



APPLICATION ACCEPTED: August 17, 2015
PLANNING COMMISSION: May 5, 2016
DEFERRED DECISION ONLY: May 26, 2016
DEFERRED DECISION ONLY: June 16, 2016
BOARD OF SUPERVISORS: To Be Scheduled

County of Fairfax, Virginia

June 8, 2016

STAFF REPORT ADDENDUM

APPLICATION
DPA-HM-117
Concurrent with
RZ/FDP 2015-HM-012



HUNTER MILL DISTRICT

APPLICANT: Sekas Homes, LTD

PRESENT ZONING: PRC (Planned Residential Community)

REQUESTED ZONING: PDH-12: Planned Development Housing,
12 Dwelling Units Per Acre (du/ac)

PARCEL: 17-4 ((14)) 1B1

SITE AREA: 22,834 square feet

PLAN MAP: Residential Planned Community

PROPOSAL: To permit an amendment of DP-117 to delete 22,834 square feet of land from RZ B-846 zoned PRC District to permit the land to be rezoned the PDH-12 District.

STAFF RECOMMENDATION:

Staff recommends approval of DPA-HM-117 to permit the deletion of 22,834 square feet of land area from the PRC District.

Laura B. Arseneau, AICP

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz



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 applicant/owner 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).



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APPLICATION RZ/FDP 2015-HM-012
Concurrent with
DPA-HM-117



HUNTER MILL DISTRICT

APPLICANT: Sekas Homes, LTD

PRESENT ZONING: I-5 (General Industrial)
R-E (Residential Estate)
PRC (Planned Residential Community)

REQUESTED ZONING: PDH-12: Planned Development Housing,
12 Dwelling Units Per Acre (du/ac)

PARCELS: 17-4 ((14)) 1B1, 2

SITE AREA: 4.60 acres

PROPOSED DENSITY: 9.56 dwelling units per acre

PLAN MAP: Office or Residential, 30 du/ac
Residential Planned Community

PROPOSAL: To rezone 4.6 acres from the I-5, R-E, and PRC Districts to the PDH-12 District to permit a residential development for 34 single family attached dwelling units and 10 multifamily dwelling units.

Laura B. Arseneau, AICP

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ/FDP 2015-HM-012, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Waiver of Sect. 6-107 (2) of the Zoning Ordinance to provide the minimum required privacy yard area of single family detached dwellings.
- Waiver of Sect. 13-203 (3) of the Zoning Ordinance to provide peripheral parking lot landscaping.
- Waiver of Sect. 11-203 of the Zoning Ordinance to provide loading spaces.

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 applicant/owner 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

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Development Plan Amendment

DPA -HM-117

Applicant:
Accepted:
Proposed:
Area:

SEKAS HOMES, LTD
08/17/2015
TO DELETE LAND AREA FROM DP-117
22834 SF OF LAND; DISTRICT - HUNTER MILL

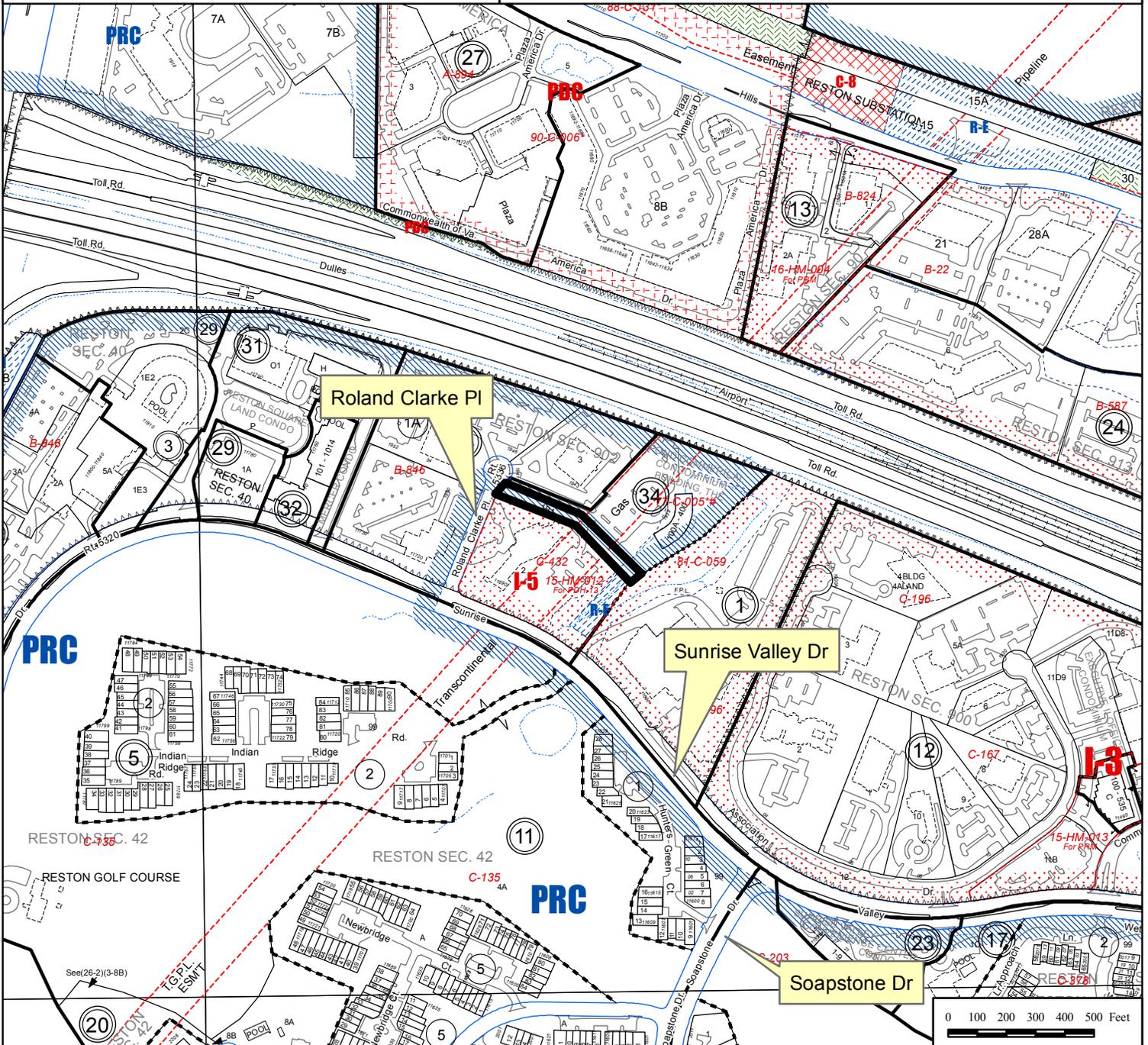


Zoning Dist Sect:
Located:

EAST SIDE OF ROLAND CLARKE PLACE, 400 FEET NORTH OF ITS INTERSECTION WITH SUNRISE VALLEY DRIVE

Zoning:
Overlay Dist:
Map Ref Num:

PRC
RESTON
017-4- /14/ /0001B1



Final Development Plan

FDP 2015-HM-012

Applicant: SEKAS HOMES, LTD
 Accepted: 08/17/2015
 Proposed: RESIDENTIAL
 Area: 4.6 AC OF LAND; DISTRICT - HUNTER MILL
 Zoning Dist Sect:
 Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

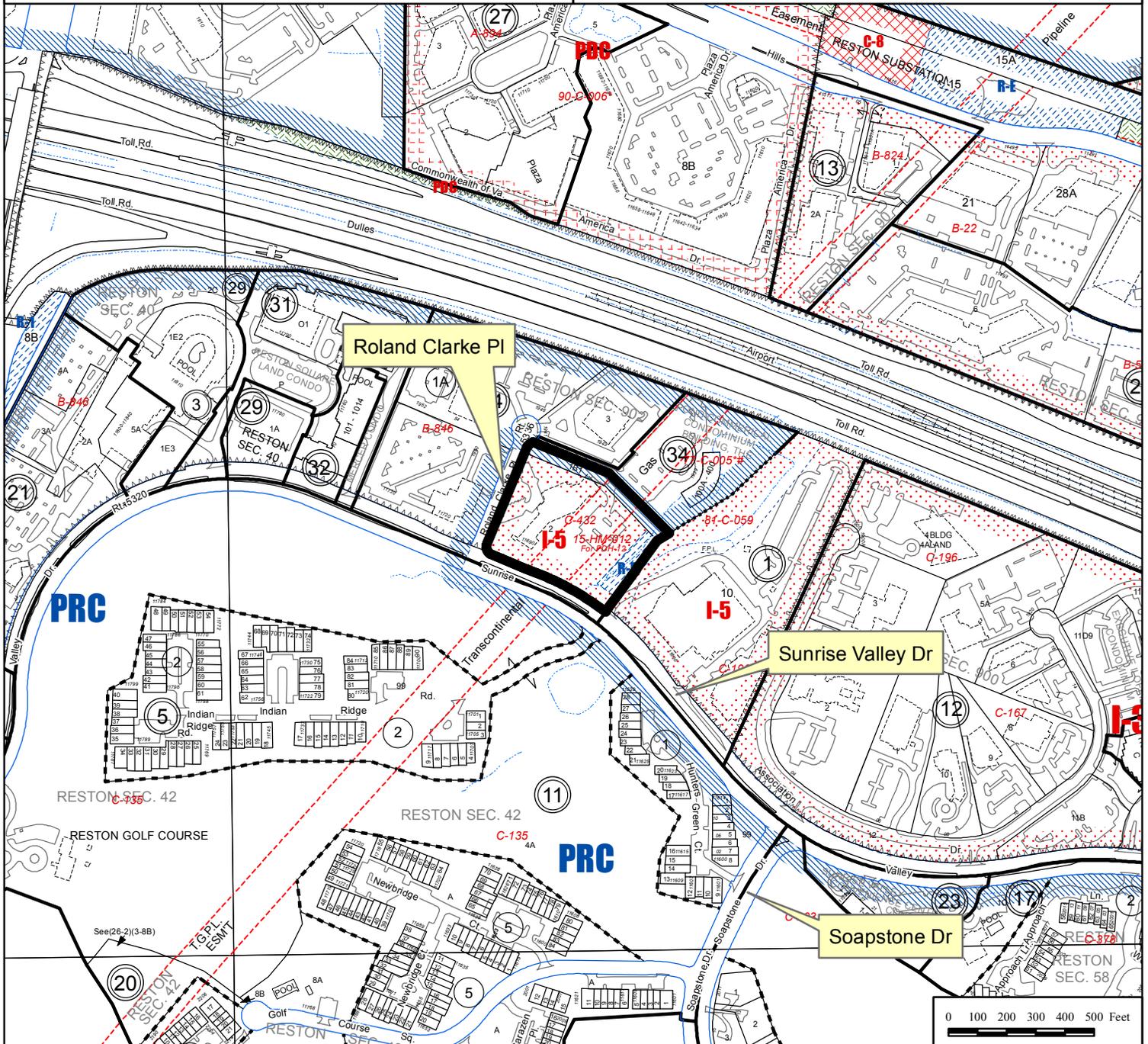
Zoning: PDH-12
 Overlay Dist:
 Map Ref Num: 017-4- /14/ /0001B1 /14/ /0002

Rezoning Application

RZ 2015-HM-012

Applicant: SEKAS HOMES, LTD
 Accepted: 08/17/2015
 Proposed: RESIDENTIAL
 Area: 4.6 AC OF LAND; DISTRICT - HUNTER MILL
 Zoning Dist Sect:
 Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

Zoning: FROM PRC TO PDH-12, FROM I- 5 TO PDH-12, FROM R- E TO PDH-12
 Overlay Dist:
 Map Ref Num: 017-4- /14/ /0001B1 /14/ /0002

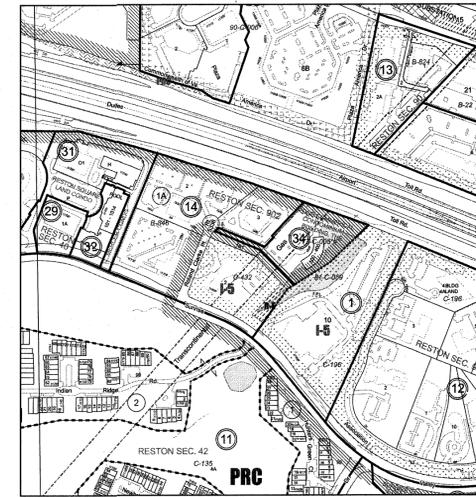


NOTES

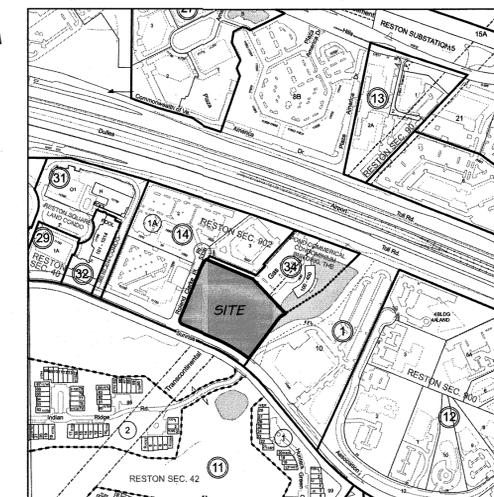
1. THE PROPERTY IS DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 17-4 ((14)) PARCELS 1B1 AND 2 AND ARE CURRENTLY ZONED I-5, PRC AND R-E. THIS IS A REQUEST FOR A REZONING APPLICATION TO THE PDH-12 ZONING DISTRICT AND AMENDMENT TO D.P. NO. 117 AND RZ 77-C-005.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF RP 11690 LLC BY DEED BOOK 23045 AT PAGE 0571 AMONG THE LAND RECORDS OF FAIRFAX COUNTY. THE APPLICANT IS SEKAS HOMES, LTD.
3. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON APRIL 7 THROUGH APRIL 13, 2015.
4. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE No. 15V-1595, EFFECTIVE DATE DECEMBER 1, 2014.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM. THE VERTICAL DATUM IS REFERENCED TO NGVD 1929. THE CONTOUR INTERVAL IS TWO (2) FEET.
6. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON ON FLOOD INSURANCE RATE MAP No. 51059C0130E, PANEL 130 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
7. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFY DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE INSUBSTANTIAL CONFORMANCE WITH THIS PLAT/PLAN.
8. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
9. THERE EXISTS A 135' TRANSCONTINENTAL GAS PIPELINE CORP. EASEMENT AND A 25' STM. SEM. ESM'T ON THE SUBJECT PROPERTY.
10. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
11. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
12. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FROM FAIRFAX COUNTY. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
13. A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ON THE SUBJECT PROPERTY. THE WETLANDS, INTERMITTENT STREAM AND WATERS OF THE U.S. WERE IDENTIFIED BY TNT ENVIRONMENTAL, INC. NO WETLANDS OR STREAM DISTURBANCES ARE PROPOSED BY THIS APPLICATION.
14. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS MIXED USE.
15. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
16. ROLAND CLARKE PLACE IS IDENTIFIED AS PART OF THE ENHANCED PUBLIC TRANSPORTATION CORRIDOR IN THE COMPREHENSIVE PLAN FOR FUTURE IMPROVEMENTS.
17. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) BOUNDARIES DEPICTED HEREON REPRESENT AREAS THAT FALL WITHIN THE DEFINITIONS OF AN EQC PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE DELINEATION WAS PREPARED BY TNT ENVIRONMENTAL, INC.
18. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
19. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
20. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SITE PLAN, IF REQUIRED.
21. ALL DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AND THE MINIMUM YARDS ARE PROVIDED.
22. THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT WORKS WITH THE USES ASSOCIATED WITH THE WHEEL TRANSIT STATION AREA. ALL PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE URBAN DESIGN GUIDELINES.
23. TREE PRESERVATION AND SUPPLEMENTAL LANDSCAPING WILL PROVIDE ADEQUATE MEASURES OF SCREENING.
24. MINOR ADJUSTMENTS TO THE UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
25. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED AS A COMMERCIAL/OFFICE USE.
26. ALL SITE LIGHTING SHALL CONFIRM TO THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
27. EXISTING BUILDING BUILT IN 1973 TO BE REMOVED.
28. A LETTER OF PERMISSION FROM THE GAS COMPANY TO ENCRUCH WITHIN THE PIPELINE EASEMENT SHALL BE OBTAINED PRIOR TO SITE OR SUBDIVISION PLAN APPROVAL. PLEASE NOTE THIS EXISTING EASEMENT WAS CREATED IN 1950, PRE-DATES THE ADOPTION OF THE ZONING ORDINANCE AND THEREFORE THE DENSITY REDUCTION DOES NOT APPLY (DB 751/PG 541).
29. THE PLANNED DEVELOPMENT PROPOSES SPECIAL AMENITIES ON SITE THAT SHALL INCLUDE AN UNPROGRAMMED ACTIVE OPEN SPACE WITH ADJACENT TOT LOT, BENCH SEATING, PICNIC TABLES AND A TRASH CAN. CONNECTIVITY WILL BE PROVIDED VIA A 8' ASPHALT TRAIL CONNECTING TO THE EXISTING SIDEWALK ALONG SUNRISE VALLEY DRIVE, PROVIDING ACCESS TO THE AMENITY AREA AND PROPOSED RESIDENTIAL DEVELOPMENT. A STUB CONNECTION OF THE 8' ASPHALT TRAIL WILL BE PROVIDED FOR FUTURE CONNECTION TO THE ADJACENT PROPERTY TO THE NORTH. TOT LOT AMENITIES WILL CONSIST OF AT LEAST 4 OF THE FOLLOWING EQUIPMENT TYPES; A SEE-SAW; A SWING SET; A CLIMBING STRUCTURE; A SLIDE; AN INTERACTIVE PLAY PANEL; AND/OR A SPRING ANIMAL. PLAY EQUIPMENT PROVIDED WILL BE APPROPRIATE FOR AGE GROUPS 1-4 YEAR OLDS AND 5-12 YEAR OLDS. PROPOSED AMENITY LOCATIONS ARE SHOWN ON SHEET 3. DETAILS OF PROPOSED AMENITIES ARE SHOWN ON SHEET 6. IT IS THE INTENT OF THE FACILITIES DESCRIBED ABOVE AS WELL AS THE TRAIL ALONG SUNRISE VALLEY DRIVE TO BE MAINTAINED BY THE RESTON ASSOCIATION OR THE PROPOSED HOMEOWNER'S ASSOCIATION. ALL PROPOSED FACILITIES DESCRIBED HEREIN ARE FOR PUBLIC USE.
30. THE DUMPSTER ENCLOSURE FOR THE PROPOSED MULTI-FAMILY BUILDING SHALL USE A RECEPTACLE THAT IS ON WHEELS TO ALLOW THE REFUSE TO BE WHEELED TO THE COLLECTORS REFUSE VEHICLE FOR COLLECTION.
31. ALL H.V.A.C. UNITS MAY BE LOCATED ON THE ROOFS OF THE PROPOSED UNITS.

WAIVERS

1. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER PURSUANT TO SECTION 6-107(2) OF THE ZONING ORDINANCE TO WAIVE THE MINIMUM PRIVACY YARD AREA OF 200'. THE PROPOSED USE IS A REAR LOADED, URBAN TOWNHOUSE AND THE OUTDOOR AREA IS PART OF THE ROOF TOP TERRACE AND NOT THE YARD.
2. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 13-203 OF THE ZONING ORDINANCE TO PROVIDE PERIPHERAL PARKING LOT LANDSCAPING. THIS REQUEST IS PURSUANT TO SECTION 13-203(3) OF THE ZONING ORDINANCE TO WAIVE THE PERIPHERAL PARKING LOT LANDSCAPING DUE TO THE OWNERS OF THE GAS LINE TRANSMISSION EASEMENT WILL NOT ALLOW TREES TO BE PLANTED WITHIN THEIR EASEMENT IN LIEU OF THE LANDSCAPE PLAN PROVIDED HEREIN.
3. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER TO MODIFY STANDARD TS-5A, TYPICAL PRIVATE STREET REQUIREMENT, FOR ALL PROPOSED ALLEYS. SEE SHEET 8 FOR TYPICAL SECTION. THIS PERMITS A MORE URBAN STANDARD AND MAINTAINS THE MINIMUM FIRELANE WIDTH OF 20'. THIS REQUEST SHALL BE SUBMITTED IN CONJUNCTION WITH THE SITE/SUBDIVISION PLAN FOR ALL TRAVELWAYS THAT DO NOT AFFORD ACCESS TO PERPENDICULAR PARKING SPACES.
4. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE LOADING SPACE REQUIREMENT AS SET FORTH IN SECTION 11-203(4) OF THE ZONING ORDINANCE.



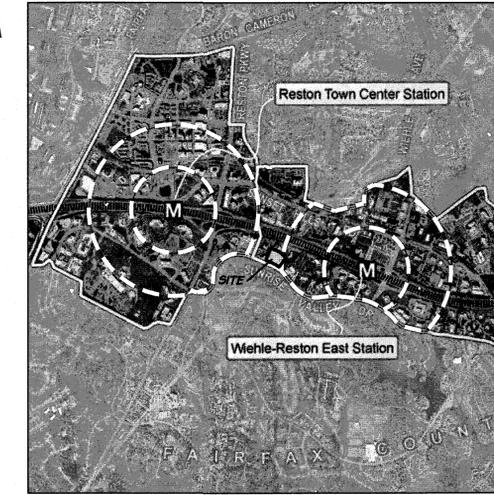
ZONING MAP
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 500'



SOIL MAP
SCALE: 1" = 500'



METRO LOCATION EXHIBIT
SCALE: 1" = 1/2 MILE

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
~	URBAN FILL	IVA	N/A	N/A	N/A
30A	CODORUS AND HATBORO SOILS	III	POOR	POOR	LOW

TABULATIONS

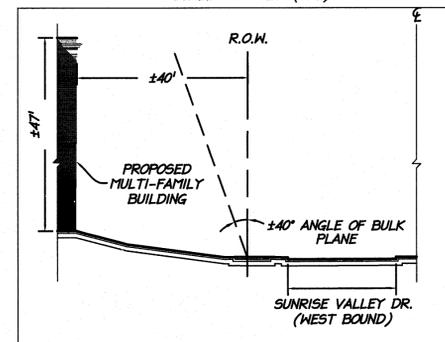
SITE AREA = 200,591# OR 4.6049 ACRES
 EXISTING ZONE = I-5, PRC AND R-E
 PROPOSED ZONE = PDH-12(D.P.A. IS PART OF THIS REQUEST)
 PROPOSED USE = SINGLE FAMILY ATTACHED(SFA) & MULTI-FAMILY(MF)
 MINIMUM DISTRICT SIZE = 2 ACRES
 MAXIMUM BUILDING HEIGHT PERMITTED = 50'
 PROPOSED BUILDING HEIGHT = ±47'
 AVERAGE LOT SIZE REQUIRED = N/A
 PROP. MINIMUM LOT AREA (SFA) = ±1,000#
 PROP. MINIMUM LOT WIDTH (SFA) = ±20'
 MINIMUM YARDS:
 PROPOSED: FRONT YARD: 2'
 SIDE YARD: 2'
 REAR YARD: 2'
 OPEN SPACE REQUIRED: ±60,177# (30%)
 OPEN SPACE PROPOSED: ±75,000# (±37%)
 *THIS AREA EXCLUDES ANY AREA WITHIN THE EXISTING MAJOR UTILITY EASEMENT (GAS TRANSMISSION).
 DENSITY:
 MAXIMUM PERMITTED = 12 DU/AC.
 PROPOSED = ±49.56 DU/AC.
 WORKFORCE HOUSING
 37 MARKET RATE UNITS
 4 WORKFORCE HOUSING UNITS
 3 BONUS DENSITY UNITS
 TOTAL 44 UNITS(34 SFA + 10 MF(4 WORKFORCE HOUSING UNITS))
 *THE EX. MAJOR UTILITY EASEMENT PROVIDES NO DENSITY REDUCTION SINCE SINCE IT WAS CREATED PRIOR TO THE ADOPTION OF THE CURRENT ZONING ORDINANCE (1978).
 PROP. BUILDING AREA = ±106,860#

PARKING:

PROPOSED PARKING
 TOTAL NUMBER OF RESIDENTIAL UNITS = 44
 TOWNHOUSE (SFA) UNITS = 34
 PARKING REQ'D = 2.7 SPACES PER UNIT
 MULTI-FAMILY (MF) UNITS = 10
 PARKING REQ'D = 1.6 SPACES PER UNIT
 TOTAL PARKING REQ'D = 92 SPACES (SFA) + 16 SPACES(MF) = 108 SPACES
 PARKING PROVIDED = 48 SURFACE SPACES + 68 GARAGE SPACE = 116 SPACES

ANGLE OF BULK PLANE

SCALE: 1" = 20' (H:V)



NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	DATE
1				
2				
3				
4				

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



SCALE: N/A
 SHEET 1 OF 9
 DATE: MAY, 2015
 DRAFT: MTR CHECK: MTR
 FILE NUMBER: 14214-1-1 3B

SHEET INDEX:

1. COVER SHEET-C.D.P./P.D.P./D.P.A
2. EXISTING CONDITION PLAN
3. DEVELOPMENT PLAN AMENDMENT C.D.P./P.D.P.
4. EXISTING VEGETATION MAP
- 4A. TREE PRESERVATION PLAN
- 4B. TREE PRESERVATION DETAILS & NARRATIVE LANDSCAPE PLAN
5. LANDSCAPE NOTES & DETAILS
- 6A. PEDESTRIAN CIRCULATION PLAN
7. ARCHITECTURAL PERSPECTIVES & DETAILS
- 7A. ARCHITECTURAL ELEVATIONS
8. SWM INFORMATION & OUTFALL ANALYSIS
9. SWM & VRRM COMPUTATIONS

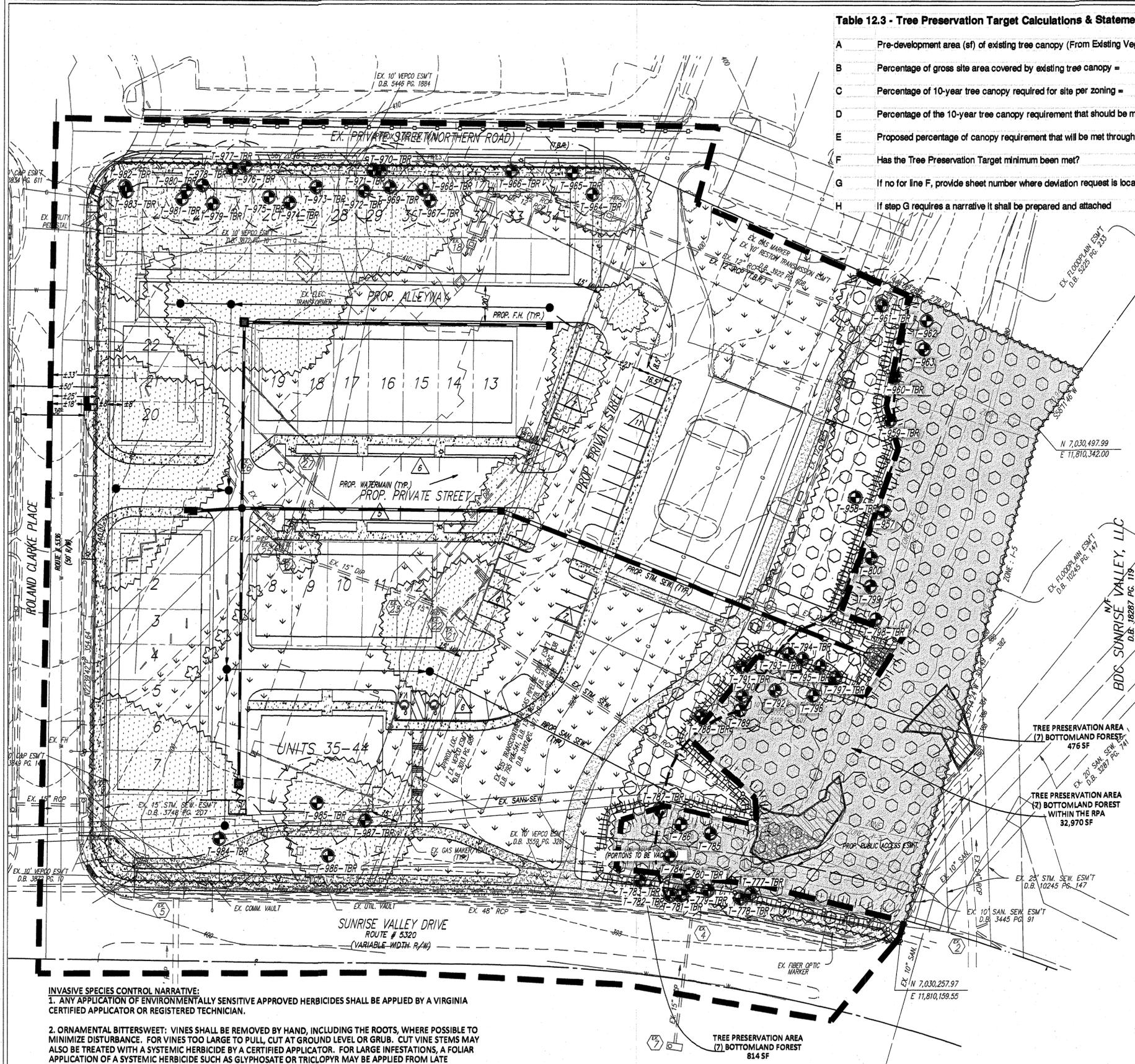


Table 12.3 - Tree Preservation Target Calculations & Statement

A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	99,164.0
B	Percentage of gross site area covered by existing tree canopy =	55.8%
C	Percentage of 10-year tree canopy required for site per zoning =	15.0%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	55.8%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	129.7%
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

- EXISTING TREELINE
- EXISTING CANOPY (9) LANDSCAPE CANOPY (48,071-SF) LONGTERM SUCCESSIONAL FOREST
- EXISTING CANOPY (7) BOTTOMLAND FOREST (51,093-SF) LONGTERM SUCCESSIONAL FOREST
- EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (50,386-SF)
- TREE PRESERVATION AREA (7) BOTTOMLAND FOREST (34,260 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 & Arborist Recommendations
777	Tulip Poplar	15.1	15.1	Good	x	
778	Black Locust	12.0	12.0	Fair	x	vines, some dead limbs
779	Tree of Heaven	13.2	13.2	Fair	x	vines, some dead limbs
780	Red Maple	12.1	12.1	Fair	x	vines, some dead limbs, slight lean
781	Black Locust	13.4	13.4	Fair	x	vines, some dead limbs
782	Black Locust	13.3	13.3	Fair	x	Remove vines from tree. Prune dead limbs
783	Red Maple	12.0	12.0	Fair	x	Prune dead limbs, one-sided
784	Red Maple	12.1	12.1	Good		
785	Red Maple	22.1	22.1	Fair		Prune dead limbs. Shallow roots noted
786	Red Maple	13.0	13.0	Fair		Small cavity at base, shallow roots, one-sided
787	Red Maple	15.0	15.0	Fair	x	Several dead limbs, leaning, vines
788	Cottonwood	20.0	20.0	Fair	x	Remove vines from tree. Prune dead limbs
789	White Oak	13.1	13.1	Fair		Leaning, one-sided. Prune dead limbs
790	Tulip Poplar	18.3	18.3	Fair		Prune dead limbs
791	Red Maple	13.0	13.0	Fair	x	Leaning, one-sided
792	White Oak	22.5	22.5	Poor		Diseased, Prune dead limbs
793	Tulip Poplar	14.2	14.2	Good	x	
794	White Oak	15.3	15.3	Fair	x	Several small dead limbs
795	White Oak	23.2	23.2	Fair	x	Some dead limbs
796	Loblolly Pine	20.1	20.1	Fair		Some woodpecker damage noted. Prune dead limbs
797	Loblolly Pine	13.7	13.7	Fair	x	Leaning, several dead limbs
798	Loblolly Pine	12.0	12.0	Fair	x	Poor form, some dead limbs
799	Black Gum	14.1	14.1	Fair		Prune small dead limbs
800	White Oak	25.0	25.0	Fair		Prune large dead limbs
957	Red Maple	13.0	13.0	Good		
958	Tulip Poplar	15.4	15.4	Fair	x	Girdling roots
959	Cottonwood	-	-	Dead	x	Dead
960	White Oak	-	-	Dead	x	Dead
961	White Oak	20.6	20.6	Fair	x	Some dead limbs
962	White Oak	24.1	24.1	Fair		Prune dead limbs
963	White Oak	26.2	26.2	Fair		Prune dead limbs
964	Red Maple	12.7	12.7	Good	x	
965	Northern Red Oak	16.5	16.5	Fair	x	Some dead limbs
966	Northern Red Oak	27.7	27.7	Fair	x	Multi-trunk, girdled roots and some dead limbs
967	American Sycamore	14.4	14.4	Fair	x	One-sided, leaning
968	White Oak	15.5	15.5	Fair	x	Vines, some dead limb
969	Chestnut Oak	25.0	25.0	Fair	x	Several dead limbs
970	Tulip Poplar	15.4	15.4	Fair	x	
971	Chestnut Oak	13.7	13.7	Fair	x	Some dead limbs
972	Tulip Poplar	15.6	15.6	Fair	x	Slight lean, some dead limbs
973	Chestnut Oak	23.0	23.0	Fair	x	Several dead limbs
974	Pignut Hickory	18.2	18.2	Good	x	
975	Black Gum	18.4	18.4	Poor	x	Deadwood at the base, vines, several dead limbs
976	Chestnut Oak	14.0	14.0	Fair	x	One-sided, some dead limbs
977	Chestnut Oak	16.2	16.2	Fair	x	One-sided, some dead limbs
978	Chestnut Oak	22.5	22.5	Poor	x	Deadwood at the base, several dead limbs
979	White Oak	23.4	23.4	Fair	x	Mostly one-sided, some dead limbs
980	Northern Red Oak	27.0	27.0	Poor	x	Many dead limbs, failed branches, diseased
981	Chestnut Oak	13.8	13.8	Fair/Poor	x	Leaning/diseased, several dead limbs
982	White Oak	13.0	13.0	Poor	x	Swollen/diseased base
983	Northern Red Oak	23.0	23.0	Fair	x	Some dead limbs, mostly one-sided
984	Pin Oak	27.5	27.5	Fair	x	Some small dead limbs, lichen
985	Pin Oak	26.0	26.0	Fair	x	Several small dead limbs
986	Pin Oak	22.0	22.0	Fair/Poor	x	Hollow roots, many dead limbs
987	Pin Oak	20.6	20.6	Fair	x	Several small dead limbs

INVASIVE SPECIES CONTROL NARRATIVE:
 1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

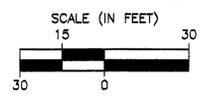
2. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

3. AILANTHUS (TREE OF HEAVEN): SMALL SEEDLINGS SHOULD BE REMOVED BY HAND, TAKING CARE TO EXTRACT AS MUCH OF THE ROOT AS POSSIBLE. LARGER SAPLINGS AND TREES SHALL BE CUT OR GIRDLED, AND CHECKED REGULARLY FOR RESPROUTING AND SUCKERING. HERBICIDES SUCH AS GLYPHOSATE MAY BE APPLIED TO CUT STUMPS AND/OR THE FOLIAGE OF SPROUTS AND SUCKERS BY A CERTIFIED APPLICATOR.

4. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.

5. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

- NOTES:**
- SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 - TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
 - OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
 - 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

SUNRISE VALLEY & DRIVE
 DRIVE

TREE PRESERVATION & PROTECTION PLAN

REVISIONS

DATE	REV	COMMENTS
2-10-16	REV PER NEW LAYOUT	
2-23-16	REV PER NEW LAYOUT	
2-25-16	REV PER NEW LAYOUT	

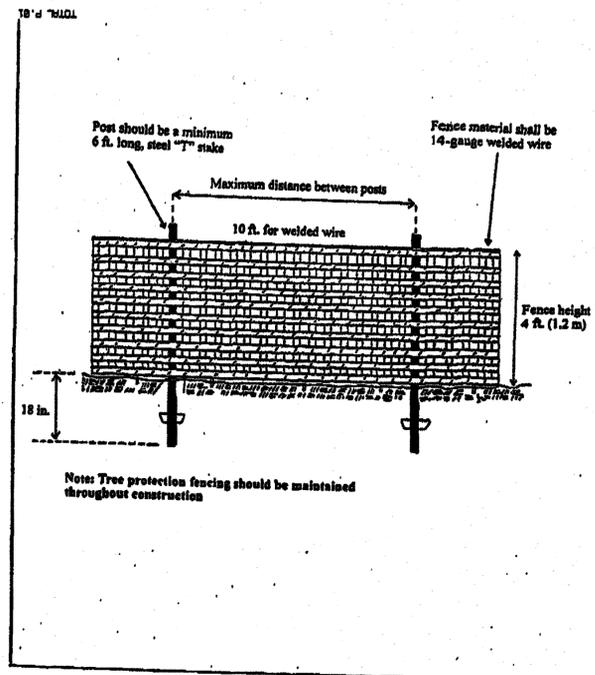
SHEET _____ OF _____

SCALE: 1" = 30'

PROJECT DATE: 1/28/16

DRAFT: LAD CHECK: AMS

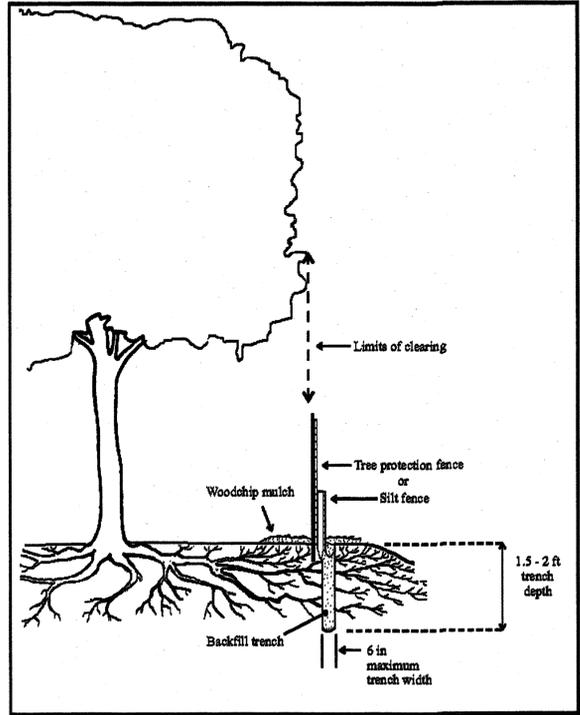
FILE NUMBER: 311



TREE PROTECTION FENCE INSTALLATION DETAIL

10/18/14 6803 PFC DCL 04/25/14 04/25/14 04/25/14

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0702.1
Rev. 10-08

ROOT PRUNING

PLATE NO. 7-12
STD. NO.

TREE CONDITION ANALYSIS

TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN JANUARY 2016. THE UNDEVELOPED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF UPLAND SOFTWOODS AND HARDWOODS (I.E. OAKS, MAPLES, LOBLOLLY PINES). 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 (I.E.: TREE-OF-HEAVEN, JAPANESE HONEYSUCKLE, ORNAMENTAL BITTERSWEET) ARE PRESENT ONSITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE INVASIVE SPECIES CONTROL NARRATIVE FOR SPECIES-SPECIFIC CONTROL MEASURES. THE TREES ONSITE ARE GENERALLY IN FAIR/GOOD 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 AND DEAD 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

IN GENERAL ACCORDANCE WITH THE PFM, TREES WITHIN 25-FEET OF THE UNDISTURBED AREA BEHIND THE LIMITS OF CLEARING AND GRADING (LCG) ARE SHOWN ON THE PLAN. TREES WITHIN 10-FEET OF THE DISTURBED AREA WITHIN THE LCG ARE ALSO SHOWN ON THE PLAN.

§ 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 (I.E.: TREE-OF-HEAVEN, JAPANESE HONEYSUCKLE, ORNAMENTAL BITTERSWEET) ARE PRESENT 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 DEVICES TO PROTECT 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 POSES 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: PROFFER CONDITIONS ARE ADDRESSED ON THIS TREE PRESERVATION AND PROTECTION PLAN.

PROFFER CONDITIONS:

TREE PRESERVATION WALK-THROUGH. "THE APPLICANT SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST, AND SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH A CONTINUOUS LINE OF FLAGGING PRIOR TO THE WALK-THROUGH MEETING. DURING THE TREE-PRESERVATION WALK-THROUGH MEETING, THE APPLICANT'S CERTIFIED ARBORIST OR LANDSCAPE ARCHITECT SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN UFMD, DPWES, REPRESENTATIVE TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE AREA OF TREE PRESERVATION AND/OR TO INCREASE THE SURVIVABILITY OF TREES AT THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND SUCH ADJUSTMENT SHALL BE IMPLEMENTED. TREES THAT ARE IDENTIFIED AS DEAD OR DYING MAY BE REMOVED AS PART OF THE CLEARING OPERATION. ANY TREE THAT IS SO DESIGNATED SHALL BE REMOVED USING A CHAIN SAW AND SUCH REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP-GRINDING MACHINE IN A MANNER CAUSING AS LITTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS."

TREE PRESERVATION FENCING: "ALL TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY TREE PROTECTION FENCE. TREE PROTECTION FENCING IN THE FORM OF FOUR (4) FOOT HIGH, FOURTEEN (14) GAUGE WELDED WIRE ATTACHED TO SIX (6) FOOT STEEL POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND AND PLACED NO FURTHER THAN TEN (10) FEET APART OR, SUPER SILT FENCE TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SILT FENCE DOES NOT SEVER OR WOUND COMPRESSION ROOTS WHICH CAN LEAD TO STRUCTURAL FAILURE AND/OR UPROOTING OF TREES SHALL BE ERECTED AT THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE DEMOLITION, AND PHASE I & II EROSION AND SEDIMENT CONTROL SHEETS, AS MAY BE MODIFIED BY THE "ROOT PRUNING" PROFFER BELOW.

ALL TREE PROTECTION FENCING SHALL BE INSTALLED AFTER THE TREE PRESERVATION WALK-THROUGH MEETING BUT PRIOR TO ANY CLEARING AND GRADING ACTIVITIES, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES. THE INSTALLATION OF ALL TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST, AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS TO BE PRESERVED. THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES, BUT SUBSEQUENT TO THE INSTALLATION OF THE TREE PROTECTION DEVICES, THE UFMD, DPWES, SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ENSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY THE UFMD, DPWES."

ROOT PRUNING. "THE APPLICANT SHALL ROOT PRUNE, AS NEEDED TO COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THESE PROFFERS. ALL TREATMENTS SHALL BE CLEARLY IDENTIFIED, LABELED, AND DETAILED ON THE EROSION AND SEDIMENT CONTROL SHEETS OF THE SUBDIVISION PLAN SUBMISSION. THE DETAILS FOR THESE TREATMENTS SHALL BE REVIEWED AND APPROVED BY THE UFMD, DPWES, ACCOMPLISHED IN A MANNER THAT PROTECTS AFFECTED AND ADJACENT VEGETATION TO BE PRESERVED, AND MAY INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18 INCHES.
- ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING, OR DEMOLITION OF STRUCTURES.
- ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF A CERTIFIED ARBORIST.
- AN UFMD, DPWES, REPRESENTATIVE SHALL BE INFORMED WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE."

SITE MONITORING. "DURING ANY CLEARING OR TREE/VEGETATION/STRUCTURE REMOVAL ON THE APPLICANT PROPERTY, A REPRESENTATIVE OF THE APPLICANT SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS PROFFERED AND AS APPROVED BY THE UFMD. THE APPLICANT SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST TO MONITOR ALL CONSTRUCTION AND DEMOLITION WORK AND TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION PROFFERS, AND UFMD APPROVALS. THE MONITORING SCHEDULE SHALL BE DESCRIBED AND DETAILED IN THE LANDSCAPING AND TREE PRESERVATION PLAN, AND REVIEWED AND APPROVED BY THE UFMD, DPWES."

TREE PRESERVATION SIGN NOTE:

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING. PER PFM 12-0703.3, THE PERMITEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.

**TREE PROTECTION ZONE
KEEP OUT**

OFF LIMITS TO CONSTRUCTION EQUIPMENT,
MATERIALS, AND WORKERS

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS

- MINIMUM DIMENSION: 11 X 8 INCHES (W X H)
- BACKGROUND COLOR: RED OR YELLOW
- MINIMUM LETTER SIZE: LARGE = 0.48 INCHES
SMALL = 0.28 INCHES
- SIGNS MADE OF WEATHERPROOF MATERIAL

TREE PRESERVATION SIGN DETAIL

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



SUNRISE VALLEY
DRIVE
FAIRFAX COUNTY

TREE PRESERVATION
DETAILS & NARRATIVE

REVISIONS	
DATE	COMMENTS
2-23-16	REV (LAD)

SHEET		OF	
SCALE: N7S		PROJECT DATE: 1/28/16	
DRAFT: LAD	CHECK: AMS	FILE NUMBER: 311	

[Signature]
Cynthia M. Soren
Certified Arborist
Certification # 31A-4127A

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.

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE A1 see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	200,591 SF § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	3,044 SF § 12-0511.1B
B3	Subtract area of exemptions =	54,247 SF § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	143,300 SF
B5	Identify site's zoning and/or use	PDH-12
B6	Percentage of 10-year tree canopy required =	15%
B7	Area of 10-year tree canopy required (B4 x B6) =	21,495 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	NO
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	10,769 SF
C2	Total canopy area meeting standards of § 12-0400 =	-
C3	C2 x 1.25 =	-
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-
C5	C4 x 1.5 =	-
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-
C7	C6 x 1.5 to 3.0 =	-
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-
C9	C8 x 1.0 =	34,260 SF § 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	34,260 SF
If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D		
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	7,000 SF
D2	Area of canopy planted for air quality benefits =	-
D3	x 1.5 =	-
D4	Area of canopy planted for energy conservation =	-
D5	x 1.5 =	-
D6	Area of canopy planted for water quality benefits =	-
D7	x 1.25 =	-
D8	Area of canopy planted for wildlife benefits =	-
D9	x 1.5 =	-
D10	Area of canopy provided by native trees =	-
D11	x 1.5 =	-
D12	Area of canopy provided by improved cultivars and varieties =	-
D13	x 1.25 =	-
D14	Area of canopy provided through tree seedlings =	-
D15	Area of canopy provided through native shrubs =	-
D16	Percentage of D14 represented by D15 =	-
D17	Total of canopy area provided through tree planting =	-
D18	Is an off-site planting relief requested?	Yes or No
D19	Tree Bank or Tree Fund?	-
D20	Canopy area requested to be provided through off-site banking or tree fund	-
D21	Amount to be deposited into the Tree Preservation and Planting Fund	-
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	34,260 SF
E2	Total of canopy area provided through tree planting (D17) =	7,000 SF
E3	Total of canopy area provided through off-site mechanism (D19) =	-
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	41,260 SF
Total of E1 through E3. Area should meet or exceed area required by B7		

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE A1)

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	100,164 SF (2.30 AC.)
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	50.1% (100,164 SF)
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (PDH-12)	15% (21,495 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	50.1% (10,769 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	318% (34,260 SF)
HAS THE TREE PRESERVATION TARGET BEEN MET?	YES

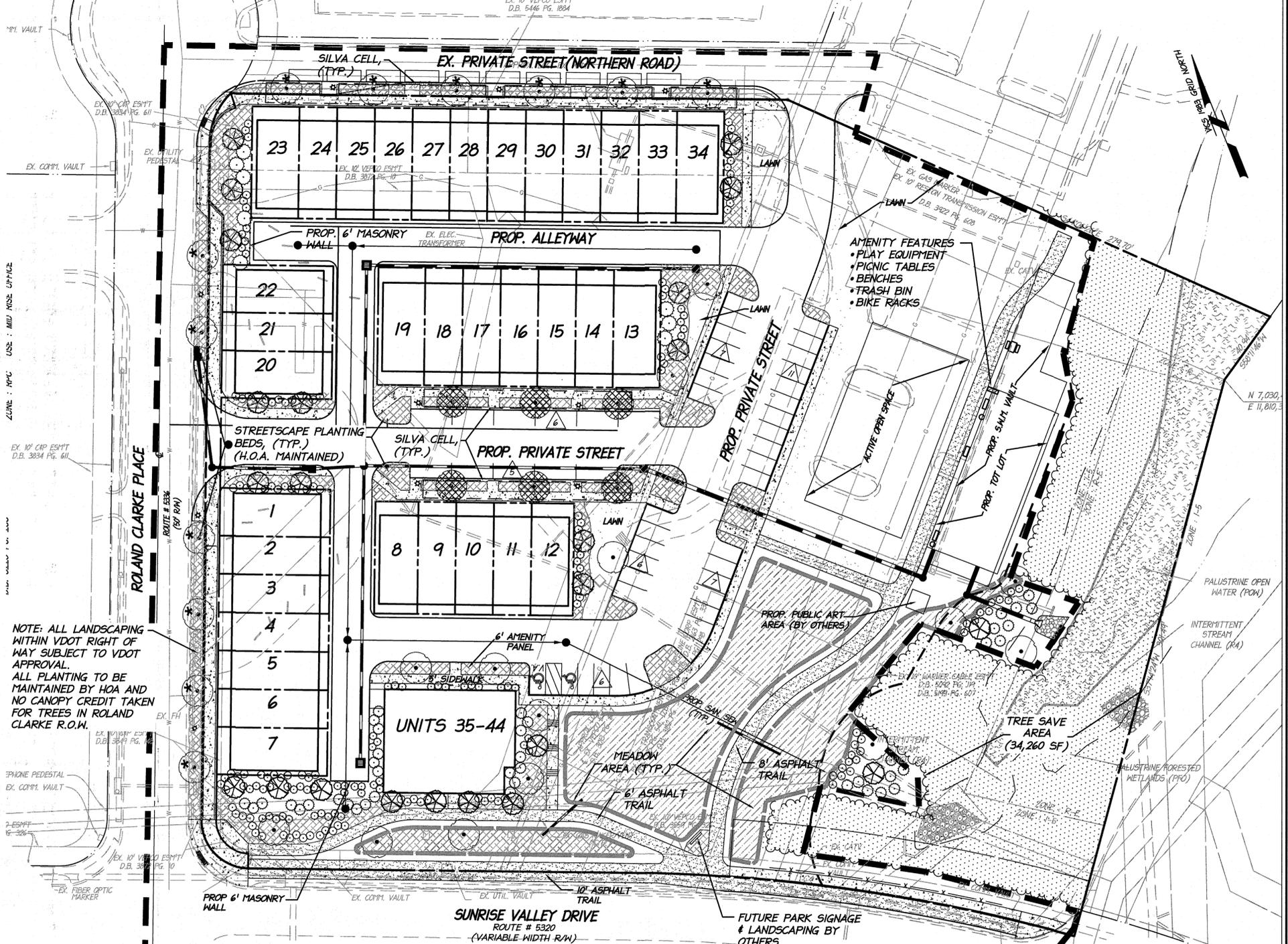
TREE CANOPY COVER REQUIREMENTS	
GROSS SITE AREA	200,591 SF (4.60 AC.)
DEDUCTION OF TRANSCONTINENTAL GAS ESMT	54,247 SF (1.24 AC.)
R.O.W. DEDICATION	3,044 SF (0.07 AC.)
ADJUSTED SITE AREA	143,300 SF (3.29 AC.)
ZONING:	PDH-12
TREE CANOPY COVER REQUIRED (143,300 SF X 15%)	21,495 SF
EXISTING TREE CANOPY CREDIT (34,260 SF X 1.00)	34,260 SF
TREE CANOPY COVER PROVIDED:	
LANDSCAPE TO BE PROVIDED	7,000 SF
TREE SAVE AREA	34,260 SF
TOTAL	41,260 SF

LEGEND:

	LARGE DECIDUOUS TREE CAT. 4 - (2-2.5" Cal.(200 SF))		INTERIOR PARKING LOT LANDSCAPING PARKING LOT AREA 19,100 SF INTERIOR LANDSCAPING REQUIRED (5%) 955 SF TOTAL SHADE CANOPY PROVIDED 955 SF PROPOSED SHADE CANOPY TREES (6 TREES @ 200 SF EACH) 1,200 SF TOTAL REQUIRED 955 SF TOTAL PROVIDED 1,200 SF
	COMPACT DECIDUOUS TREE CAT. 2 - (2-2.5" Cal.(100 SF))		PERIPHERAL PARKING LOT LANDSCAPING WAIVER OF Z.O. 13 - 203 REQUESTED DUE TO PROPOSED PARKING BEING LOCATED WITHIN EXISTING MAJOR UTILITY EASEMENT.
	COMPACT EVERGREEN TREE CAT. 2 - ((7-8" Ht.(100 SF))		DENOTES TREE COUNTED TOWARDS PARKING LOT LANDSCAPING
	SHRUBS		* DENOTES TREES NOT COUNTED TOWARDS TREE CANOPY REQUIREMENTS.
	PROPOSED TREELINE		
	EXISTING TREELINE		
	EQC LIMITS		
	LIMIT OF DISTURBANCE		
	SILVA CELL		
	TREE SAVE AREA (34,260 SF)		
	STREETSCAPE PLANTINGS (SHRUBS AND PERENNIAL)		
	LOW MAINTENANCE MEADOW FIELD AREA (TO BE SEEDED WITH ERNST SEED MIX ERNMX-156)		

NOTES:
 1. SOIL VOLUME FOR CATEGORY III OR IV TREES SHALL MEET OR EXCEED THE MINIMUM SOIL VOLUMES REQUIRED PER THE PFM.
 2. SOIL IN PLANTING SITES SHALL BE AS SPECIFIED IN PLANTING NOTES TO BE INCLUDED IN SITE PLANS REVIEWED AND APPROVED BY URBAN FOREST MANAGEMENT.
 3. ALL LANDSCAPING DEPICTED HEREIN IS SUBJECT TO FINAL ENGINEERING AND APPROVAL BY URBAN FOREST MANAGEMENT.
 4. ALL TREES PROPOSED TO BE PLANTED IN THE VDOT R/W SHALL BE SELECTED IN ACCORDANCE WITH THE NORTHERN VIRGINIA PLANTING GUIDELINES, PLANT SELECTOR FOR CLIMATE ZONES 6 AND 7.

MEADOW FIELD SEED MIX (ERNMX-156)
 63.6% SHEEP FESCUE, VARIETY NOT STATED (FESTUCA OVINA, VARIETY NOT STATED)
 17% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM (L. PERENNE VAR. ITALICUM))
 8% PERENNIAL BLUE FLAX (LINUM PERENNE SSP. LEWISII)
 2% BLACKEYED SUSAN, COASTAL PLAIN NC ECOTYPE (RUDBECKIA HIRTA)
 2% LANCELEAF COREOPSIS, COASTAL PLAIN NC ECOTYPE (COREOPSIS LANCEOLATA)
 2% OXEYE DAISY (CHRYSANTHEMUM LEUCANTHEMUM)
 1% SHASTA DAISY (CHRYSANTHEMUM MAXIMUM)
 1% PARTRIDGE PEA, PA ECOTYPE (CHAMAECRISTA FASCICULATA (CASSIA F.))
 1% CORN POPPY/SHIRLEY MIX (PAPAVER RHOEAS, SHIRLEY MIX)
 0.5% COMMON YARROW (ACHILLEA MILLEFOLIUM)
 0.5% AROMATIC ASTER, PA ECOTYPE (ASTER OBLONGIFOLIUS)
 0.5% SPOTTED BEEBALM, COASTAL PLAIN SC ECOTYPE (MONARDA PUNCTATA)
 0.3% BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)
 0.1% SLENDER MOUNTAINMINT (PYCNANTHEMUM TENUIFOLIUM)
 TOTAL: 100%



NOTE: ALL LANDSCAPING WITHIN VDOT RIGHT OF WAY SUBJECT TO VDOT APPROVAL. ALL PLANTING TO BE MAINTAINED BY HOA AND NO CANOPY CREDIT TAKEN FOR TREES IN ROLAND CLARKE R.O.W.

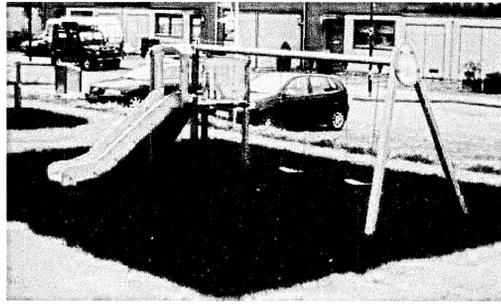
NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1		COUNTY COMMENTS		
2		COUNTY COMMENTS		
3		COUNTY COMMENTS		
4		COUNTY COMMENTS		

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



SCALE: 1" = 30'
 SHEET 5 OF 9
 DATE: MAY, 2015
 DRAFT: WOR CHECK: MTT
 FILE NUMBER: 14214-1-1-3B

THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!!



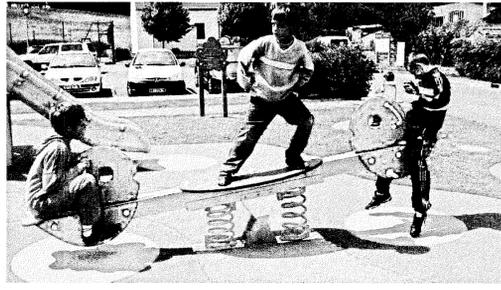
PLAY STRUCTURE AND SWINGS, TYP.



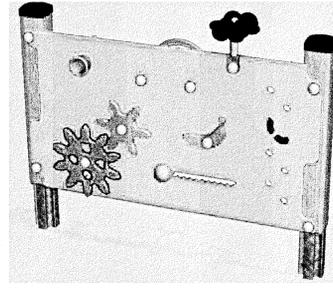
CLIMBING STRUCTURE, TYP.



SPRING ANIMAL, TYP.



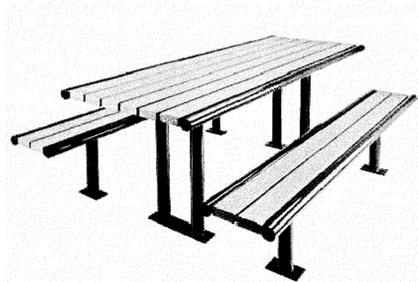
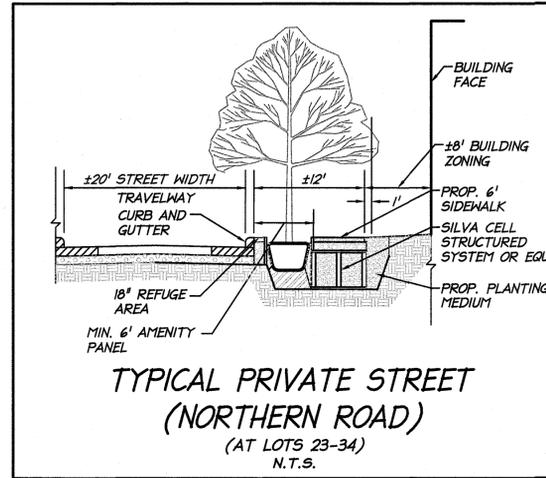
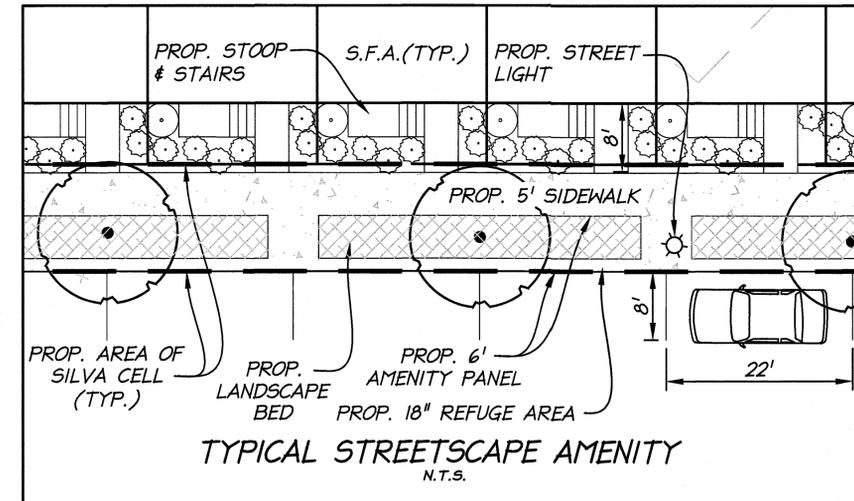
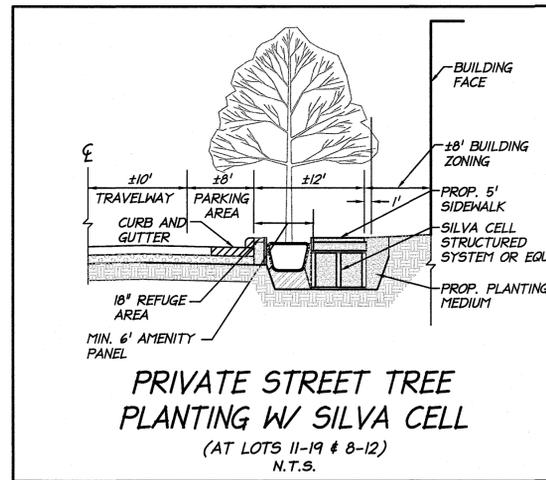
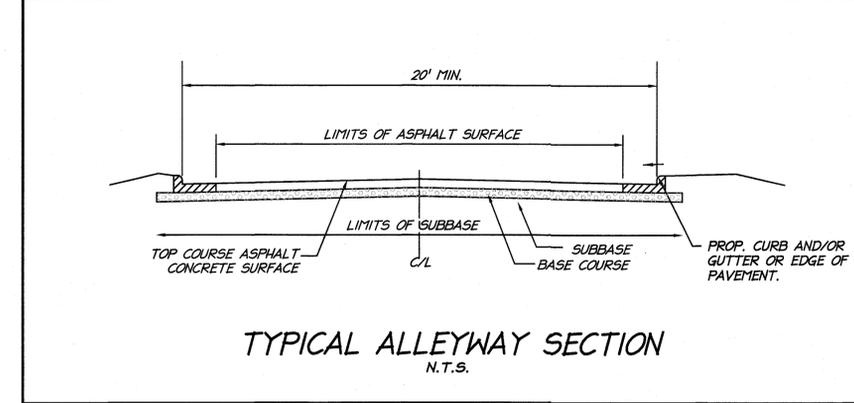
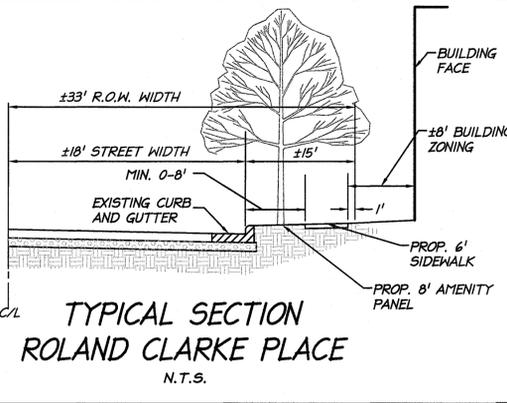
SEE-SAW STRUCTURE, TYP.



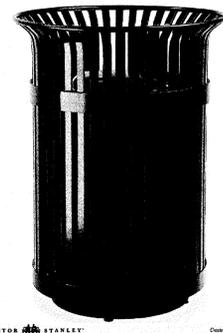
INTERACTIVE PLAY PANEL, TYP.

NOTE: THE DETAILS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. EQUIPMENT STYLE AND MANUFACTURER MAY VARY. THE ANTICIPATED AGE OF THE USERS IS 5-12 YEARS.

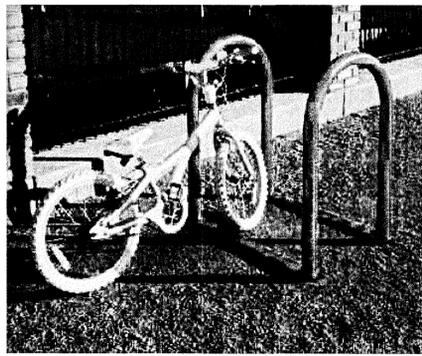
TOT LOT PLAYGROUND EQUIPMENT EXAMPLES
N.T.S.



PICNIC TABLE, TYP. SCALE: NTS



TRASH RECEPTICAL, TYP. SCALE: NTS



INVERTED "U" BIKE RACK, TYP. SCALE: NTS



BENCH, TYP. SCALE: NTS

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1				
2				
3				

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





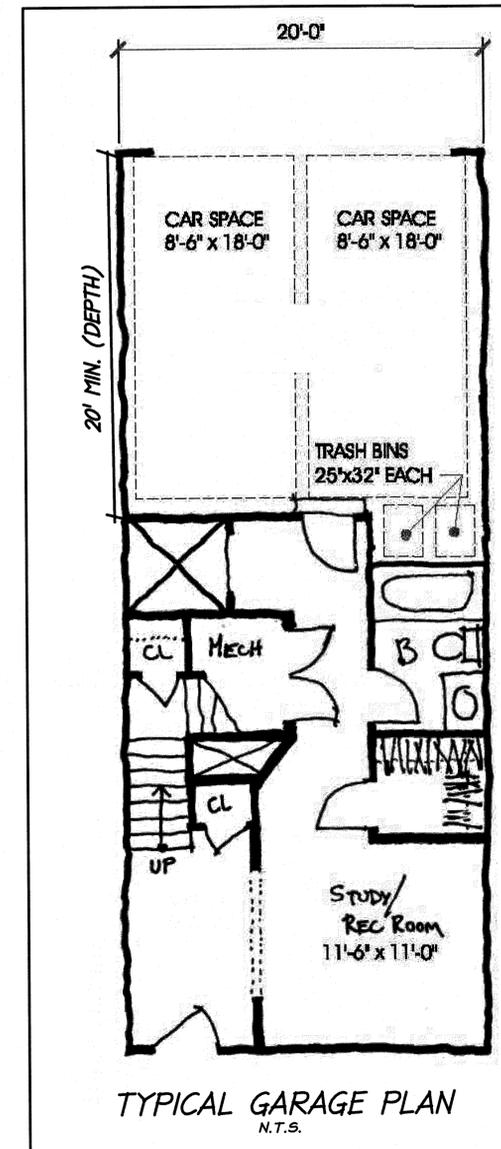
VIEW SOUTHEAST ALONG ROLAND
CLARKE DRIVE
N.T.S.



VIEW NORTHEAST ALONG ROLAND
CLARKE DRIVE
N.T.S.



VIEW NORTHEAST ALONG
SUNRISE VALLEY DRIVE
N.T.S.



LDC

4686 DAISY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4686 FX: 703-680-4775

ARCHITECTURAL
PERSPECTIVES
AND DETAILS

11690 SUNRISE
VALLEY DRIVE

HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVIEW BY	APPROVED DATE
1				
2				
3				

DATE DESIGN NO. ENGINEER
REVISION APPROVED BY:

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

COMMONWEALTH OF VIRGINIA
MATTHEW T. MARSHALL
Lic. No. 1535-11
9-11-16
LAND SURVEYOR

SCALE:
N/A

SHEET 7
of 9

DATE: MAY, 2015
DRAFT: WOR CHECK: MTTM
FILE NUMBER: 14214-1-1 3B

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE EXISTING WET POND (#WP0323) FACILITY AND/OR A PROPOSED S.W.M. VAULT. THE VAULT MAY BE CONSTRUCTED OF EITHER CONCRETE, STORMTECH CHAMBERS, STORM CAPTURES OR EQUIVALENT AS PERMITTED BY THE P.F.M. THE VAULT, IF UTILIZED IN CONJUNCTION WITH OR SEPARATELY WITHOUT THE EXISTING WET POND SHALL BE MAINTAINED BY THE H.O.A.

THIS EXISTING FACILITY WAS UPGRADED IN 1989 PER PLAN #0786-SP-009 "RESTON - BLOCK 1A - SECTION 902, POND OFFICE BUILDING" AND SHALL PROVIDE STORAGE FOR WATER QUALITY AND QUANTITY PURPOSES.

FOR SWM DETENTION AND WATER QUALITY PURPOSES THE AREA OF THE SUBJECT SITE IS 4.60 AC. THE AS-BUILT PLANS OF THE EXISTING SWM POND (#WP0323, #0786-SP-009) AND THE SUBJECT SITE (#0786-SP-010) WERE STUDIED TO DETERMINE THE EXISTING WET STORAGE AND DRY STORAGE AVAILABLE IN THE WET POND. IT WAS DETERMINED THAT THE AVAILABLE WET STORAGE IS 391,284 CF AND THE AVAILABLE DRY STORAGE WITH THE REQUIRED 1.0' OF FREEBOARD TO ELEVATION 384.0 IS 575,434 CF. MODIFICATIONS WILL BE MADE TO THE EXISTING WET POND TO LOWER THE PERMANENT POOL ELEVATION ±1.0' TO CREATE MORE DRY STORAGE VOLUME AND TO REPLACE THE RISER STRUCTURE AND OUTLOT PIPE THROUGH THE EMBANKMENT TO BETTER CONVEY THE PROPOSED DISCHARGE, IF REQUIRED.

THE PROPOSED WET STORAGE AFTER THE MODIFICATIONS (±290,000 CF) WILL EXCEED THE WATER QUALITY VOLUME FOR THE SUBJECT PROPERTY USING THE OLD CRITERIA AS THE FACILITY WAS DESIGNED UNDER THE OLD REGULATIONS. BASED ON THE OLD CRITERIA (DEQ GM 14-2014 § 124-4-5), THE NORTHERN VIRGINIA BMP HANDBOOK, AND THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, THE REQUIRED WATER QUALITY VOLUME FOR THE SUBJECT PROPERTY IS ±21,400.

FOR DETENTION PURPOSES THE 100 YEAR STORM IS PROPOSED TO BE CONTROLLED AND A PROPORTIONAL IMPROVEMENT MADE PER FAIRFAX COUNTY CODE SECTION 124-4-4 DUE TO DOWNSTREAM DRAINAGE ISSUES. THE REQUIRED DETENTION VOLUME FOR THE SUBJECT SITE WAS BASED ON THE ENERGY BALANCE EQUATION FOR CHANNEL AND FLOOD PROTECTION AND RESULTS IN ±24,000 CF OF DRY STORAGE NEEDED TO DETAIN THE 100 YEAR STORM WHICH IS LESS THAN THE ADDITIONAL DRY STORAGE VOLUME CREATED BY LOWERING THE PERMANENT POOL ELEVATION OF THE WET POND (±100,000 CF). WHETHER THE EXISTING WET POND OR VAULT IS PROVIDED, OR A COMBINATION THEREOF, THIS DEVELOPMENT SHALL CONTROL THE 100 YEAR STORM AS DESCRIBED ABOVE.

THE APPLICANT RESERVES THE RIGHT TO PURCHASE OFF-SITE NUTRIENT CREDITS IF IT IS DETERMINED THAT THE EXISTING WET POND DOES NOT MEET THE TOTAL REQUIRED PHOSPHORUS REMOVAL.

THE EXISTING WET POND WAS UPGRADED IN 1989 PER PLAN #0786-SP-009 AND SHALL BE MODIFIED IN CONJUNCTION WITH THIS DEVELOPMENT. THE WET POND SHALL MEET WATER QUALITY/BMP & WATER QUANTITY REQUIREMENTS FOR THE SUBJECT PROPERTY AS OUTLINE IN CODE SECTION 124-4-3, 124-4-4, 124-4-5(a) & (d). THE SITE CURRENTLY HAS AN EXISTING BUILDING, PAVED SURFACES, LAWN AREAS AND SOME TREES. CURRENTLY, THE WATER SURFACE OF THE EXISTING WET POND IS PARTIALLY ON THE SUBJECT PROPERTY. THE PROPOSED DEVELOPMENT OF THE SITE SHALL REPLACE THE EXISTING FEATURES WITH 44 RESIDENTIAL UNITS AND A PRIVATE ROAD SYSTEM. THE EXISTING WET POND SHALL PROVIDE WATER QUALITY AND THE QUANTITY CONTROL FOR THE SUBJECT PROPERTY PROVIDED VIA A MODIFICATION TO THE EXISTING WET POND AND/OR INSTALLATION OF THE PROPOSED S.W.M. VAULT. THEREFORE, THERE WILL BE NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES AND A PROPORTIONAL IMPROVEMENT WILL BE MADE TO THE EXISTING DOWNSTREAM DRAINAGE ISSUE AS A RESULT OF THE SUBJECT PROPOSAL.

IN THE EVENT THAT THE WATER QUANTITY REQUIREMENTS ARE PROVIDED VIA THE PROPOSED S.W.M. VAULT THEN NO MODIFICATIONS TO THE EXISTING WET POND WILL BE PROVIDED.

STORMWATER MANAGEMENT CHECKLIST

MINIMUM STORMWATER 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 Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-015 1G & 1N)	Commercial Revitalization Districts (Sect. 9-022A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 C)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

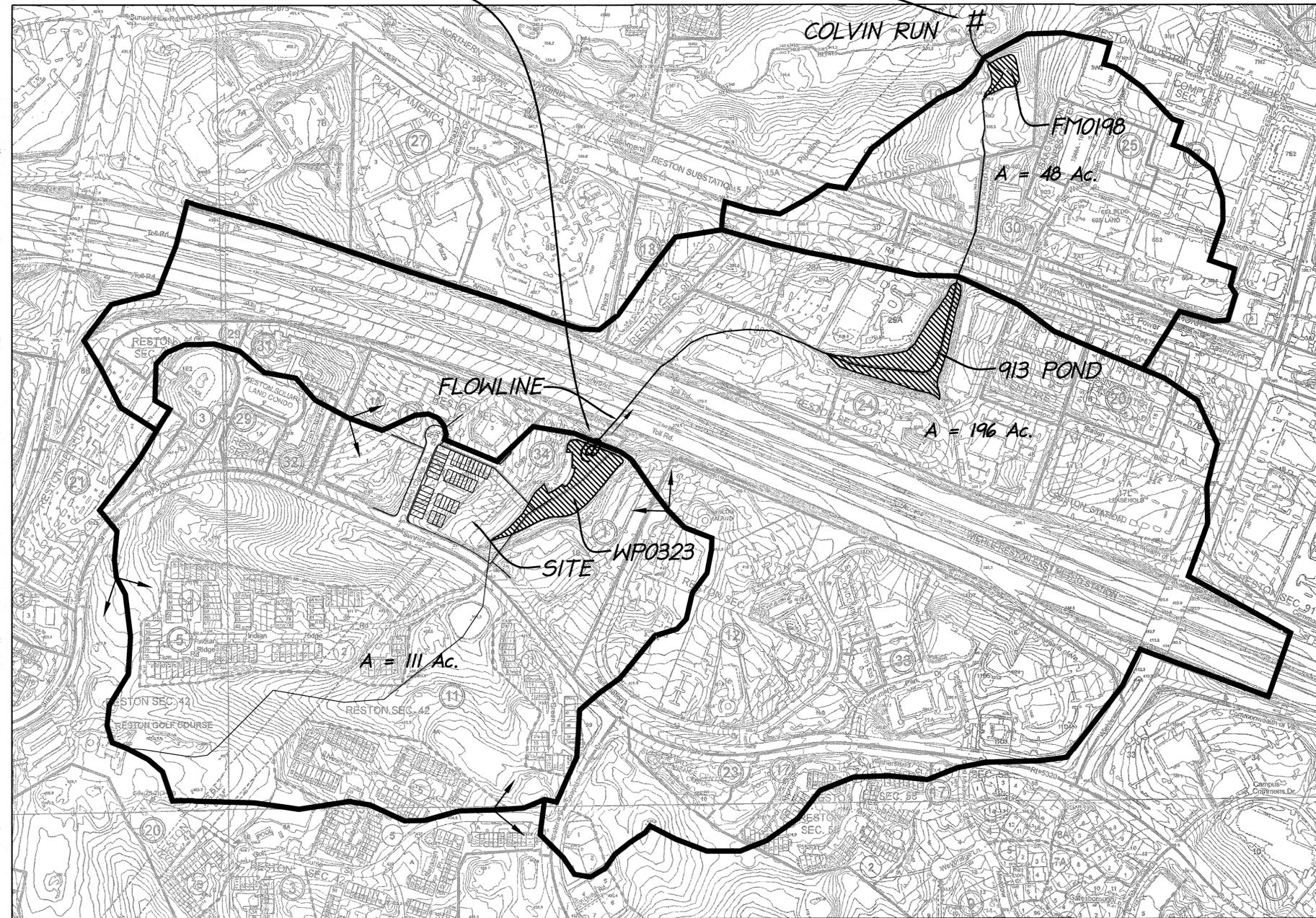
1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 3.
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

Facility Name/ Type & No. (As shown on plan)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
WET POND #WP0323	±4.60 AC.	±106.4 AC.	±111 AC.	±2,10 AC.	N/A	N/A
W/ SWM VAULT (IF ROAD)	±3.60 AC.	N/A	±3.60 AC.	±5,025	±29,000	N/A
Totals:						N/A

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 3 & 8. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 3.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)
6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 5.
7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 8.
8. A description of 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(s) 8. If the outfall is proposed to be improved off-site it should be specifically noted.
9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 8.
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 on Sheet(s) 1-3.
11. A submission waiver is required for _____
12. Stormwater management is not required because _____

@ EXTENT OF REVIEW (EX. WET POND IS POINT OF CONFLUENCE),
SEE THIS SHEET FOR "OUTFALL NARRATIVE"

EXTENT OF STUDY AREA (100 TIMES SITE AREA AT COLVIN RUN),
SEE THIS SHEET FOR "OUTFALL NARRATIVE"



DRAINAGE AREA MAP

SCALE: 1" = 300'

OUTFALL NARRATIVE

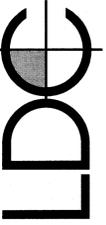
THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORM DRAINAGE OUTFALL. THERE IS AN EXISTING FLOODPLAIN AND EGC AREA ON THE SUBJECT PROPERTY. THERE ARE NO RPA AREAS ON THE SUBJECT PROPERTY. THE FLOODPLAIN AND EGC AREA INCLUDES PART OF AN EXISTING WET POND (#WP0323). A FLOODPLAIN AND STORM DRAINAGE EASEMENT WILL BE PROVIDED ON THE PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. THE EXISTING WET POND (#WP0323, PLAN #0786-SP-009) WILL BE MODIFIED AS PART OF THIS DEVELOPMENT AND WILL MEET DETENTION REQUIREMENTS AND THE POST DEVELOPED DISCHARGE FROM THE SITE SHALL BE CONTROLLED BY THE EXISTING WET POND PER FAIRFAX COUNTY CODE SECTIONS 124-4-4, 124-4-5(a) & (d) (SEE STORMWATER MANAGEMENT NARRATIVE, THIS SHEET). THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. AS STATED ABOVE, THE POST DEVELOPED DISCHARGES FROM THE SITE SHALL BE CONTROLLED BY THE EXISTING WET POND AND THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. A WAIVER FOR USE OF THE DOWNSTREAM EXISTING WET POND SHALL BE APPROVED PRIOR TO FINAL SUBDIVISION PLAN APPROVAL. TWO DOWNSTREAM WATER IMPOUNDMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT (#WP0323 & #FM10198) AND BATHYMETRIC NOTIFICATIONS AND, IF REQUESTED, SURVEYS ARE REQUIRED.

OUTFALL #1
THE PROPOSED STORM SEWER SYSTEM DISCHARGES INTO EXISTING WET POND #WP0323. THE EXISTING WET POND IS/SHALL BE COVERED BY A FLOODPLAIN & STORM DRAINAGE EASEMENT. THE EXISTING WET POND WILL BE MODIFIED AS PART OF THIS DEVELOPMENT TO MEET STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR SWM INFORMATION). THE DOWNSTREAM RECEIVING SHALE IS THE FLOODPLAIN CHANNEL DOWNSTREAM OF THE EXISTING WET POND OUTFALL. THE EXISTING WET POND ACTS AS THE POINT OF CONFLUENCE FOR THE EXTENT OF REVIEW PER CODE SECTIONS 124-4-4(b)(6)c & 124-4-4(c)(6)d. THE FLOODPLAIN CHANNEL MAINTAINS A STAND OF NEEDS AND UNDERGROWTH AND PER A FIELD INSPECTION IS IN GOOD CONDITION.

THIS OUTFALL CONVEYS 4.60 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. AS A RESULT OF THE EXISTING WET POND (#WP0323) AND/OR THE PROPOSED, ON-SITE S.W.M. FACILITY, DETENTION WILL BE PROVIDED FOR THE SUBJECT PROPERTY. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(3)a & (c)(4). THE TOTAL DRAINAGE AREA TO THE EXISTING WET POND IS 111 ACRES. THE EXISTING WET POND IS THE POINT OF CONFLUENCE FOR THE SITE OUTFALL AND THE EXTENT OF REVIEW IS 150' DOWNSTREAM OF THE EXISTING WET POND OUTFALL. THE EXISTING WET POND OUTFALL DISCHARGES INTO THE ROADSIDE DITCH ALONG THE DULLES TOLL ROAD AND THEN NORTH INTO A CULVERT UNDER THE TOLL ROAD. THE 150' DOWNSTREAM EXTENT OF REVIEW FROM THE EXISTING WET POND TERMINATES WITHIN THE CULVERT UNDER THE TOLL ROAD. THE EXISTING FLOODPLAIN CHANNEL POND OUTFALL AND CULVERT WERE INVESTIGATED AND FOUND TO BE IN GOOD CONDITION. ADEQUATE OUTFALL CROSS-SECTIONS AND CULVERT COMPUTATIONS SHALL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL HAVE BEEN MET IN ACCORDANCE WITH CODE SECTIONS 124-4-4(b)(3)a & (c)(4) AND 124-4-4(b)(6)c & (c)(6)d.

THE EXISTING WET POND, POND OUTFALL, FLOODPLAIN CHANNEL & CULVERT UNDER THE DULLES TOLL ROAD SHALL ACT AS THE OUTFALL FOR OUTFALL #1. THE CULVERT UNDER THE DULLES TOLL ROAD DISCHARGES FROM THE PROPERTY AND THEN CONTINUES NORTHEAST WITHIN AN EXISTING CLOSED STORM SEWER SYSTEM TO A FLOODPLAIN EASEMENT AND THE 913 POND THEN TO A CLOSED STORM SEWER SYSTEM UNDER SUNSET HILL ROAD AND THEN INTO AN EXISTING FARM POND (#FM10198) AND THEN INTO THE COLVIN RUN FLOODPLAIN. AT THE POINT WHERE THE EXISTING FARM POND OUTFALL JOINS WITH COLVIN RUN THE TOTAL DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA DISCHARGING TOWARD OUTFALL #1 (4.60 AC.).

IT IS OUR PROFESSIONAL OPINION THAT ALL ADEQUATE OUTFALL REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH THE PFM & COUNTY CODE.



4636 DABY FRED AVENUE, SUITE 201, WOODBRIDGE, VIRGINIA 22192
PH: 703-684-4585 FAX: 703-684-4775

SWM INFORMATION
& OUTFALL ANALYSIS

11690 SUNRISE
VALLEY DRIVE

HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
1/20/16					
5/20/16					

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



SCALE:
AS NOTED

SHEET 8
of 9

DATE: MAY, 2015
DRAFT: WOR CHECK: MTT
FILE NUMBER: 14214-1-1 3B

Site Data

Project Name: Sunrise Valley Townhouses
Date: February 16, 2016

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 4.60

Constants

Annual Rainfall (inches)	43	
Target Rainfall Event (inches)	1.00	
Phosphorus EMC (mg/L)	0.28	Nitrogen EMC (mg/L) 1.88
Target Phosphorus Target Load (lb/acre/yr)	0.41	
P	0.90	

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	1.24	1.24
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	2.03	2.03
Impervious Cover (acres)	0.00	0.00	0.00	1.33	1.33
Total					4.60

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	0.89	0.89
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	1.67	1.67
Impervious Cover (acres)	0.00	0.00	0.00	2.04	2.04
Total					4.60

Area Check

Clay	Okay	Okay	Okay	Okay
------	------	------	------	------

Rv Coefficients

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

Land Cover Summary

	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	1.24	0.89
Composite Rv(forest)	0.05	0.05
% Forest	27%	23%
Managed Turf Cover (acres)	2.03	1.67
Composite Rv(turf)	0.28	0.25
% Managed Turf	44%	43%
Impervious Cover (acres)	1.33	1.33
Rv(impervious)	0.95	0.95
% Impervious	29%	34%
Total Site Area (acres)	4.60	3.89
Site Rv	0.40	0.44

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the previous land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post-Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column L.

Maximum % Reduction Required Below Pre-ReDevelopment Load 20%

TP Load Reduction Required for Redeveloped Area (lb/yr) 0.79

Total Load Reduction Required (lb/yr) 2.03

Pre-Development Load (TN) (lb/yr) 29.91

Post-Development Load (TN) (lb/yr) 39.18

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	2.04	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	2.04	0.00	0.00	0.00	0.00	OK
TURF AREA	1.67	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	1.67	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	2.03
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	2.68
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	2.79
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS! YOU EXCEEDED THE TARGET REDUCTION BY 0.6 LB/YEAR!

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.89	0.89	0.05
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	1.67	1.67	0.25
Impervious Cover (acres)	0.00	0.00	0.00	2.04	2.04	0.95
Total					4.60	

Post Development Treatment Volume (cf) 8712

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
13. Wet Ponds													
13.a. Wet Pond #1 (Spec #14)	Impervious acres draining to wet pond	0% runoff volume reduction	0.00	2.04	0.00	0	7035	50	0.00	4.42	2.21	2.21	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	1.67	0.00	0	1518	50	0.00	0.95	0.48	0.48	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	Impervious acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	45	0.00	0.00	0.00	0.00	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	Impervious acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	75	0.00	0.00	0.00	0.00	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	Impervious acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	85	0.00	0.00	0.00	0.00	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	0.00	0.00	0	0	85	0.00	0.00	0.00	0.00	

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.89	0.89	19.35
Turf (acres)	0.00	0.00	0.00	1.67	1.67	36.30
Impervious (acres)	0.00	0.00	0.00	2.04	2.04	44.35
Total					4.60	100.00

Site Rv 0.52

Post Development Treatment Volume (ft³) 8712

Post Development TP Load (lb/yr) 5.47

Post Development TN Load (lb/yr) 39.16

Total TP Load Reduction Required (lb/yr) 2.03

Total Runoff Volume Reduction (ft³) 0

Total TP Load Reduction Achieved (lb/yr) 3

Total TN Load Reduction Achieved (lb/yr) 11.52

Adjusted Post Development TP Load (lb/yr) 2.79

Remaining Phosphorous Load Reduction (lb/yr) Required 0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.89	0.00	0.00	0.00	0.00	0.89
Turf (acres)	1.67	0.00	0.00	0.00	0.00	1.67
Impervious (acres)	2.04	0.00	0.00	0.00	0.00	2.04
Total						4.60

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	2.68	0.00	0.00	0.00	0.00	2.68
TN Load Red. (lb/yr)	11.52	0.00	0.00	0.00	0.00	11.52

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.89	0.89	19.35
Turf (acres)	0.00	0.00	0.00	1.67	1.67	36.30
Impervious (acres)	0.00	0.00	0.00	2.04	2.04	44.35
Total					4.60	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
13.a. Wet Pond #1 (Spec #14)	Impervious: 2.04	
	Turf (Pervious): 1.67	

Total Impervious Cover Treated (acres) 2.04

Total Turf Area Treated (acres) 1.67

Total TP Load Reduction Achieved in D.A. A (lb/yr) 2.68

Total TN Load Reduction Achieved in D.A. A (lb/yr) 11.52

Target Rainfall Event (in)

1-year storm	2.70
2-year storm	3.20
10-year storm	5.20

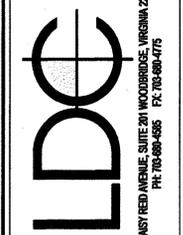
Drainage Area A
Drainage Area (acres) 4.60
Runoff Reduction Volume (cf) 0

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted Rv_{Developed} and adjusted Curve Number.

	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	0.89
Managed Turf -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	1.67
Impervious Cover	0.00	0.00	0.00	2.04
Total				4.60

Adjusted CN 87

	1-year storm	2-year storm	10-year storm
Rv _{Developed} (in) with no Runoff Reduction	1.48	1.91	3.78
Rv _{Developed} (in) with Runoff Reduction	1.48	1.91	3.78
Adjusted CN	87	87	87



SWM & VRRM COMPUTATIONS

11690 SUNRISE VALLEY DRIVE

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:

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

Matthew T. Marshall
Lic. No. 1888-B
2016
LAND SURVEYOR

SCALE: AS NOTED

SHEET 9 of 9
DATE: MAY, 2015
DRAFT: CHECK: WJW MTT
FILE NUMBER: 14214-1-15B

FOR INFORMATIONAL PURPOSES ONLY!
THE INFORMATION PROVIDED ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. THE FINAL DESIGN OF THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITY WILL OCCUR AT TIME OF FINAL SUBDIVISION PLAN. THE INFORMATION SHOWN HEREON IS APPROXIMATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROFFER CONDITION AMENDMENT OR PROFFER INTERPRETATION, PROVIDED IT IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.

REASON FOR THE ADDENDUM

The original staff report related to this case was published on April 21, 2016. A public hearing in front of the Planning Commission was held on May 5, 2016 at which the Planning Commission voted unanimously to defer the case for decision only to May 26, 2016 to allow the applicant to include information about the garage sizes, parking, the location of the HVAC units and update the proposed proffers. At the May 26, 2016 Planning Commission hearing, they voted unanimously again to defer the decision to June 16, 2016, to allow a site visit to the former American Press Institute (API) building existing on site, and to obtain further information about the architectural significance of the building.

Since the original hearing date on May 5, 2016, the applicant has updated the CDP/FDP/DPA Plan, a copy of which is included in the front of this report. The applicant has made the following revisions:

- Sheet 1, Note 31 - The applicant added a note that outlined the location of the HVAC units on top of the dwellings
- Sheet 5 - The applicant added the potential location of a stormwater management facility underneath the tot lot and an associated proffer was added
- Sheet 7 - The applicant increased the depth of the garage by one foot; therefore increasing the interior size of the garages from 19 feet by 19 feet to 20 feet by 19 feet.

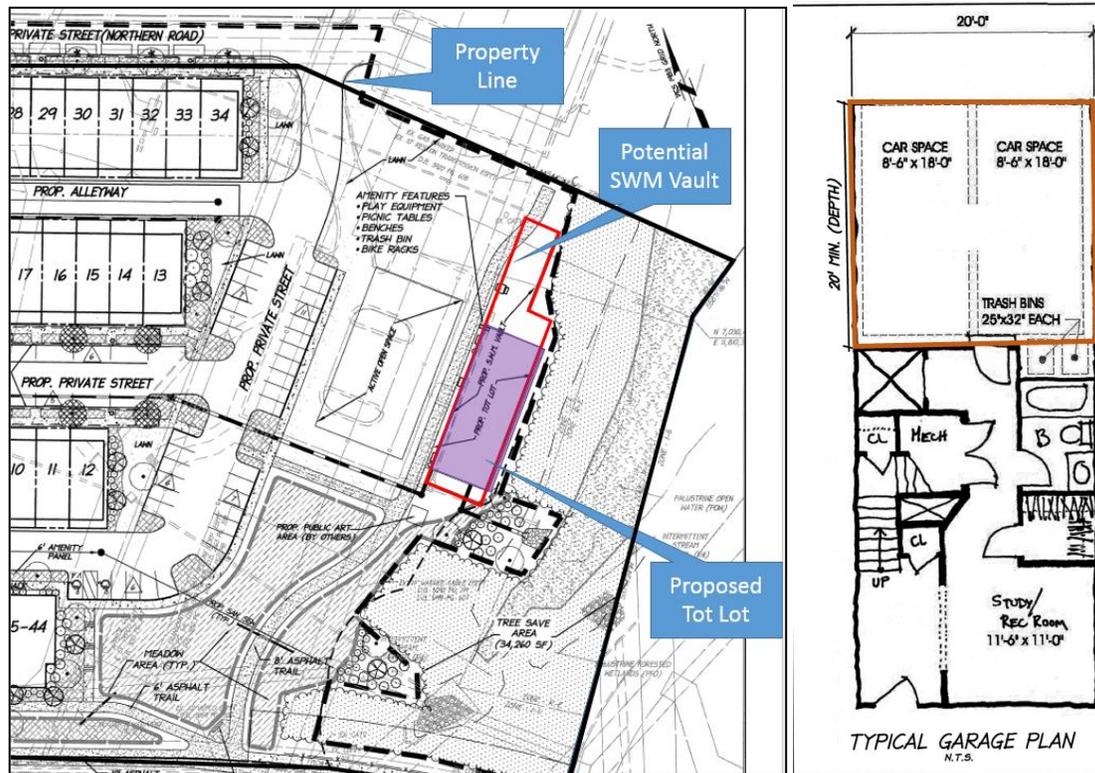


Figure 1- Inset of Updated CDP/PCA/DPA Plan Set with Notations and Updated Garage Plan

The applicant made the following revisions to the proffers:

- Proffer 1 - Revision date of plan set to May 26, 2016
- Proffer 4 - Addition of tax map number for a lot
- Proffer 6 - Addition of disclosure about garage size
- Proffer 11 - Clarification of coordination with Initiative for Public Art in Reston
- Proffer 12 - Addition of proffer to clarify pipeline work and timeframes
- Proffer 15 - Addition of construction of trails
- Proffer 29 - Stormwater Management proffer added to allow a potential underground storm water facility
- Proffer 35 - Metrorail Tax District Buyout- The applicant has added the amount that they shall pay the County
- Proffer 36 - Escalation proffer modified to exclude the Metrorail Tax District Buyout contribution

MODIFICATIONS AND WAIVERS

The applicant has submitted four requests for waivers and modifications:

- Waiver of Sect. 6-107 (2) of the Zoning Ordinance, which requires a 200 square foot minimum privacy yard area of single family attached dwellings.
- Waiver of Sect. 13-203 (3) of the Zoning Ordinance, to provide peripheral parking lot landscaping due to the restrictions of the gas line transmission easement.
- Waiver of Sect. 11-203 of the Zoning Ordinance, to provide loading spaces.
- Waiver to modify Standard TS-5A in the Public Facilities Manual (PFM), typical private street requirement for all proposed alleyways. This request will be processed by the Director of Public Works and Environmental Services (DPWES) at the time of site plan approval.

These modification requests were previously discussed in the staff report dated April 21, 2016. The changes proposed to the CDP/FDP/DPA Plat do not change staff's analysis of the waivers and modifications and staff does not object to the requests.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposal remains a request for 34 single family attached dwellings and one multifamily building with 10 units. The minor revisions to the plans do not change staff's previous analysis or recommendations. The applicant has previously demonstrated to the satisfaction of staff, as discussed in the in the original staff report, that the deletion of the land area with the requested DPA would not negatively affect the nearby development report that the proposed development

and that the development meets the criteria used to analyze this application set forth in the Comprehensive Plan and the Zoning Ordinance, including the Areawide Recommendations, Development Review Performance Objectives and the Residential Development Criteria. In staff's opinion, the revised proposal continues to be in in harmony with the Comprehensive Plan.

Recommendations

Staff recommends approval of DPA-HM-117 to permit the deletion of 22,834 square feet of land area from the PRC District.

Staff recommends approval of RZ/FDP 2015-HM-012, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Waiver of Sect. 6-107 (2) of the Zoning Ordinance to provide the minimum required privacy yard area of single family detached dwellings.
- Waiver of Sect. 13-203 (3) of the Zoning Ordinance to provide peripheral parking lot landscaping.
- Waiver of Sect. 11-203 of the Zoning Ordinance to provide loading spaces.

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 applicant/owner 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.

APPENDICES

1. Revised Blacklined Draft Proffers

Proffered Conditions
Sekas Homes, LTD.
RZ 2015-HM-012
November 6, 2015
February 23, 2016
March 31, 2016
April 5, 2016
April 11, 2016
May 5, 2016
May 11, 2016
May 23, 2016

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and the Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 17-4((14))1B1 and 2 (hereinafter referred to as the “Property”) will be in accordance with the following conditions (the “Proffered Conditions”), if and only if, said rezoning request for the PDH-12 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, (hereinafter referred to as the “Board”) in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “Zoning Ordinance”), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Land Design Consultants, Inc., dated May, 2015, revised through ~~March~~May, 2016.
2. Maximum Lot Yield. The development shall consist of a maximum of 34 single family attached units and 10 multifamily units.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the CDP/FDP, such as, but not limited to locations of utilities, landscaping, minor adjustments of property lines and the general location of dwellings and driveways on the proposed lots may be permitted when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the CDP/FDP and provided that the modifications do not increase the total number of dwelling units, decrease the amount of open space, tree save, or distances to peripheral lot lines, change the points of access to the Property, or alter the limits of clearing and grading as shown on the CDP/FDP.
4. Establishment of Homeowners Association (HOA). Prior to record plat approval, the Applicant shall provide the Department of Public Works and Environmental Services

(DPWES) with documentation that the Applicant has established an HOA in accordance with Sect. 2-700 of the Zoning Ordinance. The applicant shall petition Reston Association (RA) for membership. The purpose of the HOA shall be, among other things, establishing the necessary residential covenants governing the use and operation of common open space, provided the same is not maintained by Reston Association, and other facilities of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items. If the Property is incorporated into Reston Association, maintenance obligations for the uses in the open space may be delegated to RA, if RA accepts those responsibilities. The HOA documents shall also include a commitment that the open space amenities shall be available for use by the development located in the northwest quadrant of Roland Clarke Place and Sunrise Valley Drive (**Tax Map 17-4((14))1A1, 2016 edition**) if such is approved for townhouse development. The HOA documents shall also include a provision allowing the addition of land area to the association, specifically parcels to the north and to the west.

5. Dedication to HOA. At the time of record plat recordation, the open space and common features/amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same, unless, as described in Proffer 4, maintenance obligations are delegated to RA.
6. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the private roadways, walkways, common area landscaping, stormwater management facilities, and any other open space amenities, and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The location and any applicable restrictions of the gas line and associated easement and ~~the size~~ information regarding the exact dimensions of the garages with a graphic depicting the area available for parking two cars, bike storage and trash can storage shall also be disclosed per the parameters in this proffer.
7. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over any trails and/or sidewalks, private streets and public amenity areas as generally shown on the CDP/FDP. Notwithstanding that shown on the CDP/FDP, the proposed public access easement on the eastern portion of the site adjacent to the sidewalk and trail shall extend from the eastern property boundary to the western edge of the internal trail to allow for the construction of a bike or pedestrian facility over the EQC by others. All pedestrian or bicycle facilities not located within right-of-way shall be located within a public access easement.
8. Architectural Design. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass and type and quality of materials and elevations shown on the CDP/FDP. The primary building materials, exclusive of trim shall be limited to brick, stone, cementitious siding, shingles or other similar masonry materials. Minor

modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the elevations.

9. Construction. Outdoor construction activity shall be limited to between the hours of 7:00 am and 7:00 pm, Monday through Friday and 8:00 am to 5:00 pm on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employee and subcontractors. Construction hours shall be posted on site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners. All parking of construction vehicles shall occur on the Property. Prior to site plan approval, the telephone number of the site superintendent that will be present on-site during construction shall be provided to the Hunter Mill District Supervisor's Office.
10. Public Space Design Elements. A minimum of one trash receptacles shall be provided for each proposed picnic table. A dog waste station shall be provided along the trail, the exact location to be determined at the time of site plan review.
11. Public Art. The Applicant shall coordinate with IPAR (Initiative for Public Art in Reston) to install and maintain an art or sculpture element, the exact location to be determined at the time of site plan review, that is based on the architecture/design or otherwise commemorates the prior existence of the American Press Institute building on the Property. Additionally, the Applicant shall work with IPAR ~~(Initiative for Public Art)~~ to allow the installation of public art on the property in the area on the plan labeled "Potential Public Art Display Area" or at another location determined by the Applicant in consultation with IPAR.
- 12. Pipeline Work. Any work associated with the coating of the existing pipes within the pipeline easement shall be completed prior to the issuance of the first residential use permit with "completed" defined as the grade being re-established and the area seeded.**

II. TRANSPORTATION

- ~~12.~~13. Private Streets. All private streets on the Property shall be constructed in conformance with the Public Facilities Manual ("PFM") and of materials and depth of pavement consistent with the PFM, subject to any design modifications as to pavement and easement width and use of curb, that are approved by the Director of DPWES. The HOA shall be responsible for the maintenance of the onsite private streets and sidewalks. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents.
- ~~13.~~14. Construction Easement. At the time the full section of roadway is provided to the north, the Applicant shall provide the easements and permission needed to allow the "northern

road" as shown on the CDP/FDP, to be reconfigured and incorporated as a component of the completed road, with such incorporation, to potentially include the provision of parallel parking spaces in the area of the northern road. Such easements and permission shall be provided at no cost. This proffer shall not require an expansion of the northern road, or any change in its configuration, or relationship to the approved units, as shown on the CDP/FDP and shall not require the dedication of the northern road as a public street. Any re-striping or associated road work shall be performed by others and shall not be a responsibility of the Applicant or the successor HOA.

~~14.~~**15.** Trail Construction and Maintenance. The applicant shall construct all trails in conformance with what is shown on the CDP/FDP and the Applicant/HOA or designee shall maintain all trails/sidewalks not in right-of-way.

III. ENVIRONMENTAL

~~15.~~**16.** Noise. At the time of site plan review, the Applicant shall submit a noise study which analyzes the impact of vehicle noise from Sunrise Valley Drive on the Property. If such study shows that the multi-family building (shown as Units 35-44) or Unit 7 along Roland Clarke Place as shown on the CDP/FDP are impacted by noise levels greater than 65 dBA, the Applicant shall provide attenuation measures sufficient to achieve an interior noise level of no greater than DNL 45 dBA and an exterior noise level for outdoor areas, including decks of no greater than 65 dBA.

~~16.~~**17.** Lighting. Any streetlights on the Property shall conform to the requirements of Part 9 of Article 14 of the Zoning Ordinance and shall be subject to the approval of the Director, DPWES in accordance with the provisions of the Public Facilities Manual. Streetlights shall be consistent in design throughout the property and be of a design and character consistent with the architecture of the dwellings and the street furniture/amenity elements.

~~17.~~**18.** Green Building Practices. For each new dwelling unit constructed, certification shall be provided in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance or other equivalent program, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certified through the Home Innovation Research Labs. Such documentation shall demonstrate that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit ("RUP") for that dwelling.

~~18.~~**19.** Universal Design At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1st floor level 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include,

but not be limited to, first floor bedroom and 1st floor bathroom, clear space under the kitchen counters, curb less shower (or shower with a curb of less than 4.5" high), five foot turning radius near 1st floor bathroom commode, grab bars in 1st floor bathroom that are ADA compliant, 1st floor bathroom console sink in lieu of cabinet style-vanity.

~~19-20.~~ Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown on the CDP/FDP and shall be non-invasive, predominantly native species. At the time of planting, the minimum caliper for deciduous trees shall be two (2) inches and the minimum height for evergreen trees shall be seven (7) to eight (8) feet, as depicted on the CDP/FDP. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of the subdivision plans for review and approval by the Urban Forestry Management Division (UFMD), provided that, to the extent possible, all species are locally common native species. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, as approved by UFMD, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved CDP/FDP.

~~20-21.~~ Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities or trails.

~~21-22.~~ Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall be subject to the review and approval of the UFMD. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for individual trees, living or dead, with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and within 25 feet outside of the proposed limits of clearing and grading and within ten (10) inside the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be

preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, determined by the certified arborist shall be included in the plan.

~~22.~~**23.** Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect or designated representative shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation, increasing the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

~~23.~~**24.** Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence is done per the root pruning guidelines contained in these proffers. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets.

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

~~24.~~**25.** Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. Root pruning shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. Root pruning shall be accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

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

25-26. **Site Monitoring.** During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist, or a Professional Landscape Architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

26-27. **Maintenance.** The Applicant or HOA shall maintain and replace in-kind all pedestrian realm elements in the right-of-way immediately adjacent to the Property on Roland Clarke Place. The Applicant shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant to perform such maintenance. Maintenance commitments shall commence coincidental with the Applicant's streetscape installation and shall include, but not be limited to the following elements if they are located within the ROW:

1. All plantings including trees, shrubs, perennials, and annuals;
2. All associated irrigation elements;
3. All hard surfaces;
4. All streetscape furnishings including benches, bike racks, trash and recycling receptacles and non-standard structures.

27-28. **Streetscape Planting Spaces.** Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on the CDP/FDP, subject to review and approval by UFMD. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide a planter open surface area at least 4 x 4 feet. Where planting spaces at least 8 feet wide cannot be provided, rooting zone width a minimum of 8 feet shall be provided beneath paver surfaces using structural cell technology or other solutions acceptable to UFMD that provide uncompacted soil within the planting space, with planting sites meeting the following specifications:

- A minimum of 4 feet open surface width and 16 square feet open surface area.
- Rooting area beneath paver surfaces a minimum of 8 feet wide at the narrowest point, taking into consideration sloped sides as may be needed to support adjacent compacted soils to support roadways and pedestrian walkways.

Planting space depth shall be 3-4 feet. Paved surfaces over the specified rooting area shall not be dependent upon compacted soil for structural support.

- Soil volume for Category III or IV trees shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted.
- Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by Urban Forest Management.
- Applicant shall contact UFMD at least 3 business days prior to installation of trees, and provide an opportunity for UFMD staff to verify conformance with these requirements.

~~28.29.~~ Stormwater Management. ~~Notwithstanding that shown on the CDP/FDP, the~~**The Applicant reserves the right to locate an underground stormwater facility under the proposed tot lot as shown on the CDP/FDP. The installation/location of such facility shall not alter the limits of clearing and grading as shown on the CDP/FDP and shall be approved by DPWES at the time of site plan review. In the alternative, the Applicant may contribute to an escrow account established by the County for downstream stormwater improvements in lieu of constructing the aforementioned underground storage. This escrow amount shall be calculated based on a pro rata calculation of the Property's downstream stormwater impact. The applicant shall consult with DPWES at the time of site plan review whether a contribution is made and the amount of the same.**

IV. CONTRIBUTIONS

~~29.30.~~ Parks and Recreation. Pursuant to Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. Installation of the features and amenities shown on the CDP/FDP shall be deemed to fulfill the requirement of Sect. 6-110. In the event that the nature or extent of the features/amenities are altered so as to not be deemed to fulfill the requirements, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800 per residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Hunter Mill District.

~~30.31.~~ Athletic Field/Recreation Contribution. Prior to site plan approval, the Applicant shall contribute \$107,102.00 to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Hunter Mill District, as determined by the Fairfax County Park Authority in consultation with the Hunter Mill District Supervisor.

- ~~31.~~**32.** Public Schools. A contribution of \$11,749 per projected student for the total number of units constructed, based on methodology for calculating the number of students outlined by the Office of Facilities Planning Services, Fairfax County Public Schools, shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements at the public schools serving the development. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
- ~~32.~~**33.** Workforce Dwelling Units ("WDUs"). The Applicant shall provide four (4) WDUs within the multi-family building on the Property to be administered according to the Board of Supervisor's Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. The four units shall not be located all on the same floor. Half of the units shall be affordable to those whose incomes qualify at 80% of the area median income and the other half of the units shall be affordable to those whose incomes qualify at 100% of the area median income.
- ~~33.~~**34.** Reston Road Fund Contribution. Prior to site plan approval **or at another time agreed upon with the Zoning Administrator**, the Applicant shall contribute **on a** per dwelling unit **basis** to the _____ **to be established road fund in Reston** in accordance with the guidelines when adopted by the Board of Supervisors, as amended, **This contribution shall be** subject to credit for all creditable expenses as a determined by the Fairfax County Department of Transportation and/or the Department of Public Works and Environmental Services.
- ~~34.~~**35.** Metrorail Tax District Buyout for Certain Residential Uses. This Approval will change the use of the Subject Property from one that is subject to an annual special improvement tax payable to the Phase I Dulles Rail Transportation Improvement District (the "District") to one that is not subject to payment of that tax. Pursuant to Virginia Code Ann. §33.2-2107 (2016), the Applicant shall pay to the County \$154,709.48, which is the amount representing the County's estimate of the present value of special improvement taxes that would have been payable to the District had the Subject Property continued as a use subject to payment of that tax. This payment is due to the County from the Applicant within 60 days of the date of this approval. If that payment is not made, then this Approval shall be null and void and of no effect, without further action by the Board of Supervisors. If at some future time, the Subject Property again becomes subject to payment of the special improvement tax to the District, then a portion of the lump sum payment may be credited towards the payment of subsequent special improvement taxes for the Subject Property in an amount as reasonably determined by the County on a pro rata basis, considering the

lapse of time that the Subject Property was not so subject to payment of the special improvement tax.

~~35-~~**36.** Escalation. All monetary contributions required by these proffers, with the exception of the proffer relating to the public school contribution and the Metrorail Tax Buy-out contribution, shall escalate on a yearly basis from the base year of 2016, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3.3.

Successors and Assigns

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

Counterparts

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

RP 11690, LLC
Title Owner of 174((14))1B1

By: _____

Name: _____

Title: _____

Sekas Homes, LTD

By: _____

Printed Name: John P. Sekas

Title: President