



# County of Fairfax, Virginia

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

May 18, 2016

Lynne J. Strobel  
Walsh, Colucci, Lubeley, & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201-3359

RE: Rezoning Application RZ 2015-HM-010

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 17, 2016, approving Rezoning Application RZ 2015-HM-010, subject to the proffers dated May 13, 2016, in the name of Christopher W. Warner and Mary J. Warner. The Board's action rezones certain property in the Hunter Mill District from the R-1 District to the R-3 District, to permit residential development at a total density of 1.5 dwelling units per acre, located on the south side of Clarks Crossing Road at its intersection with Ballycor Drive, Tax Map 28-3 ((1)) 46, on approximately 1.34 acres of land.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

CAC/dal

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 771  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Howard W. Goodie, Director, Real Estate Division, Department of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, Dept. of Planning and Zoning  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division, Dept. of Transportation  
Thomas Corny, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division, Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways, VDOT  
Sandy Stallman, Park Planning Branch Manager, Park Authority  
Charlene Fuhrman-Schulz, Development Officer, Design Development Division, DHCD  
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 17<sup>th</sup> day of May, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
REZONING APPLICATION RZ 2015-HM-010**

**WHEREAS**, Christopher W. Warner and Mary J. Warner filed in the proper form an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 District to the R-3 District, and

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

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

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 17<sup>th</sup> day of May, 2016.



Catherine A. Chianese

Clerk to the Board of Supervisors

**PROFFERS**

**Christopher W. Warner and Mary J. Warner**

**RZ 2015-HM-010**

**May 13, 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.
- C. Notwithstanding Note 5 on Sheet 2 of the GDP, the construction of the two (2) proposed single family dwelling units may be phased in accordance with Note 27 on Sheet 1 of 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:

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- 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

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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]**

RZ 2015-HM-010

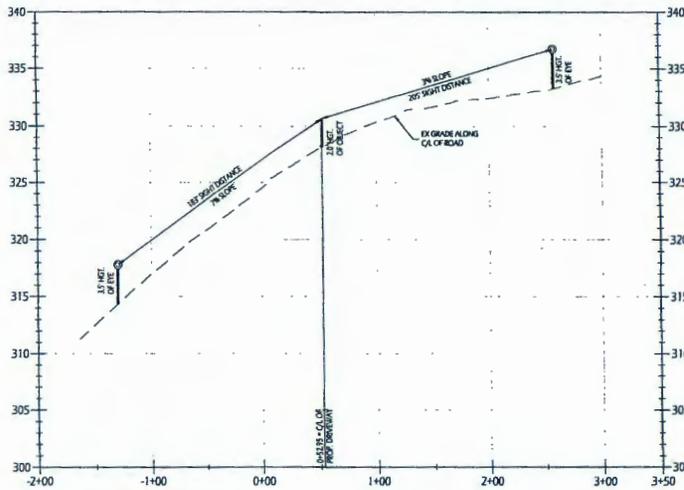
APPLICANTS/OWNERS:

  
CHRISTOPHER WALDEN WARNER

  
MARY JO WARNER

***[SIGNATURES END]***





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

SHAPE FACTOR CALCULATION (P' / A = SF)

Lot Number	Lot Perimeter (P) [ft]	Lot Area (A) [sq ft]	Lot Shape Factor (SF)
1	810.79	29,288	22.45
2	781.28	26,070	22.23

Stopping Sight Distance on Grades

Design Speed (mph)	Downgrades				Upgrades			
	3%	6%	9%	9%	3%	6%	9%	9%
15	80	82	85	73	74	73		
20	116	120	126	109	107	104		
25	156	165	173	147	143	140		
30	205	216	227	200	184	179		

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

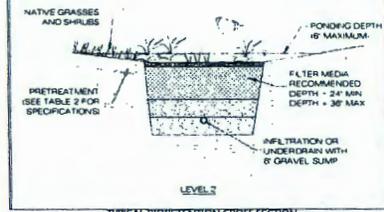
THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WRITER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED.  
NOTE: WRITERS WILL BE ACTIONED SEPARATELY. FAILURE TO ACCURATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN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

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:  
SPECIAL PERMITS (P-011 2) & 2) SPECIAL EXCEPTIONS (P-011 2) & 2) CLUSTER SUBDIVISION (P-015 1G & 1H) COMMERCIAL REHABILITATION DISTRICTS (P-022 2A (2)(4) (4)) DEVELOPMENT PLAN REVIEW DISTRICT (P-030 2) & 10) FOP DISTRICTS (P-037 1)(2) & 10) & 10) AMENDMENTS (P-032 1 OF 4 & 10)

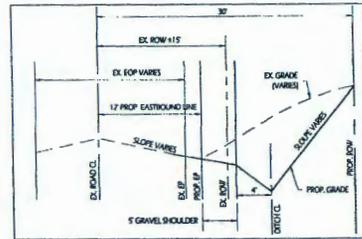
1. PLAT AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITIES AND LIMITS OF CLEARING AND GRADING TO ACCOMMODATE THE STORMWATER MANAGEMENT FACILITIES, STORM DRAINAGE PIPE SYSTEMS AND CURBS, PROTECTION, POND SPILLWAYS, ACCESS ROADS, SIDE CUTS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEETS 1-3.
3. PROVIDE:
 

FACE/TYPE & NO. (S) (NO. 1-2)	ON SITE AREA SERVED (AC)		OFF SITE AREA SERVED (AC)		DRAINAGE AREA (S)	FOOTPRINT AREA (S)	STORAGE VOLUME (CF)	IF POND, DAM HEIGHT (FT)
	1	2	1	2				
1	48.28	0	40.78	24.75	x 800	N/A	N/A	N/A
2	10.18	0	0.36	3.80	x 800	N/A	N/A	N/A
4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET.
5. MAINTENANCE ACCESS (ROADS TO STORMWATER MANAGEMENT FACILITY (ES) ARE SHOWN ON THIS SHEET (PRIVATE MAINTENANCE)).
6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEETS 1-3.
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.
8. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 FEET THE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON SHEETS 1-3.
9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET.
10. 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 1 FOR EXISTING TOPOGRAPHY.)
11. SUBMISSION NUMBER IS REQUESTED FOR N/A.
12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE N/A.

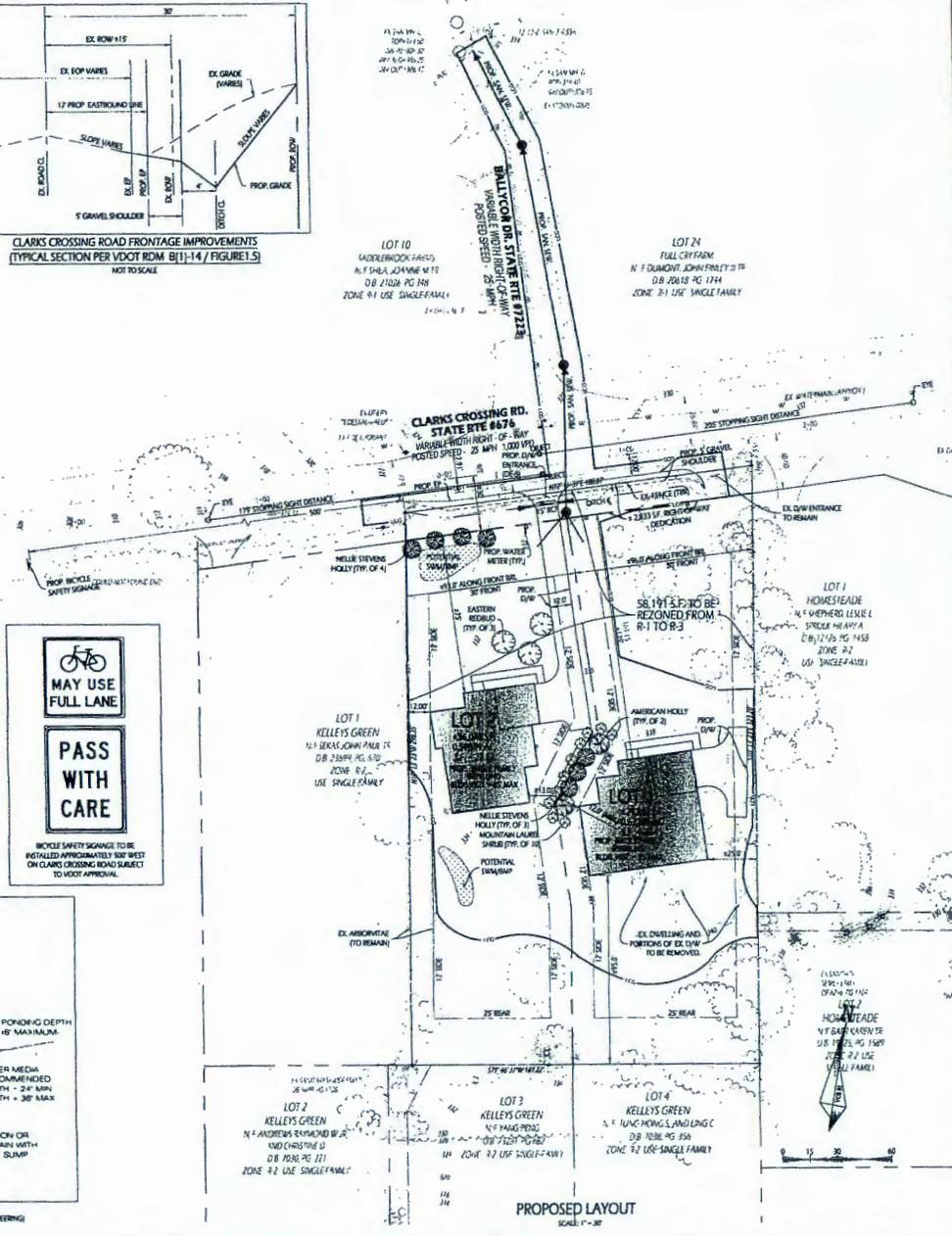
- NOTES
1. PRESERVATION OF VARIOUS EXISTING VEGETATION ALONG THE PERIMETER OF THE PROPERTY SHALL HELP PROTECT FROM ANY ADVERSE VISUAL EFFECTS OF THIS DEVELOPMENT.
  2. PROPOSED BUILDING FOOTPRINTS ARE CONCEPTUAL AND SHOWN ONLY TO REPRESENT PROPOSED ARCHITECTURE AND APPROXIMATE SCHEDULED AREAS. UPON APPROVAL 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.
  3. 30' OF RIGHT-OF-WAY MEASURED FROM THE CENTERLINE ALONG THE FRONTAGE OF CLARK'S CROSSING ROAD SHALL BE DESIGNATED AS REQUIRED BY FOOTCOT AND HOOT FRONTAGE IMPROVEMENTS INCLUDING SHOULDER AND DETCH SECTION AS SHOWN ON THIS SHEET WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF THIS PROJECT.
  4. DEVELOPMENT SHALL OCCUR IN A SINGLE PHASE.
  5. LIMITS OF CLEARING AND GRADING IS SUBJECT TO MINOR ADJUSTMENTS UPON FINAL ENGINEERING AND FINAL STORMWATER MANAGEMENT DESIGN.
  6. THE OWNER/APPLICANT RESERVES THE RIGHT TO CONNECT THE DEVELOPMENT TO PUBLIC SEWER VIA EXISTING CASINGS WHICH EXTEND TO THE EASTERN AND SOUTHERN PROPERTY LINES IF DEEMED FEASIBLE UPON FINAL ENGINEERING.
  7. FOR MORE INFORMATION ON DRAINAGE FACILITIES SEE SHEET 3.
  8. FOR DETAILED INFORMATION ON THE CONDITION OF EXISTING VEGETATION AND WHICH TREES ARE ANTICIPATED TO BE PRESERVED WITH THIS DEVELOPMENT SEE SHEETS 1-4.
  9. WATER QUALITY AND QUANTITY CONTROL FACILITIES LOCATED ON INDIVIDUAL LOTS ARE TO BE PERMANENTLY MAINTAINED AND LOCATED IN ACCORDANCE WITH THE STRATEGIES ESTABLISHED IN THE FPM AND THE BMP CLEARING GUIDE.
  10. 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 PLANS IS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREIN.
  11. MINIMUM CALIBER OF PROPOSED TREES AT THE TIME OF PLANTING SHALL BE 2.0 INCHES.
  12. TREE LIMITS TO BE REMOVED



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



CLARK'S CROSSING ROAD FRONTAGE IMPROVEMENTS  
TYPICAL SECTION PER VDOT RDM B(1)-14 / FIGURE 5  
NOT TO SCALE



MAY USE FULL LANE  
PASS WITH CARE

SMITH ENGINEERING

GENERALIZED DEVELOPMENT PLAN  
WARNER SUBDIVISION  
GENERALIZED DEVELOPMENT PLAN (GDP)



SMITH ENGINEERING  
PROJECT: 171-01  
ANTHONY VANDORP  
7035WALDEN  
ANNAPOLIS, MARYLAND  
ANNAPOLIS@SMITHENGINEERING.COM

PLAN DATE:

01/01/15	ISSUED TO CLIENT
01/15/15	SUBMIT TO FPA DPT
01/15/15	SUBMIT TO FPA DPT
01/27/15	SUBMIT TO FPA DPT
10/09/15	SUBMIT TO FPA DPT
12/01/15	SUBMIT TO FPA DPT
12/18/15	SUBMIT TO FPA DPT
01/11/16	SUBMIT TO FPA DPT
01/29/16	SUBMIT TO FPA DPT
03/01/16	SUBMIT TO FPA DPT
03/01/16	SUBMIT TO FPA DPT
03/01/16	SUBMIT TO FPA DPT

SCALE: AS SHOWN  
DATE: MAY 1, 2015  
SHEET: 2 OF 2

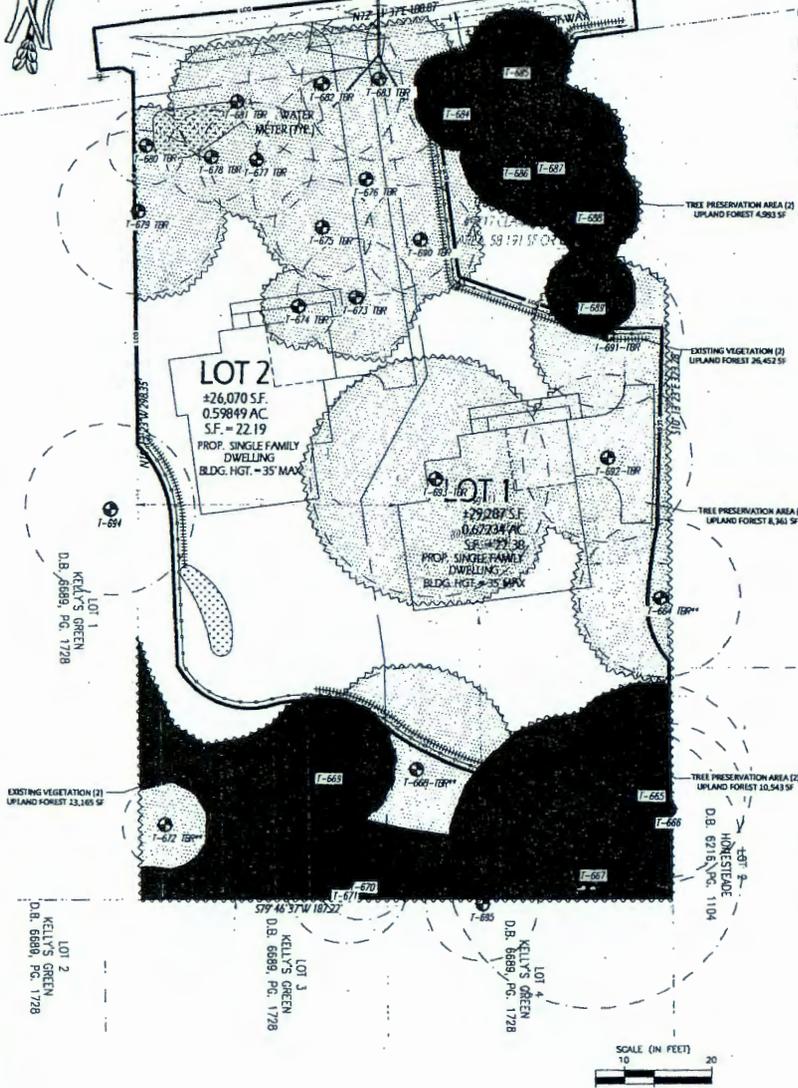








**CLARKS CROSSING RD.**  
 VARIABLE WIDTH RIGHT-OF-WAY  
 POSTED SPEED - MPH



**Table 12.3 - Tree Preservation Target Calculations & Statement**

A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	30,617.0
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 stop 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 THE 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 22-0501) and the tree conservation plan (PFM 22-0502) submittal requirements; no deviations or modifications to these requirements are being requested.

**ENVIRONMENTAL**  
 13986 Parkcrest Circle, Suite 101  
 Chantilly, VA 20151  
 PH: 703-466-5123 WWW.INTENVIRONMENTALINC.COM

9717 CLARKS  
 CROSSING ROAD

TREE PRESERVATION  
 & PROTECTION PLAN

REVISIONS

DATE	COMMENTS
10/23/15 AMS	
11/20/15 COUNTY COMMENTS	
12/27/15 COUNTY COMMENTS	
1/28/16 REV BY LAD	
4/29/16 NEW LAYOUT LAD	

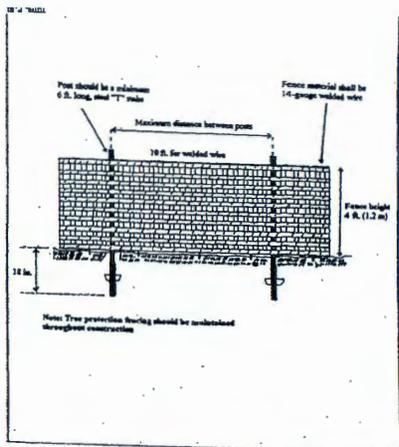
SHEET 6 of 7

SCALE: 1" = 20'

PROJECT DATE: 5/29/15

DRAFT: SSS CHECK: AMS

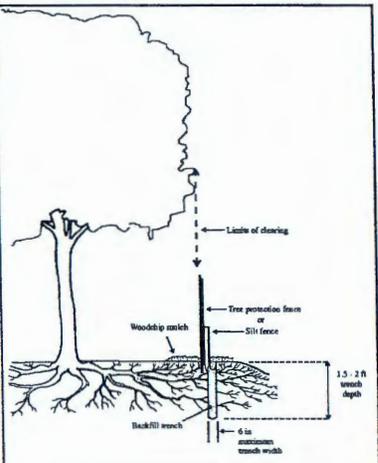
FILE NUMBER: 317



TREE PROTECTION FENCE INSTALLATION DETAIL

15/10/14 6:02 PM EJC

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



ROOT PRUNING

TREE CONDITION ANALYSIS

TNT Environmental, Inc. (TNT) conducted a site reconnaissance to evaluate the wooded habitat on the project site in May 2015. The undeveloped portions of the site are comprised primarily of Upland Hardwoods and Softwoods (i.e. Walnut, Hickory, Oak & Pine). The species of trees assessed near the limits of clearing are listed in the Tree Table on the previous sheet.

Based on our site reconnaissance, invasive and/or noxious species were not observed onsite. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. The trees onsite are generally in Fair to Poor condition, except where otherwise noted on the EVM (i.e.: Poor, Dead). Onsite trees within 150-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.2A and 12-0403.2B and are identified on the EVM. At the time of inspection there were poor trees located within 150-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0507.E2(1), trees designated for preservation shall be protected during construction.

TREE PRESERVATION NARRATIVE

§ 12-0509.3B: Dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (i.e.: chainsaw) wherever practical and will be conducted in a manner that incurs the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0509.3C: Based on the current condition of the existing wooded areas, no adverse human health risks are anticipated provided that trees which pose a hazard to human health and safety are properly removed from areas where they could pose such a risk.

§ 12-0509.3D: Invasive and/or noxious species were not observed on the site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance.

§ 12-0509.3E: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multiplier for tree canopy calculations.

§ 12-0509.3F: Non-impacted Specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by §12-0507.2E(1).

§ 12-0509.3G: Prior to land disturbing activities, root pruning with a vibratory plow, trencher or other device approved by the Director shall be conducted along the limits of clearing adjacent to tree preservation areas. Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Locations of root pruning and tree protection fencing (trenchless super silt fence) are shown on the Tree Preservation & Protection Plan.

§ 12-0509.3H: No trees will be transplanted as part of the proposed construction activities.

§ 12-0509.3I: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances. 14-gauge welded wire fence shall be used as dividers between trees and forested areas. The protective device shall be placed within the disturbed area at the limits of clearing and erected at a minimum height of 4 feet, except for super silt fence where height may be 3.5 feet. The fencing material shall be mounted on 6-foot tall steel posts driven 1.5 feet into the ground and placed a maximum of 10 feet apart.

§ 12-0509.3J: No work shall occur within the areas to be protected. Onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

§ 12-0509.3K: There are no known proffer conditions which would require additional tree inventory, tree condition, tree valuation or tree bonding information.

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Step	Totals
<b>A. Tree Preservation Target &amp; Statement</b>	
A1	Tree Preservation Target calculations and statement
<b>B. Tree Canopy Requirement</b>	
B1	Gross Site Area = 58,191.0
B2	Subtract area dedicated to parks, road frontage = 2,833.0
B3	Subtract area of exemptions (wetlands/stream and drainfields) = 0.0
B4	Adjusted gross site area = 55,358.0
B5	Identify site's zoning and/or use = R-3
B6	Percentage of 10-year canopy required = 25%
B7	Area of 10-year canopy required = 13,840
B8	Modification of 10-year Tree Canopy Requirement Requested? = No
B9	If B8 is yes, list plan sheet where modification is located = N/A
<b>C. Tree Preservation</b>	
C1	Tree Preservation Target Area = 9,893.0
C2	Total canopy area meeting standards of § 12-0400 = 15,536.0
C3	C2 x 1.25 = 19,420.0
C4	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C5	C4 x 1.5 = 0.0
C6	Total of canopy area provide by Heritage, Memorial, Specimen, or Street Trees = 0.0
C7	C6 x 1.5 to 3.0 = 0.0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0.0
C9	C8 x 1.0 = 0.0
C10	Total of C3, C5, C7, and C9 = 19,420
<b>D. Tree Planting</b>	
D1	Area of canopy to be met through tree planting = 1,675.0
D2	Minimum area of canopy planted for air quality benefits = 0.0
D3	D2 x 1.5 = 0.0
D4	Minimum area of canopy planted for energy conservation = 0.0
D5	D4 x 1.5 = 0.0
D6	Minimum area of canopy planted for water quality benefits = 0.0
D7	D6 x 1.25 = 0.0
D8	Minimum area of canopy planted for wildlife benefits = 0.0
D9	D8 x 1.5 = 0.0
D10	Minimum area of canopy provided by native trees = 0.0
D11	D10 x 1.5 = 0.0
D12	Minimum area of canopy provided by improved cultivars and varieties = 0.0
D13	D12 x 1.5 = 0.0
D14	Area of canopy provided through tree seedlings = 0.0
D15	Area of canopy provided through native shrubs or woody seed mix = 0.0
D16	Percentage of 14 represented by D15 (must be less than 33%) = 0.0%
D17	Canopy area provided through tree planting = 854'
D18	Is an offsite planting relief requested? = No
D19	Tree Bank or Tree Fund? = No
D20	Canopy area requested to be provided through offsite banking or tree fund? = No
D21	Amount to be deposited into the Tree Preservation and Planting Fund = \$0.0
<b>E. Total of 10-year Tree Canopy Provided</b>	
E1	Total of canopy area provided through tree preservation = 19,420
E2	Canopy area provided through tree planting = 850
E3	Total of canopy area provided through offsite mechanism = 0
E4	Total of 10-year Tree Canopy Provided = 20,270

**TREE PROTECTION ZONE**  
**KEEP OUT**

OFF LIMITS TO CONSTRUCTION EQUIPMENT,  
MATERIALS, AND WORKERS

CALL 703-324-1770 TO REPORT VIOLATIONS

**PENALTY FOR VIOLATIONS STRICTLY ENFORCED**

PROHIBIDO ENTRAR  
**ZONA DE PROTECCION DEL ARBOL**  
LLAMAR AL TEL. 703-324-1770  
PARA REPORTAR INFRACCIONES

**SPECIFICATIONS**

- MINIMUM DIMENSION: 11 x 6 INCHES (W x H)
- BACKGROUND COLOR: RED OR YELLOW
- MINIMUM LETTER SIZE: LARGE = 3/4 INCHES  
SMALL = 1/2 INCHES
- SIGNS MADE OF WEATHER-PROOF MATERIAL

**TREE PRESERVATION SIGN DETAIL**

**TREE PRESERVATION SIGN NOTE:**

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING, PER PFM 12-0503.3. THE FENCING SHALL POST AND MAINTAIN BUNCHED SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 30 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.



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



9717 CLARKS  
CROSSING ROAD  
FAIRFAX COUNTY

TREE PRESERVATION  
NARRATIVE

REVISED	DATE	COMMENTS
10/29/20 AM		
5/20/20 COUNTY COMMENTS		
12/17/20 COUNTY COMMENTS		
5/28/21 NEW LAYOUT (RAD)		

SHEET 7 OF 7

SCALE: N/A

PROJECT DATE: 6/29/15

DRAWN: SSS CHECK: AMS

FILE NUMBER: 37



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

**APPLICATION No:** RZ 2015-HM-010  
 (Assigned by staff)

RECEIVED  
 Department of Planning & Zoning

JUL 16 2015

Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Christopher W. Warner and Mary J. Warner, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the R-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

**LEGAL DESCRIPTION:**

Metes and Bounds-See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

28-3	((1))		46	Approx. 1.3359 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

9717 Clarks Crossing Road, Vienna, Virginia 22182

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

South side of Clarks Crossing Road (Route 676) at its intersection with Ballycor Drive (Route 7223)	
<b>PRESENT USE:</b> Residential	<b>PROPOSED USE:</b> Residential
<b>MAGISTERIAL DISTRICT:</b> Hunter Mill	<b>OVERLAY DISTRICT (S):</b> N/A

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

Lynne J. Strobel, attorney/agent  
**Type or Print Name**  
 Walsh, Colucci, Lubeley & Walsh, P.C.  
 2200 Clarendon Blvd., Suite 1300, Arlington, Virginia 22201  
**Address**

*Lynne J. Strobel*  
**Signature of Applicant or Agent**  
 (Work) 703-528-4700 (Mobile)  
**Telephone Number**

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: August 5, 2015

*Debra L. Suber*

RZ 2015-0215

Fee Paid \$ 28,420.00

2/5/15

# SMITH ENGINEERING

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Metes and Bounds Descriptions  
The Property of  
Christopher Walden and Mary J. Warner  
Deed Book 6340, Page 417  
Tax Map # 028-3 ((01)) 0046  
Hunter Mill District  
Fairfax County, Virginia

As the same appears duly platted, subdivided, and recorded in Deed Book 6340 at Page 417, among the land records of Fairfax County, Virginia.

All that certain lot, piece or parcel of land, together with all improvements thereon, situated, lying and being in the Hunter Mill District, Fairfax County, Virginia, said lot or parcel being more particularly described as follows:

Beginning at an iron pipe found on the northern property line of Lot 3 Kelly's Green; said pipe being the southwestern corner of the herein described lands now or formerly of Christopher Walden and Mary J. Warner; thence N10°13'23"W 298.35' with the easterly boundary line of Lot 1 Kelly's Green to a point along the southern right of way line of Clarks Crossing Road Route #676; thence N72°11'37"E 188.87' departing the eastern boundary line of lot 1 Kelly's Green and with the southern right of way line of Clarks Crossing Road to an iron pipe found; thence S10°13'23"E 323.28' with the western boundary line of Lot 1 Homesteade to an iron pipe found at the northeastern boundary line of Lot 4 Kelly's Green: thence S79°46'37"W 187.22' with the northern boundary line of Lot 3 Kelly's Green to the point of beginning and containing 58,191 SF or 1.33588 ac. of land.