE CONDITION OF EXISTING VEGETATION AND WHICH TREES ARE ANTICIPATED TO BE PRESERVED WITH THIS DEVELOPMENT SEE SHEETS 4-6.
 - WATER QUALITY AND QUANTITY CONTROL FACILITIES LOCATED ON INDIVIDUAL LOTS ARE TO BE PRIVATELY MAINTAINED AND LOCATED IN ACCORDANCE WITH THE SETBACKS ESTABLISHED IN THE PFM AND THE BMP CLEARINGHOUSE.
 - PROPOSED LANDSCAPING SHOWN HEREIN IS SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING. EXACT SPECIES AND LOCATION OF PROPOSED PLANTINGS MAY BE ADJUSTED TO ACCOMMODATE FINAL GRADING, BUILDING ARCHITECTURE AND UTILITY DESIGN PROVIDED THAT THE FINAL LANDSCAPE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREIN.
 - MINIMUM CALIBER OF PROPOSED TREES AT THE TIME OF PLANTING SHALL BE 2.0 INCHES.
 - TBR - DENOTES 'TO BE REMOVED'



CLARKS CROSSING ROAD FRONTAGE IMPROVEMENTS
TYPICAL SECTION PER VDOT RDM B(1)-14 / FIGURE 1.5
NOT TO SCALE



BICYCLE SAFETY SIGNAGE TO BE INSTALLED APPROXIMATELY 500' WEST ON CLARKS CROSSING ROAD SUBJECT TO VDOT APPROVAL



TYPICAL BIORETENTION CROSS SECTION
(EXACT DESIGN AND TYPE OF FACILITY TO BE DETERMINED AT FINAL ENGINEERING)

BLAKE A. SMITH
Lic. No. 033904
5/3/16
PROFESSIONAL ENGINEER

SMITH ENGINEERING
PROJECT: 171-01
ANTHONY VENAFRO
703-956-6204
Anthony@SMITHEngineering.com

PLAN STATUS

| | |
|----------|-------------------|
| 07/01/15 | ISSUED TO CLIENT |
| 07/15/15 | SUBMIT TO FFX DPZ |
| 07/15/15 | SUBMIT TO FFX DPZ |
| 07/27/15 | SUBMIT TO FFX DPZ |
| 10/30/15 | SUBMIT TO FFX DPZ |
| 12/01/15 | SUBMIT TO FFX DPZ |
| 12/18/15 | SUBMIT TO FFX DPZ |
| 01/19/16 | SUBMIT TO FFX DPZ |
| 01/29/16 | SUBMIT TO FFX DPZ |
| 03/07/16 | SUBMIT TO FFX DPZ |
| 05/03/16 | SUBMIT TO FFX DPZ |

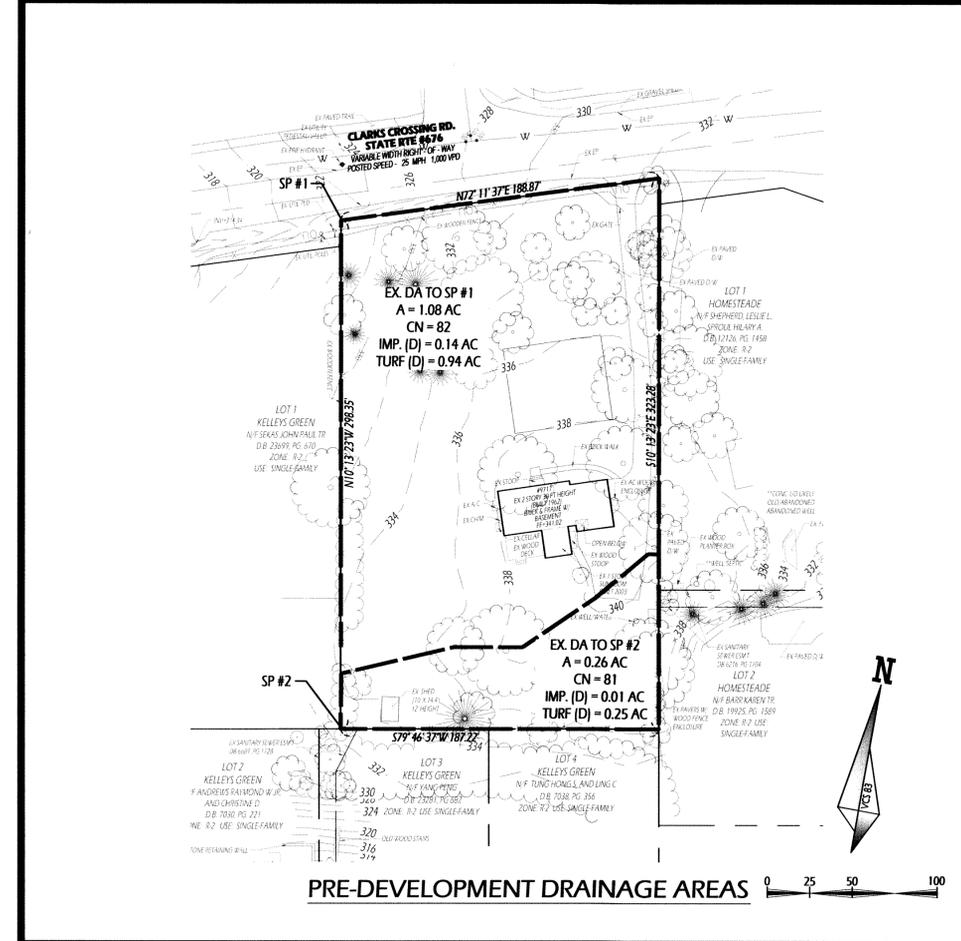
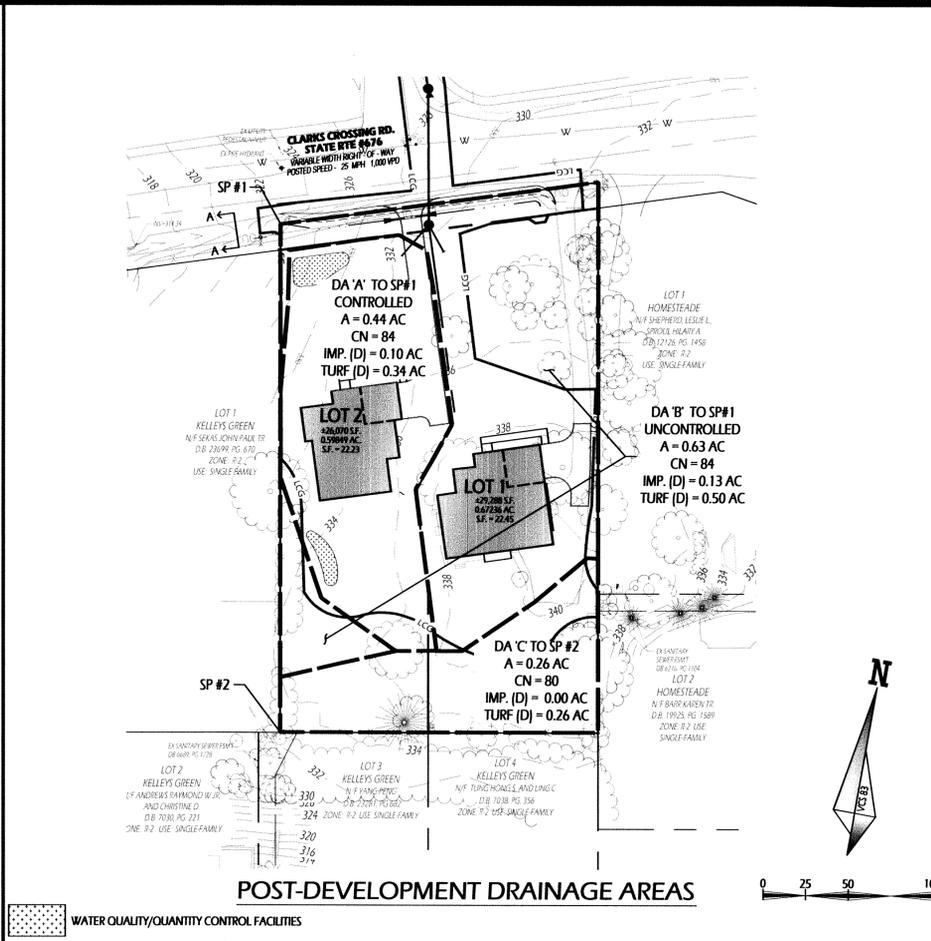
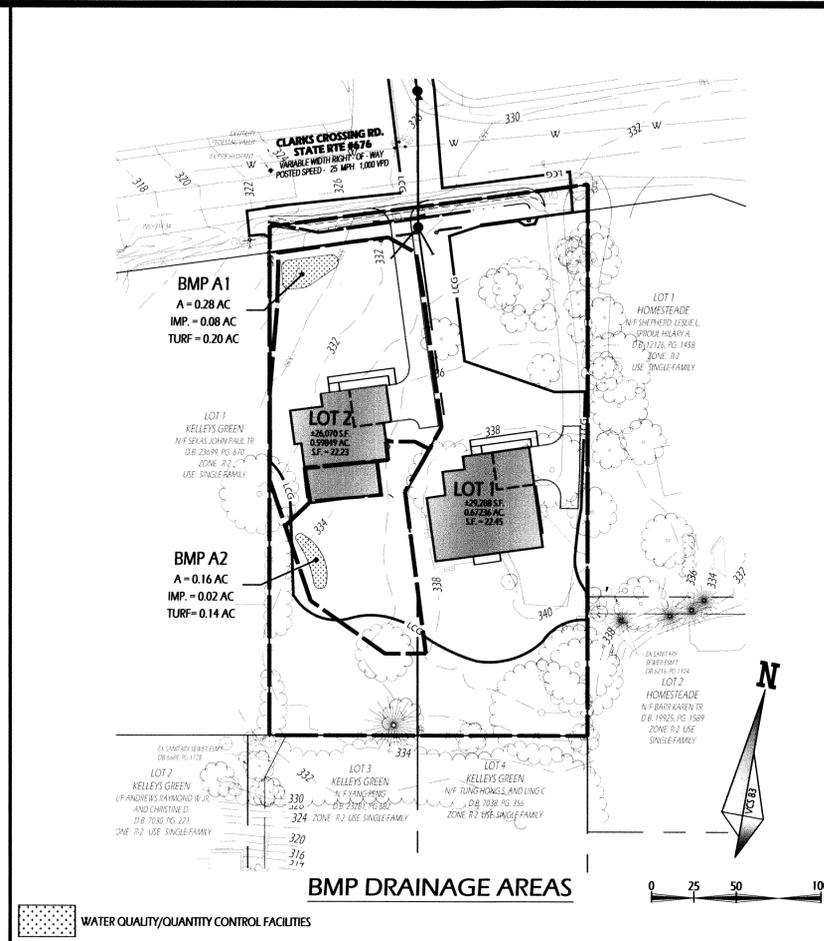
P:\171-01 Warner Subdivision\Zoning\Eng\Sheets\171-01_Plan_Z.dwg 05/03/16_8:27



SMITH ENGINEERING
 ANTHONY VENAFRO
 703-956-6204
 Anthony@SMITHEngineeringVA.com
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151

| PLAN STATUS | |
|-------------|-------------------|
| 07/01/15 | ISSUED TO CLIENT |
| 07/15/15 | SUBMIT TO FFX DPZ |
| 07/27/15 | SUBMIT TO FFX DPZ |
| 10/30/15 | SUBMIT TO FFX DPZ |
| 12/01/15 | SUBMIT TO FFX DPZ |
| 12/18/15 | SUBMIT TO FFX DPZ |
| 01/19/16 | SUBMIT TO FFX DPZ |
| 01/29/16 | SUBMIT TO FFX DPZ |
| 03/07/16 | SUBMIT TO FFX DPZ |
| 05/03/16 | SUBMIT TO FFX DPZ |

SCALE: 1" = 50'
 DATE: JULY 1, 2015
 SHEET: 3 OF 7



NOTES

- THE SOILS LOCATED ON THE SUBJECT PROPERTY ARE CLASSIFIED WITH THE HYDROLOGIC SOILS GROUP 'D' (WHEATON-GLENELG COMPLEX) AND ARE CLASSIFIED AS SOILS WITH "GOOD" POTENTIAL FOR INFILTRATION PRACTICES.
- WATER QUALITY AND QUANTITY CONTROL METHODOLOGY IS CONCEPTUAL. THE EXACT QUANTITY, LOCATION AND TYPE OF FACILITIES ARE SUBJECT TO CHANGE WITH FINAL DESIGN AND FIELD TESTED INFILTRATION RATES.
- ANTICIPATED RELEASE RATES FROM THE SITE ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING PROVIDED ALL WATER QUANTITY CONTROL REQUIREMENTS ARE BEING SATISFIED PER PFM REQUIREMENTS.

Post-ReDevelopment Project & Land Cover Information

| | |
|-------------------------|------|
| Total Disturbed Acreage | 0.80 |
|-------------------------|------|

Constants

| | |
|--|------|
| Annual Rainfall (inches) | 43 |
| Target Rainfall Event (inches) | 1.00 |
| Phosphorus EMC (mg/L) | 0.26 |
| Target Phosphorus Target Load (lb/acre/yr) | 0.41 |
| Pj | 0.90 |
| Nitrogen EMC (mg/L) | 1.86 |

Pre-ReDevelopment Land Cover (acres)

| | A soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|-------------|
| Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 1.19 | 1.19 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 0.15 | 0.15 |
| Total | | | | | 1.34 |

Post-ReDevelopment Land Cover (acres)

| | A soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|-------------|
| Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 1.09 | 1.09 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.00 | 0.25 | 0.25 |
| Total | | | | | 1.34 |

Area Check

| | | | |
|------|------|------|------|
| Okay | Okay | Okay | Okay |
|------|------|------|------|

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

| Credit | Unit | Description of Credit | Credit | Credit Area (acres) | Volume from Upstream RR Practice (cf) | Runoff Reduction (cf) | Remaining Runoff Volume (cf) | Phosphorus Efficiency (%) | Phosphorus Load from Upstream RR Practices (lbs) | Untreated Phosphorus Load to Practice (lbs) | Phosphorus Removed By Practice (lbs) | Remaining Phosphorus Load (lbs) | Downstream Treatment to be Employed |
|---------------------------------|---|-----------------------------|--------|---------------------|---------------------------------------|-----------------------|------------------------------|---------------------------|--|---|--------------------------------------|---------------------------------|-------------------------------------|
| 6. Bioretention | | | | | | | | | | | | | |
| 6. b. Bioretention #2 (Spec #9) | impervious acres draining to bioretention | 80% runoff volume reduction | 0.80 | 0.10 | 0 | 276 | 69 | 50 | 0.00 | 0.22 | 0.19 | 0.02 | |
| | turf acres draining to bioretention | 80% runoff volume reduction | 0.80 | 0.34 | 0 | 247 | 62 | 50 | 0.00 | 0.19 | 0.17 | 0.02 | |

Phosphorous

| | |
|---|--|
| TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR) | 0.27 |
| RUNOFF REDUCTION (cf) | 523 |
| PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR) | 0.37 |
| ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr) | 0.79 |
| REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED | CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR |

WATER QUANTITY CONTROL NARRATIVE

FOR THE PURPOSES OF ANALYZING THE SITE FOR WATER QUANTITY CONTROL, THE 1.34 ACRE SITE IS GENERALLY DIVIDED INTO TWO DRAINAGE AREAS WHICH FLOW TOWARDS STUDY POINT #1 (SP #1) AND STUDY POINT #2 (SP #2). THERE ARE CURRENTLY NO STORMWATER MANAGEMENT FACILITIES ON THE SUBJECT PROPERTY. IN THE PRE-DEVELOPMENT CONDITION, THE DRAINAGE AREA TO SP#1 CONSISTS OF APPROXIMATELY 1.08 ACRES WITH A CURVE NUMBER (CN) OF 82 AND FLOWS TO THE NORTHERN PROPERTY LINE INTO THE CLARKS CROSSING ROAD RIGHT OF WAY. THE DRAINAGE AREA TO SP#2 CONSISTS OF APPROXIMATELY 0.26 ACRES WITH A CN OF 81 AND SHEET FLOWS TO THE SOUTHERN PROPERTY LINE. SEE BELOW FOR PRE-DEVELOPED RUNOFF RATES AND VOLUMES FOR THE 1, 2, AND 10 YEAR STORM EVENTS.

| Pre-Developed | | | | | |
|---------------------|-----------------------|---------------------|--------------|---------------------|--------------|
| | Area(Ac) | Q 1 (cfs) | Vol 1 (cf) | Q 2 (cfs) | Vol 2 (cf) |
| Drainage Area SP #1 | 1.08 | 1.86 | 4,261 | 2.59 | 5,936 |
| Drainage Area SP #2 | 0.26 | 0.46 | 910 | 0.64 | 1,279 |
| Totals | Site Area 1.34 | Q 1 pre 2.32 | 5,171 | Q 2 pre 3.23 | 7,215 |

STUDY POINT#1:
 THE REDEVELOPMENT OF THE SITE AS PROPOSED WILL INCREASE IMPERVIOUS AREA IN THE DRAINAGE AREA TO STUDY POINT #1. VIA THE IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES SUCH AS MICRO BIORETENTION/INFILTRATION FACILITIES, THE POST DEVELOPED CNS FOR THE DRAINAGE AREA TO PROPOSED FACILITIES WILL BE REDUCED FROM 78 (1YR), 79 (2YR) AND 80 (10YR). COMBINED WITH THE UNCONTROLLED DRAINAGE AREA (SEE WEIGHTED CN TABLE), THE POST DEVELOPED CNS TO STUDY POINT #1 WILL BE 82 FOR THE 1YR, 2YR AND 10YR STORM EVENTS. THE BIORETENTION FACILITIES UTILIZING INFILTRATION PRACTICES WILL COMBINE TO PROVIDE APPROXIMATELY 1,500 CF OF STORAGE REDUCING POST DEVELOPED RUNOFF VOLUMES AND RATES BELOW PRE-DEVELOPED.

STUDY POINT#2:
 AS THE AMOUNT OF IMPERVIOUS SURFACE IN THE DRAINAGE AREA TO SP#2 WILL BE REDUCED FROM 81 TO 80 IN THE POST DEVELOPED CONDITION THE FLOW RATES AND VOLUMES FOR THE 1YR, 2YR AND 10 YR STORMS WILL NATURALLY BE REDUCED AS COMPARED TO PRE-DEVELOPED RATES. THEREFORE THE IMPLEMENTATION OF A STORMWATER MANAGEMENT FACILITY IS NOT NECESSARY IN AT THIS STUDY POINT.

| Anticipated Post-Developed Runoff Summary Utilizing Bioretention and Infiltration | | | | | |
|---|-----------------------|----------------------|--------------|----------------------|--------------|
| | Area(Ac) | Q 1 (cfs) | Vol 1 (cf) | Q 2 (cfs) | Vol 2 (cf) |
| Drainage Area SP #1 | 1.08 | 1.28 | 2,594 | 2.25 | 4,065 |
| Drainage Area SP #2 | 0.26 | 0.43 | 861 | 0.64 | 1,220 |
| Totals | Site Area 1.34 | Q 1 post 1.71 | 3,455 | Q 2 post 2.89 | 5,285 |

WATER QUALITY CONTROL NARRATIVE

THE SUBJECT 1.34 ACRE SITE HAS BEEN PREVIOUSLY DEVELOPED FOR THE CONSTRUCTION OF A DRIVEWAY AND SINGLE-FAMILY DETACHED HOME WITH ACCESSORY STRUCTURES. THEREFORE, FOR THE PURPOSES OF DETERMINING WATER QUALITY CONTROL REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS WITH THIS APPLICATION, THE RE-DEVELOPMENT RUNOFF REDUCTION SPREADSHEET WILL BE UTILIZED. AS LESS THAN 1 ACRE OF DISTURBANCE IS ANTICIPATED ON-SITE, A TOTAL PHOSPHOROUS LOAD REDUCTION OF +0.27 LB/YR IS REQUIRED. NOTE THAT THIS LOADING REQUIREMENT IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. BIORETENTION AND INFILTRATION PRACTICES WILL BE IMPLEMENTED TO ACHIEVE THE REQUIRED PHOSPHOROUS REMOVAL RATES. UPON FINAL ENGINEERING ADDITIONAL OR ALTERNATIVE PRACTICES AS PERMITTED WITH THE PFM MAY BE UTILIZED TO ACHIEVE THE APPROPRIATE WATER QUALITY CONTROL FOR THE DEVELOPMENT. PRELIMINARY COMPUTATIONS ANTICIPATE A POST-DEVELOPED PHOSPHOROUS REMOVAL RATE OF +0.37 LB/YR.

Drainage Area A

| | A soils | B Soils | C Soils | D Soils |
|---|-------------|-------------|-------------|-------------|
| Forest/Open Space – undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 0.34 |
| Impervious Cover | 0.00 | 0.00 | 0.00 | 0.10 |
| Area (acres) | 0.00 | 0.00 | 0.00 | 0.44 |
| CN | 30 | 55 | 70 | 77 |
| Area (acres) | 0.00 | 0.00 | 0.00 | 0.34 |
| CN | 39 | 61 | 74 | 80 |
| Area (acres) | 0.00 | 0.00 | 0.00 | 0.13 |
| CN | 98 | 98 | 98 | 98 |
| Weighted CN | 84 | | | |

RV_{developed} (in) with no Runoff Reduction
 1-year storm: 1.21, 2-year storm: 1.66, 10-year storm: 3.15
RV_{developed} (in) with Runoff Reduction
 1-year storm: 0.88, 2-year storm: 1.33, 10-year storm: 2.82
Adjusted CN
 78, 79, 80

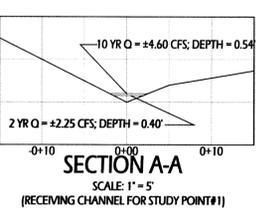
Drainage Area B

| | A soils | B Soils | C Soils | D Soils |
|---|-------------|-------------|-------------|-------------|
| Forest/Open Space – undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf – disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.00 | 0.50 |
| Impervious Cover | 0.00 | 0.00 | 0.00 | 0.13 |
| Area (acres) | 0.00 | 0.00 | 0.00 | 0.63 |
| CN | 30 | 55 | 70 | 77 |
| Area (acres) | 0.00 | 0.00 | 0.00 | 0.50 |
| CN | 39 | 61 | 74 | 80 |
| Area (acres) | 0.00 | 0.00 | 0.00 | 0.13 |
| CN | 98 | 98 | 98 | 98 |
| Weighted CN | 84 | | | |

WEIGHTED RUNOFF CURVE NUMBER CALCULATIONS

| DRAINAGE AREA TO SP #1 (1.08 AC) | | | |
|----------------------------------|--------------|----------|--|
| Controlled | Uncontrolled | Weighted | |
| 1 78 34.32 | 1 84 53.76 | 1 82 | |
| 2 79 34.76 | 2 84 53.76 | 2 82 | |
| 10 80 35.2 | 10 84 53.76 | 10 82 | |

| DRAINAGE AREA TO SP #2 (0.26 AC) | | | |
|----------------------------------|--------------|----------|--|
| Controlled | Uncontrolled | Weighted | |
| 1 0 0 | 1 80 20.8 | 1 80 | |
| 2 0 0 | 2 80 20.8 | 2 80 | |
| 10 0 0 | 10 80 20.8 | 10 80 | |



ENERGY BALANCE EQUATION SP #1

$$1\text{-YR } Q_{\text{ALLOWABLE}} = 0.9 \left(\frac{V_{\text{pre}} + Q_{\text{pre}}}{V_{\text{post}} + Q_{\text{post}}} \right) / V_{\text{post}}$$

$$= 0.9 \left(\frac{4.261 + 1.86}{2.594 + 2.25} \right) / 2.25$$

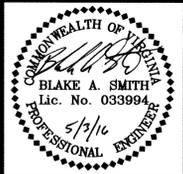
$$= 2.76 \text{ CFS}$$

ANTICIPATED 1YR POST Q = 1.28 CFS

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SMITH ENGINEERING

OUTFALL ANALYSIS
 WARNER SUBDIVISION
 GENERALIZED DEVELOPMENT PLAN (GDP)



SMITH ENGINEERING

ANTHONY VENAFRO
 703-956-6204
 Anthony@SMITHEngineeringVA.com

14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151

| PLAN STATUS | |
|-------------|-------------------|
| 07/01/15 | ISSUED TO CLIENT |
| 07/15/15 | SUBMIT TO FFX DPZ |
| 07/15/15 | SUBMIT TO FFX DPZ |
| 07/27/15 | SUBMIT TO FFX DPZ |
| 10/30/15 | SUBMIT TO FFX DPZ |
| 12/01/15 | SUBMIT TO FFX DPZ |
| 12/18/15 | SUBMIT TO FFX DPZ |
| 01/19/16 | SUBMIT TO FFX DPZ |
| 01/29/16 | SUBMIT TO FFX DPZ |
| 03/07/16 | SUBMIT TO FFX DPZ |
| 05/03/16 | SUBMIT TO FFX DPZ |

SCALE: 1" = 100'
 DATE: JULY 1, 2015
 SHEET 4 OF 7

OUTFALL STATEMENT

STORM WATER RUNOFF FROM THE SITE DISCHARGES GENERALLY IN TWO DIRECTIONS: OUTFALL POINT #1 AT THE NORTH-WESTERN PROPERTY CORNER AND OUTFALL #2 IN THE SOUTH-WESTERN CORNER OF THE SITE.

OUTFALL #1

STORM WATER RUNOFF IN THE DRAINAGE AREA TO SP #1 WILL BE CAPTURED AND TREATED WITHIN PROPOSED BIORETENTION AND/OR INFILTRATION FACILITIES. THE FLOW FROM THE FACILITIES WILL COMBINE WITH THE UNCONTROLLED AREAS AND DISCHARGE INTO A ROADSIDE DITCH ALONG CLARK'S CROSSING ROAD. THE ENERGY BALANCE EQUATION WAS USED FOR THE 1-YEAR STORM EVENT TO DETERMINE THE ALLOWABLE RELEASE RATE TO SP #1 (SEE EQUATION ON SHEET 3). THE DOWNSTREAM CHANNEL SHALL BE EVALUATED TO ENSURE EROSION AND FLOODING WILL NOT OCCUR.

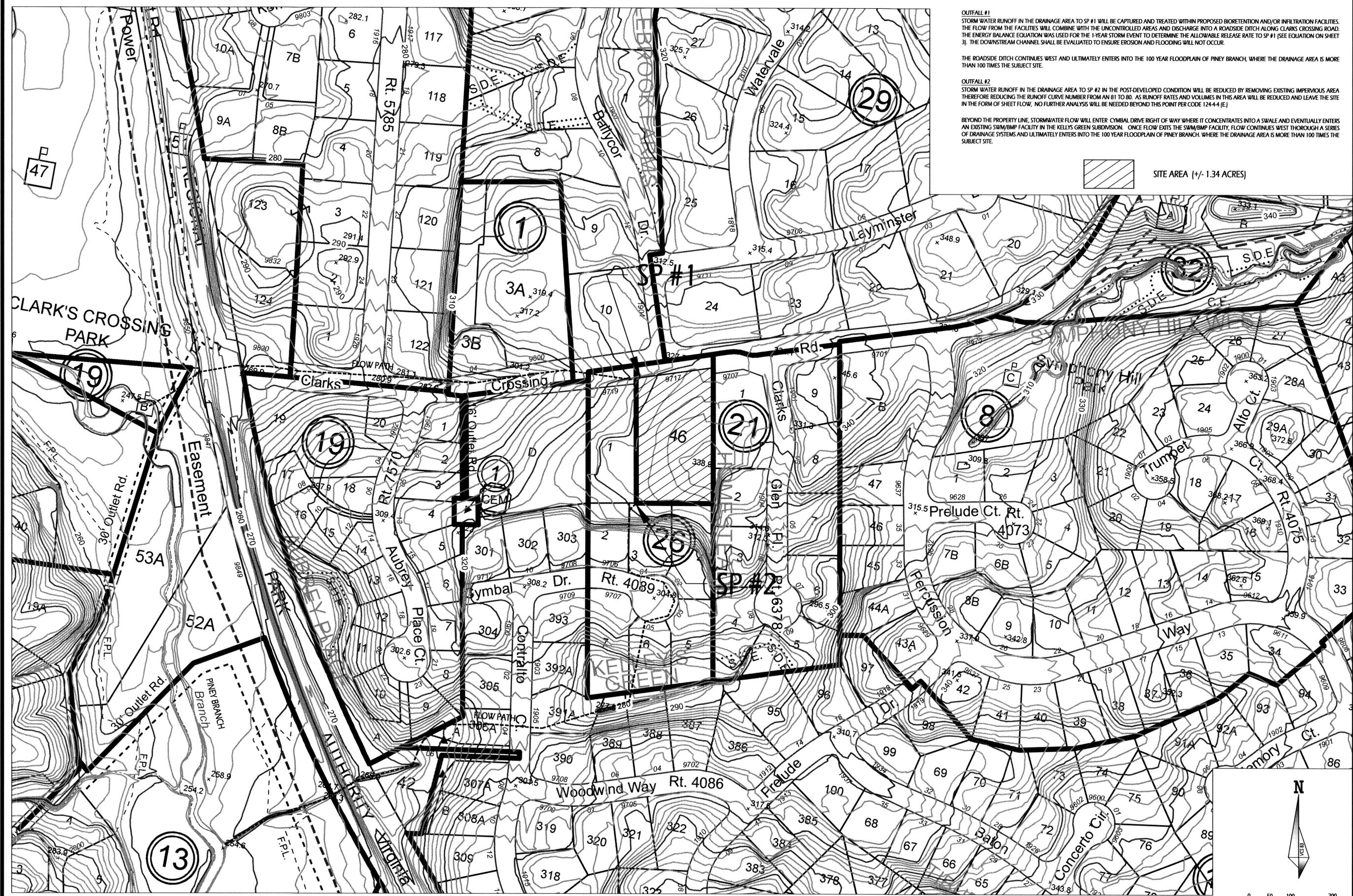
THE ROADSIDE DITCH CONTINUES WEST AND ULTIMATELY ENTERS INTO THE 100 YEAR FLOODPLAIN OF PINEY BRANCH, WHERE THE DRAINAGE AREA IS MORE THAN 100 TIMES THE SUBJECT SITE.

OUTFALL #2

STORM WATER RUNOFF IN THE DRAINAGE AREA TO SP #2 IN THE POST-DEVELOPED CONDITION WILL BE REDUCED BY REMOVING EXISTING IMPERVIOUS AREA THEREFORE REDUCING THE RUNOFF CURVE NUMBER FROM AN 81 TO 80. AS RUNOFF RATES AND VOLUMES IN THIS AREA WILL BE REDUCED AND LEAVE THE SITE IN THE FORM OF SHEET FLOW, NO FURTHER ANALYSIS WILL BE NEEDED BEYOND THIS POINT PER CODE 124-4-4 (E).

BEYOND THE PROPERTY LINE, STORMWATER FLOW WILL ENTER CYMBAL DRIVE RIGHT OF WAY WHERE IT CONCENTRATES INTO A SWALE AND EVENTUALLY ENTERS AN EXISTING SWM/BMP FACILITY IN THE KELLYS GREEN SUBDIVISION. ONCE FLOW EXITS THE SWM/BMP FACILITY, FLOW CONTINUES WEST THROUGH A SERIES OF DRAINAGE SYSTEMS AND ULTIMATELY ENTERS INTO THE 100 YEAR FLOODPLAIN OF PINEY BRANCH, WHERE THE DRAINAGE AREA IS MORE THAN 100 TIMES THE SUBJECT SITE.

 SITE AREA (+/- 1.34 ACRES)



P:\17-01 Warners Subdivision\Zoning\Eng\Sheets\17-01-01_Outfall_Analysis.dwg 05/02/16, 15:30

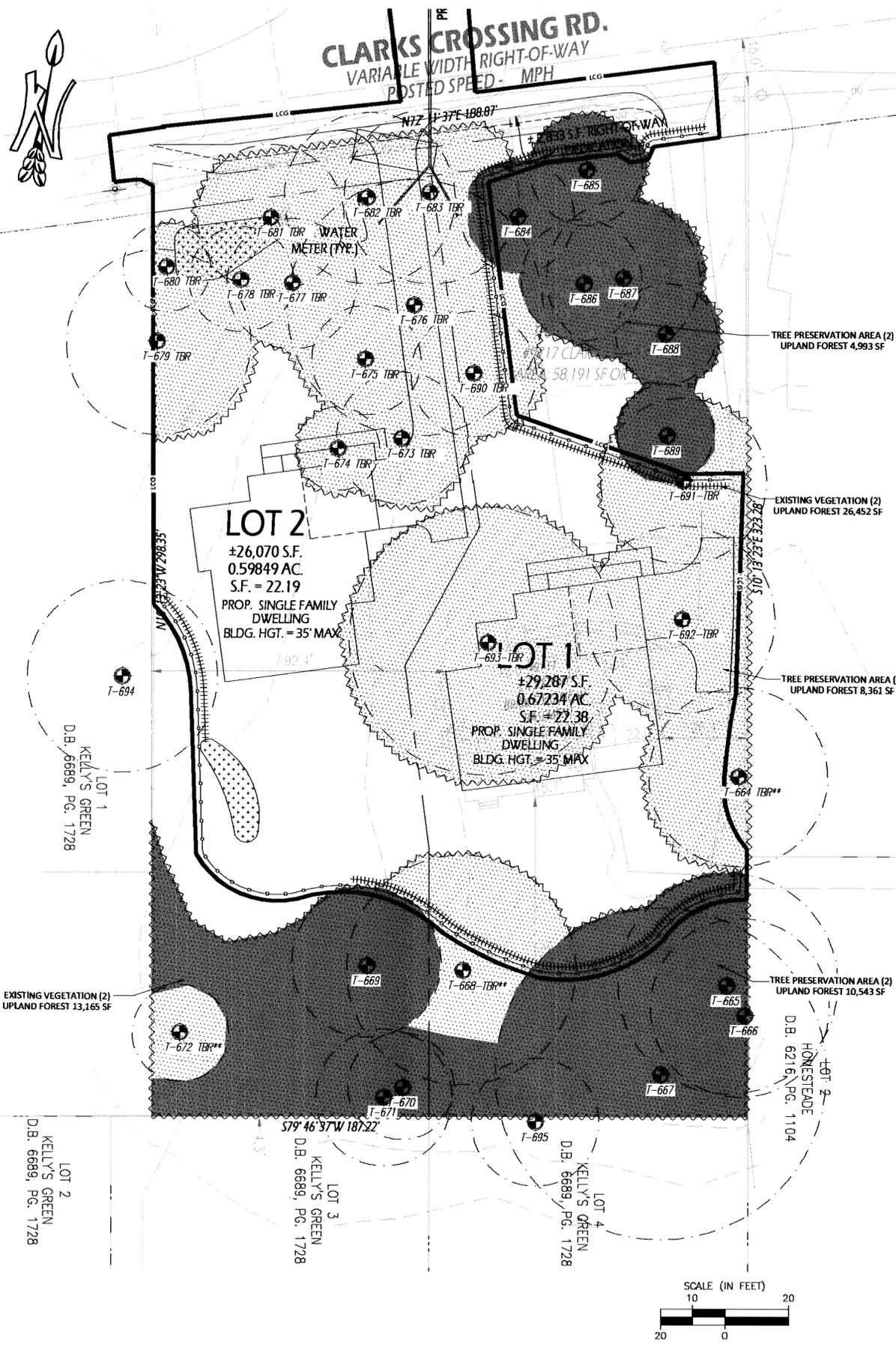


Table 12.3 - Tree Preservation Target Calculations & Statement

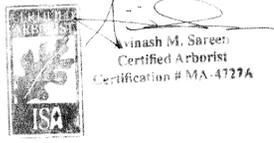
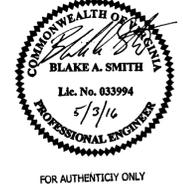
| | | |
|---|---|----------|
| A | Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) = | 39,617.0 |
| B | Percentage of gross site area covered by existing tree canopy = | 71.6% |
| C | Percentage of 10-year tree canopy required for site per zoning = | 25% |
| D | Percentage of the 10-year tree canopy requirement that should be met through preservation = | 71.6% |
| E | Proposed percentage of canopy requirement that will be met through tree preservation = | 140.3% |
| F | Has the Tree Preservation Target minimum been met? | YES |
| G | If no for line F, provide sheet number where deviation request is located | N/A |
| H | If step G requires a narrative it shall be prepared and attached | N/A |

LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (39,617-SF)
LONGTERM SUCCESSIONAL FOREST
- TREE PRESERVATION AREA (15,536-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING
- ROOT PRUNING

| Tree Number | Common Name | Size (Inches DBH) | Critical Root Zone (feet) | Condition | Remove | Notes & Arborists Recommendations |
|-------------|------------------|-------------------|---------------------------|-----------|--------|---|
| 664 | Sugar Maple | 28.0 | 28.0 | Poor | x** | Dead limbs, rot at base and trunk |
| 665 | Black Walnut | 34.5 | 34.5 | Fair | | Shallow damaged roots, prune dying limbs |
| 666 | Black Walnut | 28.0 | 28.0 | Fair | | Prune large dead limbs |
| 667 | Black Walnut | 52.0 | 52.0 | Fair | | Quad-trunk. Prune two dead leaders and Prune dead limbs |
| 668 | Hackberry | 36.0 | 36.0 | Poor | x** | Dead wood up trunk-hit by lightning |
| 669 | Black Walnut | 23.5 | 23.5 | Fair | | Prune dead limbs. minimal girdling |
| 670 | Black Walnut | 16.7 | 16.7 | Fair | | Slight lean, prune dead limbs |
| 671 | Redcedar | 21.4 | 21.4 | Fair | | Prune dead limbs |
| 672 | Black Gum | 15.2 | 15.2 | Poor | x** | Hollow sounding- dead wood up trunk |
| 673 | Pignut Hickory | 20.7 | 20.7 | Fair/Poor | x | Dead limbs and trunk failing |
| 674 | Virginia Pine | 13.1 | 13.1 | Fair | x | One sided and several dead limbs |
| 675 | Virginia Pine | 17.2 | 17.2 | Fair | x | Several small dead limbs |
| 676 | Pignut Hickory | 40.2 | 40.2 | Fair | x | Some dead limbs and vines |
| 677 | Virginia Pine | 20.4 | 20.4 | Fair | x | Small dead limbs |
| 678 | Virginia Pine | 16.5 | 16.5 | Fair | x | One sided, several small dead limbs |
| 679 | Mulberry | 29.0 | 29.0 | Fair | x | Quad-trunk |
| 680 | Virginia Pine | 13.8 | 13.8 | Fair | x | One sided, several small dead limbs |
| 681 | Pin Oak | 23.0 | 23.0 | Poor | x | Top dead, many dead limbs and small cavity at base |
| 682 | Northern Red Oak | 26.9 | 26.9 | Fair | x | Some dead limbs |
| 683 | Northern Red Oak | 27.4 | 27.4 | Fair | x | Some dead limbs. Some disease noted around the base |
| 684 | Pin Oak | 17.7 | 17.7 | Fair | | Prune dead limbs |
| 685 | Black Walnut | 17.7 | 17.7 | Fair | | Lichen present. Prune dead limbs |
| 686 | Southern Red Oak | 19.0 | 19.0 | Fair | | Prune dead limbs |
| 687 | Southern Red Oak | 24.1 | 24.1 | Fair | | Prune dead limbs |
| 688 | Pignut Hickory | 15.8 | 15.8 | Fair | | Woodpecker damage, prune dead limbs |
| 689 | Pignut Hickory | 15.2 | 15.2 | Fair | | Leaning, prune dead limbs |
| 690 | Southern Red Oak | 19.7 | 19.7 | Poor | x | Dead wood up trunk |
| 691 | Black Walnut | 26.0 | 26.0 | Poor | x | Leaning and rot up trunk |
| 692 | Pecan | 29.4 | 29.4 | Fair | x | Some dead limbs |
| 693 | Pecan | 42.0 | 42.0 | Fair | x | Woodpecker damage and several wounds |
| 694 | Red Maple | 30.0 | 30.0 | Fair | | Offsite, dead limbs |
| 695 | Mulberry | 20.0 | 20.0 | Fair | | Offsite |

NOTES:
 1. SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 **2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
 3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
 4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.



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.

ENVIRONMENTAL
 13996 Parkeast Circle, Suite 101
 Chantilly, VA 20151
 PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM



9717 CLARKS
 CROSSING ROAD
 FAIRFAX COUNTY

TREE PRESERVATION
 & PROTECTION PLAN

REVISIONS

| DATE | COMMENTS |
|----------|------------------|
| 10/29/15 | AMS |
| 11/20/15 | COUNTY COMMENTS |
| 12/17/15 | COUNTY COMMENTS |
| 1/19/16 | REV BY LAD |
| 4/29/16 | NEW LAYOUT (LAD) |

SHEET **6** OF **7**

SCALE: 1" = 20'

PROJECT DATE: 6/29/15

| | |
|------------------|------------|
| DRAFT: SSS | CHECK: AMS |
| FILE NUMBER: 317 | |

REASON FOR THE ADDENDUM III

Since the Planning Commission public hearing on February 17, 2016, and the Staff Report Addendum II published on March 9, 2016, the applicants have updated the General Development Plan (GDP) by redesigning the layout to propose two lots instead of three. Lot 1 is proposed to be 29,288 square feet and 96 feet wide and uses the existing driveway and curb cut on the eastern side of the property. Lot 2 is proposed to be 26,070 square feet and 93 feet wide and will access from Clarks Crossing Road via a new curb cut opposite of Ballycor Drive. See Figure 1 below for a depiction of the modifications.

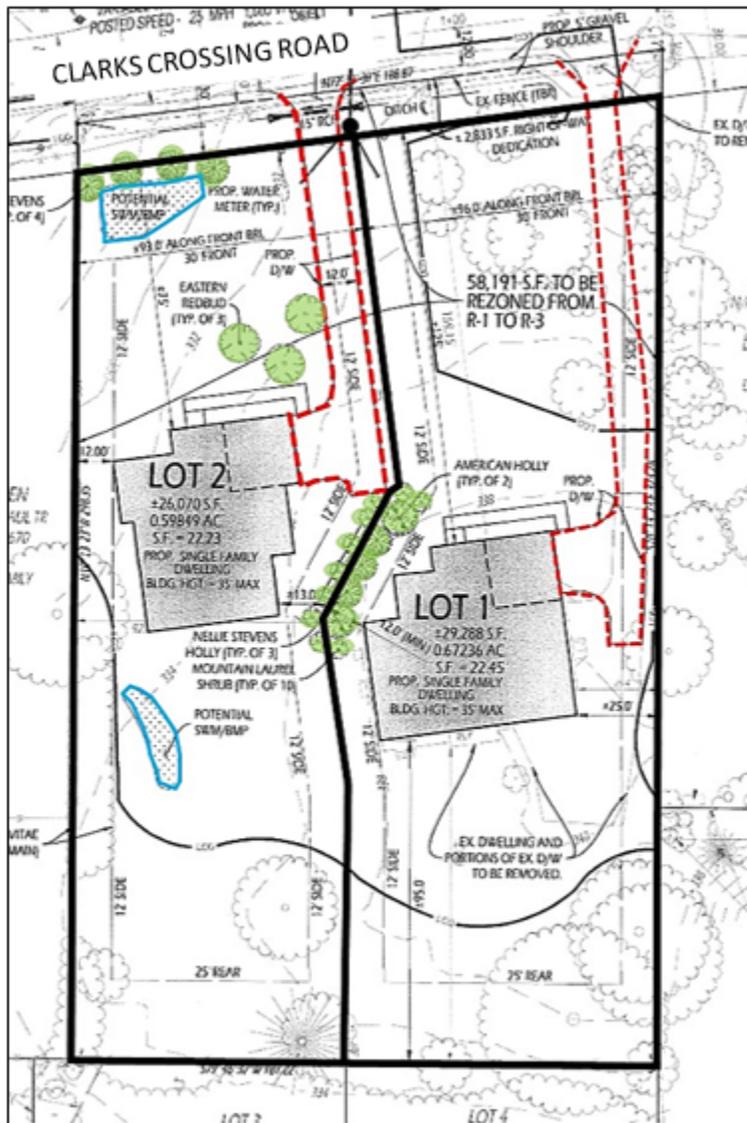


Figure 1- Applicants' Revised GDP

MODIFICATIONS AND WAIVERS

Since the applicant has reduced the number of dwelling units from three to two but maintained the request for the R-3 District, a lot width waiver request is no longer needed.

REVISED GENERALIZED DEVELOPMENT PLAN DESCRIPTION (copy in the front of the staff report)

The revised GDP depicts two new lots and proposes the removal of the existing dwelling unit. The table below demonstrates how the proposed development meets the Zoning Ordinance provisions for the R-3 District.

| Bulk Standards (R-3) | | |
|----------------------|-------------------|---|
| Standard | Required | Provided |
| Lot Sizes | 10,500 sf. | Lot 1: 26,070 sf. Lot 2: 29,288 sf. |
| Lot Widths | Interior: 80 feet | Lot 1: 96 ft. Lot 2: 93 ft. |
| Building Heights | 35 feet max. | 35 feet max. |
| Front Yards | Min. 30 feet | Lot 1: > 130 ft. Lot 2: > 85 ft. |
| Side Yards | Min. 12 feet | Lot 1: 12 ft., 25 ft. Lot 2: 12 ft, 13 ft. |
| Rear Yards | Min. 25 feet | Lot 1: > 100 ft. Lot 2: > 130 ft. |

Landscaping and Screening

The applicants have added evergreen landscaping, including two American Holly trees, three Nellie Stevens Holly trees and 10 Mountain Laurel shrubs to assist in screening between Lots 1 and 2. The applicants have also proposed four Nellie Stevens Holly trees and three Eastern Redbud trees in the front yard of Lot 2. Staff believes the additional landscaping increases the visual buffer and provides more privacy between the proposed dwellings and the neighboring lots. In addition, previously proposed proffers have been carried over to this addendum including tree preservation, construction monitoring, root pruning, and tree protection that are typically recommended by the Department of Public Works and Environmental Service's (DPWES) Urban Forest Management Division (UFMD).

ANALYSIS

Land Use

The proposed development is at 1.5 dwelling units per acre which is below the Comprehensive Plan recommendation of 2-3 dwelling units per acre. While staff supported the proposed three lot layout, staff noted in our January 13, 2016 staff report that two lots was preferred. The revision of the GDP to two lots address staff concerns and the application continues to meet the Residential Development Criteria as reviewed in the January 16, 2016 staff report.

Proffer Changes

The applicants' proffers have also been updated. Changes include:

- updating the revision date on the GDP to May 3, 2016,
- The deletion of the proffer related to the right of the applicants' to replace the existing home,
- The deletion of the proffer related to ingress/egress easements for the old proposal of Lots 2 and 3,
- The deletion of the proffer related to the screening between Lot 2 and the property to the west,
- The deletion the proffer related to the front yard setback of Lot 2,
- The modification of the Parks Contribution proffer to the contribution of \$2,679 to reflect the reduction in units,
- The modification of the Schools Contribution proffer to a contribution amount of \$11,749 to reflect the reduction in uses.

A copy of the black lined updated proffers are included in Appendix 1.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicants revised their GDP redesigning the design layout to only include two larger lots, instead of three. The second driveway entrance has been relocated to be across from Ballycor Drive and the applicant has proposed additional plantings for screening between Lots 1 and 2. Since the proposed intensity and disturbance of the overall lot has decreased with this new layout, staff believes that the proposal meets the intent and regulations of the Comprehensive Plan and the Zoning Ordinance.

Recommendations

Staff recommends approval of RZ 2015-HM-010, subject to the execution of proffers consistent with those contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDIX

1. Revised Blacklined Proffers
2. Revised Statement of Justification

RZ 2015-HM-010

PROFFERS**Christopher W. Warner and Mary J. Warner****RZ 2015-HM-010****May 9, 2016**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended), Christopher Walden Warner and Mary Jo Warner, for themselves and their successors and/or assigns (hereinafter referred to as the “Applicants”), hereby proffer that the development of the property identified as Fairfax County 2016 tax map reference 28-3 ((1)) 46 (the “Application Property”) shall be in accordance with the following conditions if, and only if, the Board of Supervisors (the “Board”) approves this rezoning application. These proffers shall replace and supersede all previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN –

- A. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan entitled “Warner Subdivision” consisting of six (6) sheets prepared by Smith Engineering, dated July 1, 2015, as revised through May 3, 2016 (the “GDP”).
- B. Pursuant to Paragraph 5 of Section 18-204 of the Fairfax County Zoning Ordinance (the “Zoning Ordinance”), minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed dwelling units at time of subdivision plan submission based on final building footprints, utility locations and final engineering design, provided that such do not materially decrease the amount and location of open space below the minimum required by the Zoning Ordinance, tree save areas, tree planting, distance to peripheral lot lines below the minimum required by the Zoning Ordinance, or typical lot setbacks as shown on the GDP.

2. TRANSPORTATION –

- A. Subject to Virginia Department of Transportation (VDOT) approval, the Applicants shall dedicate at no cost and convey in fee simple to the Board right-of-way up to a width of thirty (30) feet as measured from the centerline along the Application Property’s Clarks Crossing Road frontage, as shown on the GDP. Dedication shall be made at time of subdivision plan or upon demand of either Fairfax County or VDOT, whichever should first occur. The existing fence located on the property to be dedicated shall be removed at the time of dedication. The Applicants shall be responsible for the cost of fence removal.

- B. Subject to VDOT and Department of Public Works and Environmental Services (DPWES) approval, and prior to the issuance of the first Residential Use Permit (“RUP”) for the Application Property, the Applicants shall construct frontage improvements within the dedicated right-of-way to Clarks Crossing Road as shown on the GDP.
- C. The Applicants agree to provide non-illuminated signage within the Clarks Crossing Road right-of-way that alerts eastbound motorists of slow moving cyclists ahead subject to VDOT and Fairfax County Department of Transportation (FCDOT) approval. The Applicants shall construct said signage prior to the issuance of the first RUP for the Application Property.

3. LANDSCAPING AND OPEN SPACE –

The Applicants shall provide landscaping on the Application Property as generally shown on Sheets 2 and 5 of the GDP. As part of the subdivision plan submission, the Applicants shall submit to the Urban Forest Management Division (“UFMD”) a detailed landscape plan for review and approval that shall be generally consistent with the quality and quantity of plantings and materials shown on the GDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual (“PFM”). Plantings shall include only non-invasive species and, to the extent practical, native species. At time of subdivision plan, adjustments to the type and location of vegetation and the design of landscaped areas from that shown on the GDP shall be permitted as approved by UFMD.

4. DESIGN AND LAYOUT –

Prior to entering into a sales contract, potential purchasers shall be given notice of yard setbacks and any limitations on the construction of additions, such as porches, sunrooms, patios and decks.

5. TREE PRESERVATION –

- A. For the purposes of maximizing the preservation of trees located on adjacent properties, the Applicants shall prepare a Tree Preservation Plan. The Applicants shall contract with a certified arborist or registered consulting arborist (the “Project Arborist”) to prepare a Tree Preservation Plan to be included as part of the subdivision plan submission. The Tree Preservation Plan shall be reviewed and approved by UFMD. The Tree Preservation Plan shall seek to preserve the trees identified on the GDP for preservation. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

- B. Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the GDP, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.
- C. The Applicants shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. The Applicants shall also work with UFMD to identify areas adjacent to the limits of clearing and grading where a mix of understory plantings and shrubs may be provided, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- D. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther than ten (10) feet apart or super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be placed at the limits of clearing and grading. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.
- E. The Applicants shall (1) prune roots one inch in diameter or larger of trees to be preserved that may be damaged during clearing, demolition, grading, utility installation and/or the installation of retaining walls; and (2) mulch to a minimum depth of three (3) inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas that will be root pruned and mulched shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details

for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

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

- (i) Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen (18) inches, or as specified by UFMD at the pre-construction meeting.
 - (ii) Root pruning shall take place prior to installation of tree protection fencing.
 - (iii) Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
 - (iv) Root pruning shall be conducted with the on-site supervision of the Project Arborist.
 - (v) Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
 - (vi) Mulch shall be applied at a depth of three (3) inches within designated areas. Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation. Motorized equipment may be used to reach over tree protection fence to place mulch at designated points. Mulch shall be spread by hand within tree preservation areas.
 - (vii) Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
 - (viii) UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.
- F. During the installation of tree protection fencing, performance of root pruning, and/or any clearing or removal of trees, vegetation, or structures, or other activities in or adjacent to tree conservation areas on the Application Property, the Project Arborist, as a representative of the Applicants, shall be present to monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFMD. Inappropriate activities such as storage of construction materials, dumping of construction debris, and traffic by construction personnel shall

not occur within these areas. Damage to understory plant materials, leaf litter and soil conditions resulting from activities not approved in writing by UFMD shall be restored to the satisfaction of UFMD.

6. PARKS CONTRIBUTION –

The Applicants shall contribute the sum of Two Thousand Six Hundred Seventy Nine Dollars (\$2,679.00) to the Fairfax County Park Authority to offset the impact to parks and recreation services from the new residents anticipated by the development of the Application Property. Said contribution is to be utilized for recreational facility development at one or more park sites located within the service area of the Application Property. Such contribution shall be made prior to the issuance of the first RUP for the Application Property and shall be based on the actual number of dwelling units constructed.

7. STORMWATER MANAGEMENT –

- A. Subject to review and approval by DPWES, stormwater management (“SWM”) and Best Management Practice (“BMP”) measures for the Application Property shall be provided in bioretention facilities, or other type of water quality and quantity control facilities as permitted by the PFM, as depicted on Sheets 2 and 3 of the GDP. The SWM and BMP measures shall be developed in accordance with the PFM, unless waived or modified by DPWES.
- B. The owners of each dwelling unit shall be responsible for the maintenance of the proposed stormwater facilities located on their lot. The maintenance responsibilities will be disclosed to all prospective purchasers prior to entering into a contract of sale.
- C. The Applicants shall provide written materials to contract purchasers of the dwelling units describing proper maintenance of the stormwater facilities in accordance with the PFM and County guidelines.

8. GREEN BUILDING PRACTICES –

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

- A. Certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP;
or
- B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance as

demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to issuance of a RUP.

9. SCHOOLS CONTRIBUTION –

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

10. AFFORDABLE HOUSING -

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

11. MISCELLANEOUS -

- A. Upon demonstration by the Applicants that, despite diligent efforts or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for the completion of such improvements.
- B. These proffers shall bind and inure to the benefit of the Applicants and their successors and assigns.

[SIGNATURES ON THE FOLLOWING PAGE]

APPLICANTS/OWNERS:


CHRISTOPHER WALDEN WARNER


MARY JO WARNER

[SIGNATURES END]



WALSH COLUCCI
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REVISED
May 3, 2016

Via Hand Delivery

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Rezoning
Applicants: Christopher W. and Mary J. Warner

Dear Ms. Berlin:

Please accept the following as a statement of justification for the rezoning of approximately 1.34 acres from the R-1 District to the R-3 District.

The Applicants are the owners of approximately 1.34 acres located at 9717 Clarks Crossing Road in the Hunter Mill Magisterial District and identified among the Fairfax County tax map records as 28-3 ((1)) 46 (the "Subject Property"). The Subject Property is located on the south side of Clarks Crossing Road and is surrounded by established residential communities. Zoned to the R-1 District, the Subject Property is developed with a single family residence that was constructed in 1967. The property to the north of the Subject Property is zoned to the R-1 District, while the communities to the east, west, and south are zoned to the R-2 District.

The Subject Property is located within the Vienna Planning District of the Area II Comprehensive Plan (the "Plan"); specifically, within the V-3 Spring Lake Community Planning Sector. There are no site-specific land use recommendations for the Subject Property, though the Plan states that the V-3 Spring Lake Planning Sector is developed with stable residential neighborhoods and future development should be of a compatible use, type and intensity. The Plan map recommends residential development at a density of 2 to 3 dwelling units per acre.

The Subject Property is one of the few properties located south of Clarks Crossing Road that is zoned to the R-1 District. The Applicants propose to rezone and subdivide the Subject Property at a density of 1.50 dwelling units per acre, which is less than the Plan's recommended density. The design and layout of the proposed subdivision is compatible in use, type and intensity with the surrounding area. In addition, the preservation of existing trees located on the Subject Property will minimize any visual effects on surrounding properties. The existing home will be removed, and therefore, the proposal results in the construction of two (2) dwelling units on the Subject Property.

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The Applicants' proposal meets the Residential Development Criteria listed in Appendix 9 of the Policy Plan as follows:

Site Design

The Generalized Development Plan (the "GDP") is characterized by high quality site design. The proposed layout integrates the elements of open space, landscaping and site features into a functional quality design that conforms to the Plan's recommendations. The proposed dwelling units are oriented appropriately to Clarks Crossing Road. The GDP provides usable yard areas to accommodate landscaping, maintenance, and future construction of accessory structures. Finally, the proposed development maximizes the preservation of existing trees.

Neighborhood Context

The Applicants propose a residential development that is designed to complement adjacent neighborhoods and fit into the fabric of the community. Properties to the east, west, and south are zoned to the R-2 District and are developed with single family detached homes. The Applicants propose to complete this existing development pattern in a manner that is consistent with the Plan's recommendation. Further, the proposed dwelling units conform with all setback and bulk requirements, while the preservation of existing trees provides a natural buffer to adjacent properties.

Environment

The Subject Property does not include any environmentally sensitive features that require preservation. There is no 100 year floodplain, resource protection area or wetlands located on the Subject Property. The soil characteristics and topography of the Subject Property do not present any challenges for the proposed development. The Applicants propose to preserve as many existing trees as possible in consideration of their quality and location. Stormwater management will be provided as detailed on the GDP. Water quality and quantity control shall be achieved with the installation of facilities on each individual lot such as bio-retention, infiltration and rooftop disconnection. Final control measures shall be determined at time of site plan.

Tree Preservation and Tree Coverage Requirements

The GDP proposes a design that incorporates existing quality mature trees. The proposed layout is designed to preserve as many healthy trees as possible, while damaged and dead trees will be removed. The preserved trees and their canopy create a natural buffer between the Subject Property and adjacent properties.

Transportation

The Applicants propose safe and adequate access to the existing adjacent road network. The addition of one (1) single family home will not generate significant vehicle trips and will not adversely impact traffic. As shown on the GDP, the Applicants propose to dedicate approximately

2,844 square feet of land along the Subject Property's Clarks Crossing Road frontage consistent with the Plan.

Public Facilities

The Applicants' proposal of one (1) additional single-family home will not have a measurable impact on public facilities. The Plan does not include a trail requirement on Clarks Crossing Road. The proposed homes will be served by public sewer and water. The Applicants will address the issue of a contribution to public schools in accordance with formulas adopted by the Board of Supervisors in proffers that will be submitted during the processing of the rezoning application.

Affordable Housing

The requirement to provide affordable units in accordance with the Affordable Dwelling Unit Ordinance does not apply to the Applicants' proposal as it contains fewer than 50 residential dwelling units. The Applicants will address the issue of a contribution to the Fairfax County Housing Trust Fund in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

Heritage Resources

The Applicants are unaware of any heritage resources located on the Subject Property that are worthy of preservation.

The Applicants have owned the Subject Property for 30 years. During that time surrounding properties have been developed and the area has evolved from large parcels to single-family subdivisions. The Applicants' proposal will permit the development of the Subject Property in a manner and at a density that is consistent with the Plan recommendations and compatible with the surrounding development. The planned development is sensitive to the surrounding community and the lot layout will minimize the amount of land disturbance and maximize preservation of existing mature vegetation.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Lynne J. Strobel

cc: Christopher and Mary Jo Warner Anthony Venafro Paul Chretien