



APPLICATION ACCEPTED: November 2, 2015
PLANNING COMMISSION: July 13, 2016
BOARD OF SUPERVISORS: September 20, 2016

County of Fairfax, Virginia

September 6, 2016

STAFF REPORT ADDENDUM

PCA B-715
Concurrent with RZ 2015-MV-015 and
SE 2015-MV-030



MOUNT VERNON DISTRICT

APPLICANT: L & F Bock Farm, LLC

CURRENT ZONING: PDH-5

PROPOSED ZONING: R-8

PARCEL: 102-1 ((1)) 3C pt.

SITE AREA: 4.38 acres

PLAN MAP: Residential 5-8 du/ac

PROPOSAL: To permit deletion of 4.38 acres from RZ B-715.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA B-715 to delete 4.38 acres from the RZ B-715 approved for PDH-5.

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 the staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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.

It should be 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.

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.





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RZ 2015-MV-015
Concurrent with PCA B-715 and SE 2015-MV-030

MOUNT VERNON DISTRICT



APPLICANT: L & F Bock Farm, LLC

EXISTING ZONING: PDH-5

PROPOSED ZONING: R-8

PARCEL: 102-1 ((1)) 3C pt.

SITE AREA: 4.38 acres

PLAN MAP: Residential 5-8 du/ac

FAR: 1.23

OPEN SPACE: 39 percent

15.2 2203-4 STATUS: Exempt: Filed prior to July 1, 2016

PROPOSAL: To rezone the property from the PDH-5 District to the R-8 District to permit a special exception to allow the construction of four 4-story independent living facility buildings.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2015-MV-015 subject to the proffers contained in Appendix 1.

Laura B. Arseneau, AICP

Staff recommends approval of the following waivers and modifications:

- Modification of Section 3-806 of the Zoning Ordinance for a 5 acre minimum district size to permit 4.38 acres.
- Modification of the age requirement listed in Paragraph 1 of Section 9-306 of the Zoning Ordinance from 62 years of age to 55 years of age.
- Waiver of the direct access requirement to a collector street or a major thoroughfare in Paragraph 9 of Section 9-306 of the Zoning Ordinance.
- Modification of the maximum building height listed in Paragraph 9 of Section 9-306 of the Zoning Ordinance from 50 feet to 55 feet.
- Modification of the eastern minimum side yard requirement contained in Paragraph 10A of Section 9-306 from 50 feet to 41 feet.
- Modification of the minimum front yard requirements contained in Paragraph 10 B of Section 9-306 of the Zoning Ordinance from 30 feet to 25 feet.
- Modification of the transitional screening and barrier requirements in Sections 13-303 and 13-304 of the Zoning Ordinance to permit landscaping and barriers as shown on the GDP/SE Plat.
- Modification of the required loading space requirement listed in Section 11-203 of the Zoning Ordinance to provide the two spaces as shown on the GDP/SE Plat.

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

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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).



APPLICATION ACCEPTED: November 2, 2015
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September 20, 2016

STAFF REPORT ADDENDUM

SE 2015-MV-030
Concurrent with and RZ 2015-MV-015
PCA B-715



MOUNT VERNON DISTRICT

APPLICANT: L & F Bock Farm, LLC

ZONING: R-8 (Subject to RZ 2015-MV-015 approval)

PARCEL: 102-1 ((1)) 3C pt.

SITE AREA: 4.38 acres

PLAN MAP: Residential 5-8 du/ac

SE CATEGORY: Category 3 – Quasi-Public Uses (Independent Living Facility)

PROPOSAL: To permit four 4-story buildings as an independent living facility for 128 units and a 3,250 square foot club house and associated parking.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA B-715 to delete 4.38 acres from the RZ B-715 approved for PDH-5.

Staff recommends approval of RZ 2015-MV-015 subject to the proffers contained in Appendix 1.

Staff recommends approval of SE 2015-MV-030 subject to the proposed development conditions contained in Appendix 2.

Laura B. Arseneau, AICP

Staff recommends approval of the following waivers and modifications:

- Modification of Section 3-806 of the Zoning Ordinance for a 5 acre minimum district size to permit 4.38 acres.
- Modification of the age requirement listed in Paragraph 1 of Sect. 9-306 of the Zoning Ordinance from 62 years of age to 55 years of age.
- Waiver of the direct access requirement to a collector street or a major thoroughfare in Paragraph 9 of Section 9-306 of the Zoning Ordinance.
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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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Proffered Condition Amendment

PCA-B-715

Applicant:
Accepted:
Proposed:

L & F BOCK FARM, LLC
11/02/2015
TO PERMIT INDEPENDENT LIVING
FACILITIES AND MODIFICATION OF THE
MINIMUM DISTRICT SIZE REQUIREMENTS

Area:

4.38 AC; DISTRICT - MOUNT VERNON

Zoning Dist Sect:

Located:

APPROX. 0.1 MILE SOUTHWEST OF THE
INTERSECTION OF HINSON FARM ROAD AND
PARKERS LANE

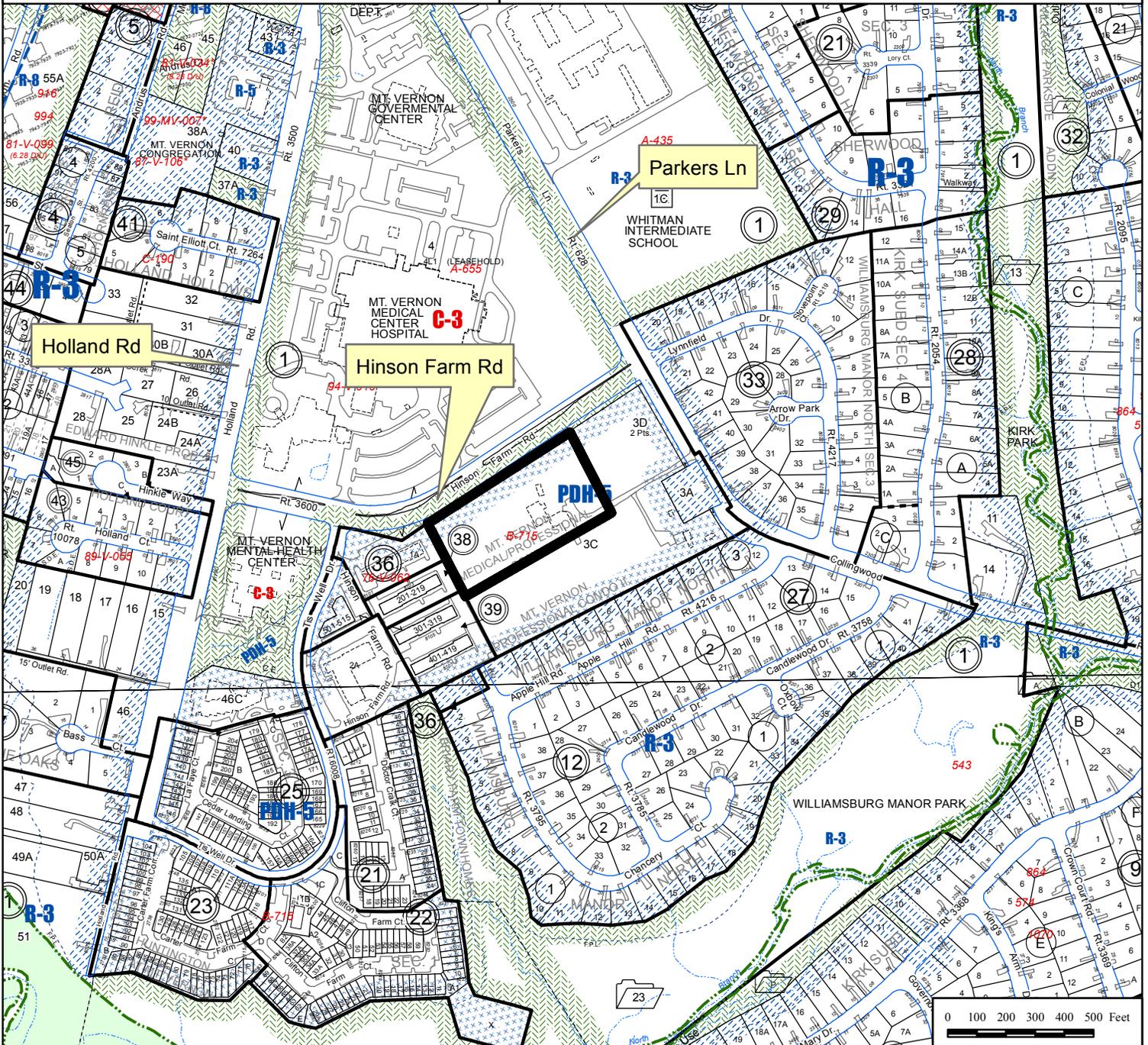
Zoning:

PDH- 5

Overlay Dist:

Map Ref Num:

102-1- /01/ /0003C PT.



Special Exception

SE 2015-MV-030

Applicant: L & F BOCK FARM, LLC
Accepted: 11/02/2015
Proposed: INDEPENDENT LIVING FACILITIES
Area: 4.38 AC; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0604
Located: APPROX. 0.1 MILE SOUTHWEST OF THE INTERSECTION OF HINSON FARM ROAD AND PARKERS LANE

Zoning: R- 8
Plan Area: 4,
Overlay Dist:
Map Ref Num: 102-1- /01/ /0003C PT.

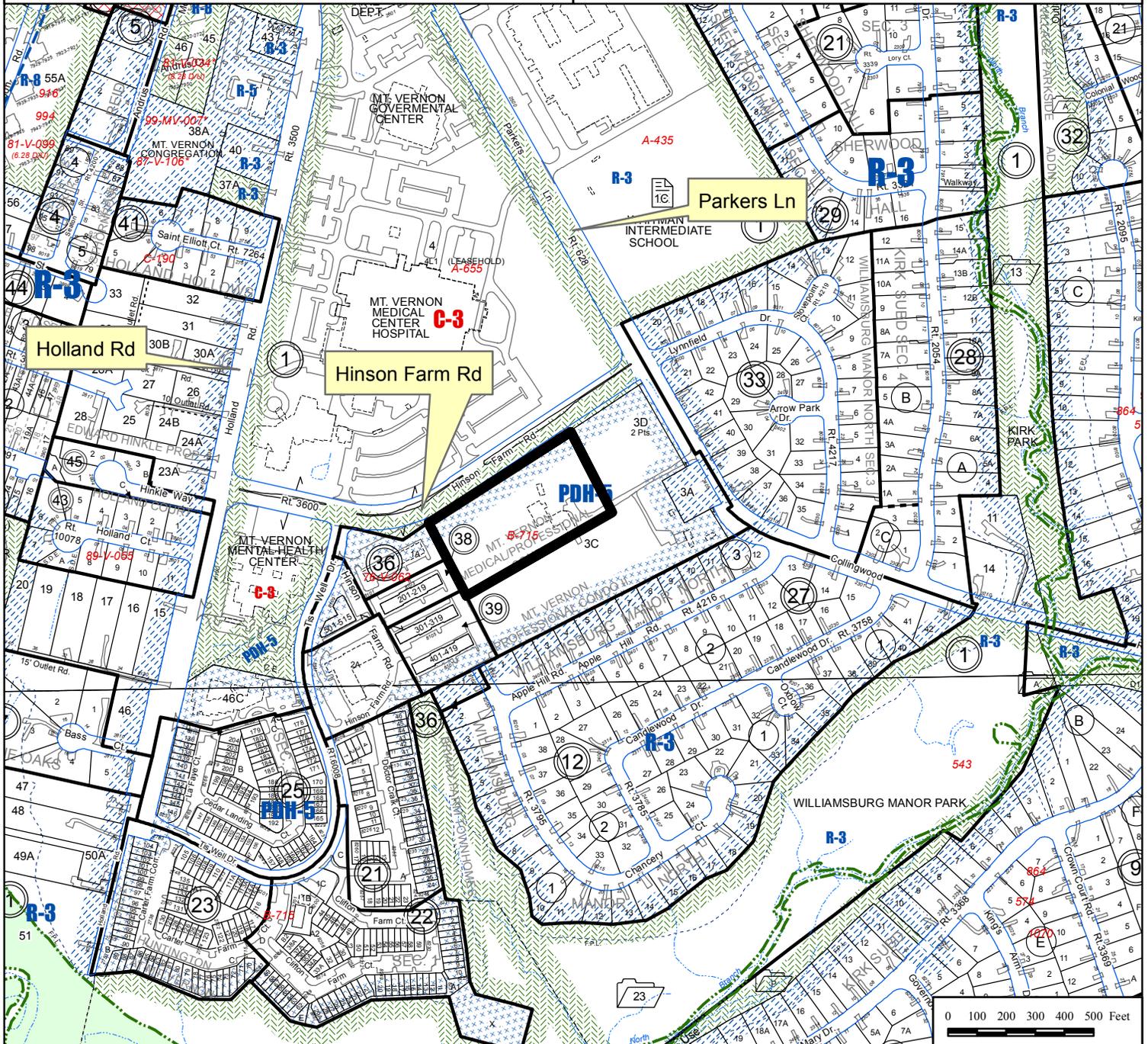
Rezoning Application

RZ 2015-MV-015

Applicant: L & F BOCK FARM, LLC
Accepted: 11/02/2015
Proposed: TO PERMIT INDEPENDENT LIVING FACILITIES AND MODIFICATION OF THE MINIMUM DISTRICT SIZE REQUIREMENTS
Area: 4.38 AC; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: APPROX. 0.1 MILE SOUTHWEST OF THE INTERSECTION OF HINSON FARM ROAD AND PARKERS LANE

Zoning: FROM PDH- 5 TO R- 8
Overlay Dist:
Map Ref Num: 102-1- /01/ /0003C PT.

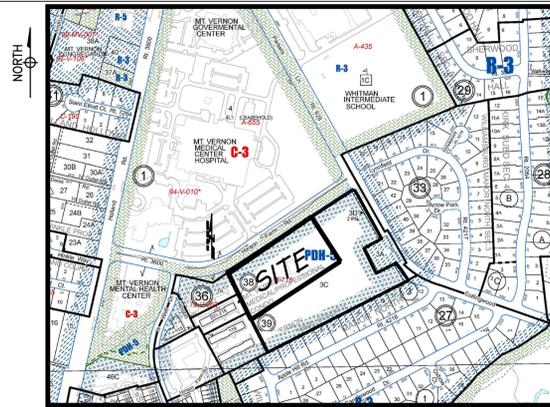


NOTES

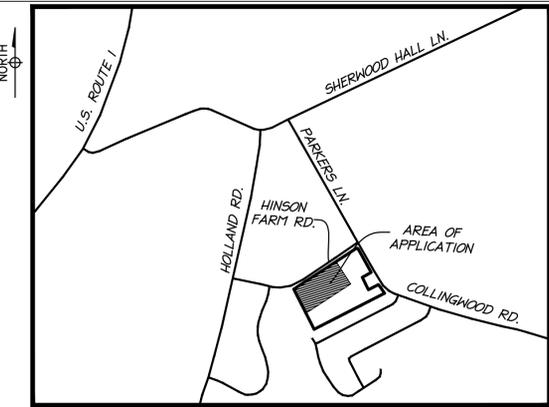
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 102-1 ((1)) PART OF PARCEL 3C (4.38 ACRES) AND IS CURRENTLY ZONED PDH-5.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM P. AND VALERIE A. BOCK BY DEED RECORDED IN DEED BOOK 9489 AT PAGE 210 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE APPLICANT IS L&F BOCK FARM, LLC.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY LAND DESIGN CONSULTANTS, INC. TITLE REPORT FURNISHED BY WALKER HIREL, LLC, CASE NUMBER A1500189, WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2015.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY LAND DESIGN CONSULTANTS, INC. THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 51054C0405E, DATED SEPTEMBER 17, 2010.
- 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 PFM DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE G.D.P.
- 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.
- LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH, EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- 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.
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
- A RESOURCE PROTECTION AREA (RPA) IS NOT LOCATED ON THE SUBJECT PROPERTY AS INDICATED BY THE FAIRFAX COUNTY GIS DATA.
- THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 5 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 7.31 DU/ACRE MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN, DENSITY, ADJOINING USES AND PROPOSED PRESERVATION AND PLANTINGS WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA.
- NO TRAILS ARE SHOWN ALONG HINSON FARM LANE OR PARKERS LANE ON THE COUNTY TRAILS PLAN. NO TRAILS ARE PROPOSED.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- 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.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY WITH THE FINAL SITE PLAN, IF REQUIRED.
- ALL DIMENSIONS ARE APPROXIMATE AND TYPICAL BUILDING FOOTPRINTS AND ELEVATIONS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AND THE MINIMUM YARDS ARE PROVIDED.
- THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT WILL MEET A GROWING NEED OF THE COMMUNITY AND WILL MINIMIZE ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON ON THE G.D.P.
- ADDITIONAL TREE PLANTINGS AND PRESERVATION, AS SHOWN ON THE G.D.P., WILL PROVIDE ADEQUATE MEASURES OF SCREENING AND PRESERVATION OF NATURAL FEATURES.
- MINOR ADJUSTMENTS TO THE BUILDING, PARKING AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
- ALL EXISTING STRUCTURES WILL BE REMOVED.
- THE PARKING LOT AND TRAVEL WAYS SHOWN ON THE PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE PUBLIC FACILITIES MANUAL AND WILL BE MAINTAINED BY THE HOMEOWNER'S/CONDOMINIUM ASSOCIATION AND IS SUBJECT TO FIRE LANE REQUIREMENTS.
- THE EXISTING VEGETATION MAP AND TREE COVER CALCULATIONS WERE PREPARED BY TNT, DATED JUNE, 2015.
- PER SECTION 9-306, PARAGRAPH 4 OF THE ZONING ORDINANCE, TO ASSIST IN ASSESSING THE OVERALL INTENSITY OF THE PROPOSED USE'S CONSISTENCY WITH THE SCALE OF THE SURROUNDING NEIGHBORHOOD PROVIDED ARE THE FOLLOWING ITEMS: THE GROSS FLOOR AREA IS 1234,400 SQUARE FEET (THE GROSS FLOOR AREA IS COMPRISED OF 1200,000 GROSS SQUARE FEET OF DWELLING UNIT AREA AND 38,250 SQUARE FEET OF NON-DWELLING UNIT AREA), THE PROPOSED F.A.R. IS 11.25. THE COMMUNITY PROPOSES 128 UNITS OF WHICH 20 SHALL BE AFFORDABLE DWELLING UNITS.
- ALL MULTI-FAMILY BUILDINGS WILL HAVE ROLLOUT DUMPSTERS FOR USE IN REFUSE AND RECYCLING COLLECTION. THESE DUMPSTERS ARE HOUSED IN THE GARAGES. IN ADDITION, EACH MULTI-FAMILY BUILDING HAS AN INTERNAL MAILBOX KIOSK.
- THE FREESTANDING, ENTRY SIGN SHALL BE NO CLOSER THAN 10' TO THE FRONT PROPERTY LINE AS NOTED AND GREATER THAN 10' IN WIDTH AND NOT ILLUMINATED. THE SIGN FACADE AND ITS LOCATION SHALL BE SUBJECT TO ALL REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
- THE OFFSITE SIDEWALK CONSTRUCTION AND ENTRANCE IMPROVEMENTS REQUIRE THE DEDICATION OF CERTAIN EASEMENTS AND RIGHT-OF-WAY FROM THE BOARD OF SUPERVISORS.

TABULATIONS

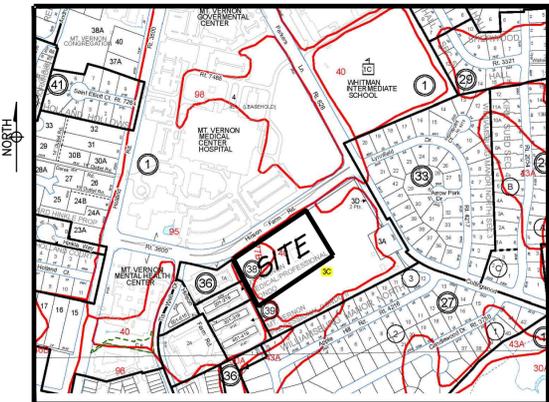
SITE AREA = 1190,793 SF OR 14.38 ACRES
 EXISTING ZONING = PDH-5
 PROPOSED ZONING = R-8
 PROPOSED USE = INDEPENDENT LIVING FACILITY (ZONING ORDINANCE 9-306)
 MINIMUM DISTRICT SIZE = 5 ACRES* (SEE WAIVER #1 THIS SHEET)
 MAXIMUM BUILDING HEIGHT REQD. = 50 FEET
 MAXIMUM BUILDING HEIGHT PROVIDED = 55 FEET* (SEE WAIVER #5 THIS SHEET)
 MINIMUM YARDS:
 REQUIRED:
 FRONT: 30'
 SIDE: 50' (EAST)
 SIDE: 30' (WEST)
 REAR: 50'
 PROVIDED:
 FRONT = 25'* (SEE WAIVER #3 THIS SHEET)
 SIDE(EAST) = 41'* (SEE WAIVER # 4 THIS SHEET)
 SIDE(WEST) = 35'
 REAR = 164'
 MIN. LOT WIDTH = N/A
 MINIMUM LOT SIZE REQUIRED = N/A
 OPEN SPACE REQUIRED: 47,698 SF (25%)
 PROVIDED: 175,000 SF (13.9%)
 PARKING:
 REQUIRED (1 SPACE/4 UNITS + 1 SPACE/EMPLOYEE) = 133 SPACES (ONE EMPLOYEE)
 PROVIDED = 155 SPACES (+1.21 SPACES/UNIT)
 128 SPACES TO BE PROVIDED UNDERGROUND IN GARAGE. PLEASE NOTE THAT THIS IS 32 SPACES PER BUILDING. THE BUILDINGS HAVE 11 ADDITIONAL TANDEM SPACES IN THE GARAGE BUT NO CREDIT IS TAKEN FOR THEM AS PART OF THIS TABULATION PLUS 27 SURFACE SPACES PROVIDED.
 6 A.D.A. SPACES REQUIRED (1 V.A.)
 6 A.D.A. SPACES PROVIDED
 LOADING SPACES:
 REQUIRED = 4 SPACES(STANDARD F)
 PROVIDED = 2 SPACES* (SEE WAIVER #6 THIS SHEET)
 DENSITY:
 PERMITTED = 140 UNITS (8 DU/AC X 4.38 ACRES X 4 MULTIPLIER)
 PROPOSED = 128 UNITS
 AFFORDABLE DWELLING UNITS:
 REQUIRED = 15% (20 UNITS)
 PROVIDED = 15% (20 UNITS)



ZONING MAP
SCALE : 1" = 500'



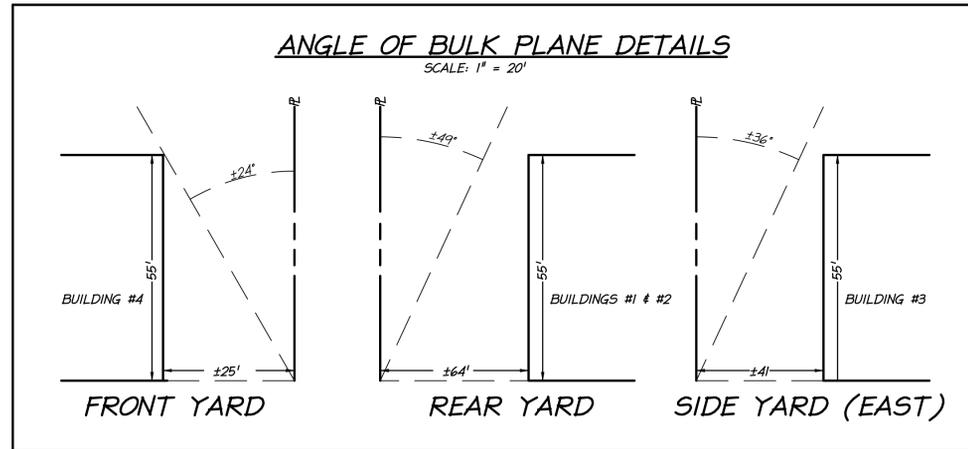
VICINITY MAP
SCALE : 1" = 1000'



SOILS MAP
SCALE : 1" = 500'

SOIL INFORMATION

| SOIL # | SOIL NAME | PROBLEM CLASS | FOUNDATION SUPPORT | DRAINAGE | EROSION POTENTIAL |
|--------|-------------------------------|---------------|--------------------|----------|-------------------|
| 40 | GRIST MILL SANDY LOAM | IVB | FAIR | FAIR | MEDIUM |
| 46 | GRIST MILL - MATTAPEX COMPLEX | IVB | MARGINAL | POOR | LOW |
| 77 | MATTAPEX LOAM | II | MARGINAL | POOR | MEDIUM |

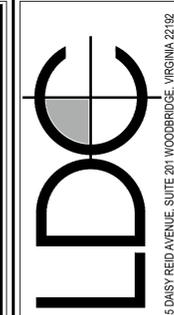


WAIVERS/MODIFICATIONS REQUESTED:

- IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE APPLICANT HEREBY RESPECTFULLY REQUESTS THE FOLLOWING WAIVERS AND/OR MODIFICATIONS:
- A WAIVER OF THE MINIMUM DISTRICT SIZE CONTAINED IN SECTION 3-506 OF THE FAIRFAX COUNTY ZONING ORDINANCE DUE TO A CURRENT SITE AREA OF 4.38 ACRES. THE MINIMUM DISTRICT SIZE IN THE R-8 DISTRICT IS 5 ACRES.
 - A MODIFICATION OF THE AGE REQUIREMENT LISTED IN SECTION 9-306 (1) OF THE ZONING ORDINANCE FROM 62 YEARS OF AGE TO 55 YEARS OF AGE.
 - A WAIVER OF THE FRONT YARD SETBACK AS STATED IN SECTION 9-306 (10)(B) TO REDUCE THE SETBACK FROM THE REQUIRED 30' TO 25'. THE TOTAL SETBACK TO THE PROPOSED RIGHT-OF-WAY IS 32' BUT THAT IS INCLUSIVE OF A PORTION OF PROPERTY OWNED BY THE BOARD OF SUPERVISORS. THE YARD IN QUESTION IS NOTED WITH AN ASTERISK.
 - A WAIVER OF THE EASTERLY SIDE YARD SETBACK AS STATED IN SECTION 9-306 (10)(A) TO REDUCE THE SETBACK FROM THE REQUIRED 50' TO 41'. THE YARD IN QUESTION IS NOTED WITH AN ASTERISK.
 - A MODIFICATION OF THE MAXIMUM BUILDING HEIGHT FROM 50 FEET TO 55 FEET AS STATED IN SECTION 9-306 (9).
 - A WAIVER OF THE REQUIRED LOADING SPACES SET FORTH IN STANDARD F OF THE ZONING ORDINANCE. THIS APPLICATION IS REQUIRED TO PROVIDE 4 LOADING SPACES AND IS PROVIDING TWO SPACES AS SHOWN.
 - A WAIVER OF THE TRANSITIONAL SCREEN PER SECTION 13-303, IN LIEU OF THE MODIFIED SCREENING SHOWN ON SHEET 6. THIS APPLICATION IS REQUIRED TO PROVIDE LADDER TRUCK ACCESS TO ALL BUILDINGS ON SITE. IN PROVIDING LADDER TRUCK ACCESS, THE FULL TRANSITIONAL SCREENING PLANTING CAN NOT BE MET WITHIN THE ALLOCATED 25' SCREEN YARD. A PORTION OF THE REQUIRED PLANTING SCREEN IS PROVIDED BETWEEN THE ADJACENT BUILDING AND THE REQUIRED LADDER TRUCK ACCESS. THE ENTIRE LENGTH OF THE TRANSITION SCREEN YARD IS PROVIDED WITH A SOLID SIX (6) FOOT HEIGHT BOARD ON BOARD FENCE, MEETING THE BARRIER REQUIREMENTS.

SHEET INDEX

- COVER SHEET
- OVERALL PCA EXHIBIT
- PCA NOTES
- EXISTING CONDITIONS
- SPECIAL EXCEPTION/G.D.P.
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- STORMWATER MANAGEMENT INFORMATION
- VRRM SPREADSHEET
- EXISTING VEGETATION MAP
- TREE PRESERVATION
- TREE PRESERVATION NOTES
- TREE PRESERVATION ARBORIST MONITORING
- NOTES AND DETAILS
- ARCHITECTURAL ELEVATIONS
- AUTOTURN EXHIBIT



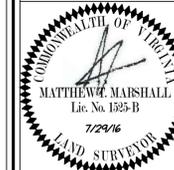
PCA/SE/GDP
COVER SHEET

BOCK FARM

4895 CASHY RED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
 PH: 703-580-4555 FAX: 703-580-4715
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

| NO. | DATE | DESCRIPTION | BY | APPROVED DATE |
|-----|---------|-------------------------|----|---------------|
| 1 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 2 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 3 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 4 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 5 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 6 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 7 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 8 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 9 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 10 | 7/29/16 | REV. PER COUNTY COMMENT | | |
| 11 | 7/29/16 | REV. PER COUNTY COMMENT | | |
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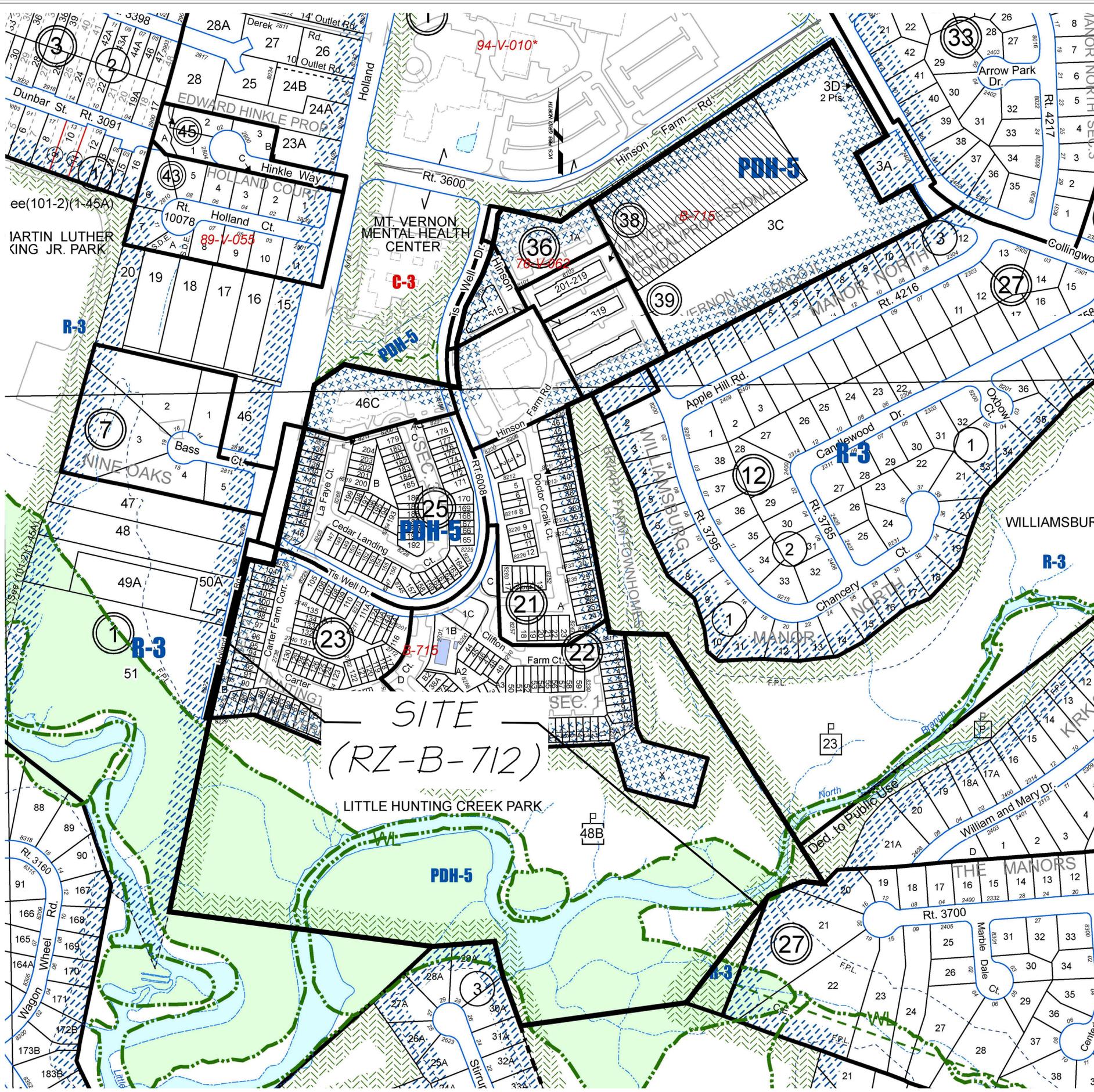
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS NOTED

SHEET 1 of 13

DATE: MAY 2015
 DRAFT: MEP CHECK: MTM
 FILE NUMBER: M172-1-0 03



EXISTING ZONING TABULATIONS (RZ B-715)

| | |
|--|---|
| SITE AREA | = ±72.5 ACRES |
| OPEN SPACE | |
| OPEN SPACE REQUIRED = | 47.49 ACRES (SECTION 30-2.2.2, COL. 9, PT. 476.44, FAIRFAX CO. CODE) |
| OPEN SPACE PER GDP = | 51.80 ACRES |
| ACTUAL OPEN SPACE PROVIDED = | 52.353 ACRES (THIS IS PER PHRA MEMORANDUM DATED MAY 17, 1995) |
| EXCESS OPEN SPACE = | 4.863 ACRES (REPRESENTS REQUIRED OPEN SPACE LESS THE AREA NOTED IN THE PHRA MEMORANDUM) |
| DEVELOPED OPEN SPACE | |
| DEVELOPED OPEN SPACE REQUIRED = | 6.49 ACRES (SECTION 30-2.2.2, COL. 9, PT. 476.44, FAIRFAX CO. CODE) |
| DEVELOPED OPEN SPACE PER GDP = | 7.23 ACRES |
| ACTUAL DEVELOPED OPEN SPACE PROVIDED = | 7.685 ACRES (THIS IS PER PHRA MEMORANDUM DATED MAY 17, 1995) |
| EXCESS DEVELOPED OPEN SPACE = | 1.195 ACRES (REPRESENTS REQUIRED DEVELOPED OPEN SPACE LESS THE AREA NOTED IN THE PHRA MEMORANDUM) |
| TOTAL EXCESS OPEN SPACE = | 6.058 ACRES (4.863 ACRES + 1.195 ACRES(ACTUAL)) |

PROFFER CONDITION AMENDMENT:

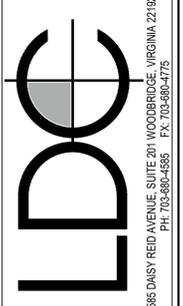
THIS APPLICATION SEEKS TO REMOVE 4.38 ACRES FROM THE APPROVED REZONING APPLICATION, B-715, APPROVED FEBRUARY 27, 1978. AS ESTABLISHED ABOVE, IN EXCESS OF SIX ACRES WERE DEDICATED AS OPEN SPACE AND ARE NOT REQUIRED TO SATISFY EITHER THE OPEN SPACE OR DENSITY REQUIREMENTS OF THIS APPROVED REZONING CASE. THIS REQUEST SEEKS TO REMOVE 4.38 ACRES FROM THE FAIRFAX COUNTY TAX MAP 102-1(11) PARCEL 3C, PREVIOUSLY REFERRED TO AS THE HARRELSON TRACT.

PROPOSED ZONING TABULATIONS

| | |
|---------------------------------|---|
| SITE AREA | = ±68.1 ACRES |
| OPEN SPACE | |
| OPEN SPACE REQUIRED = | 47.49 ACRES (SECTION 30-2.2.2, COL. 9, PT. 476.44, FAIRFAX CO. CODE) |
| OPEN SPACE PROVIDED = | 47.97 ACRES* (THIS AMENDMENT SHALL INCLUDE PROPERTY DESCRIBED AS A PORTION OF FAIRFAX COUNTY TAX MAP 102-1(11) PARCEL 3C, PREVIOUSLY OWNED BY THE HARRELSON FAMILY; THIS AREA IS 4.929 ACRES AND THE USE FOR THIS AREA SHALL BE RESTRICTED TO THREE SINGLE FAMILY RESIDENCES, BOARDING STABLES, RIDING ACADEMY OR EQUINE CENTER.) |
| DEVELOPED OPEN SPACE | |
| DEVELOPED OPEN SPACE REQUIRED = | 6.49 ACRES (SECTION 30-2.2.2, COL. 9, PT. 476.44, FAIRFAX CO. CODE) |
| DEVELOPED OPEN SPACE PROVIDED = | 7.685 ACRES (THIS IS PER PHRA MEMORANDUM DATED MAY 17, 1995) |

LEGEND:

AREA OF APPLICATION TO BE REMOVED FROM APPROVED REZONING B-715 (SEE SHEET 5 FOR FURTHER DETAIL)



OVERALL PCA EXHIBIT

BOCK FARM

4835 DANEY FRED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-568-4755 FAX: 703-568-4775

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| NO. | DATE | DESCRIPTION | BY | APPROVED DATE |
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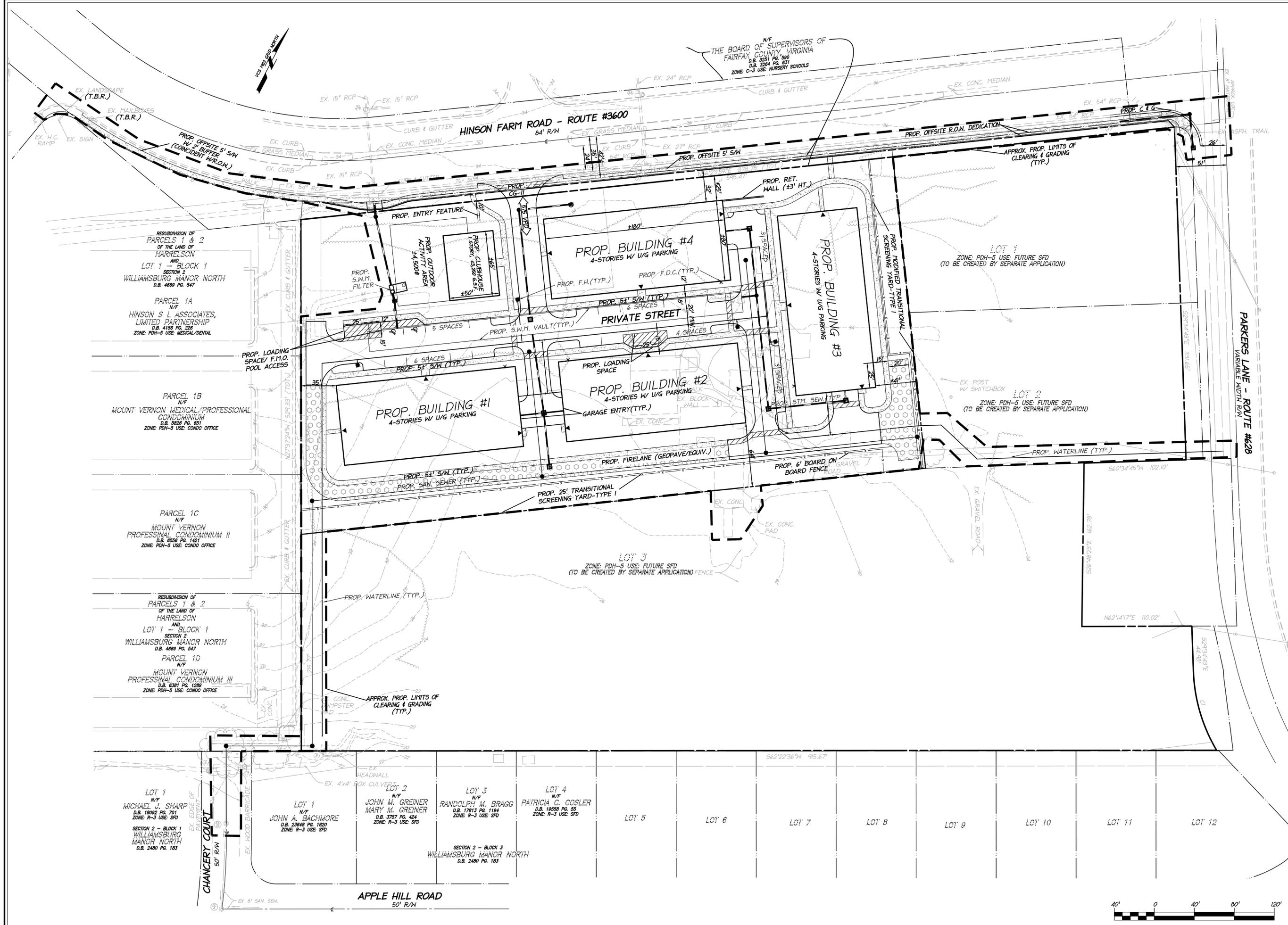
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 150'

SHEET 2 OF 13

DATE: MAY, 2015
DRAFT: MEP CHECK: MTM
FILE NUMBER: 14172-1-0 03



THE BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA
D.B. 3051 PG. 080
D.B. 3284 PG. 631
ZONE C-3 USE: NURSERY SCHOOLS

LDC

**SPECIAL EXCEPTION/
G.D.P.**

BOCK FARM
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| REVISION | DATE | DESCRIPTION | BY | APPROVED DATE |
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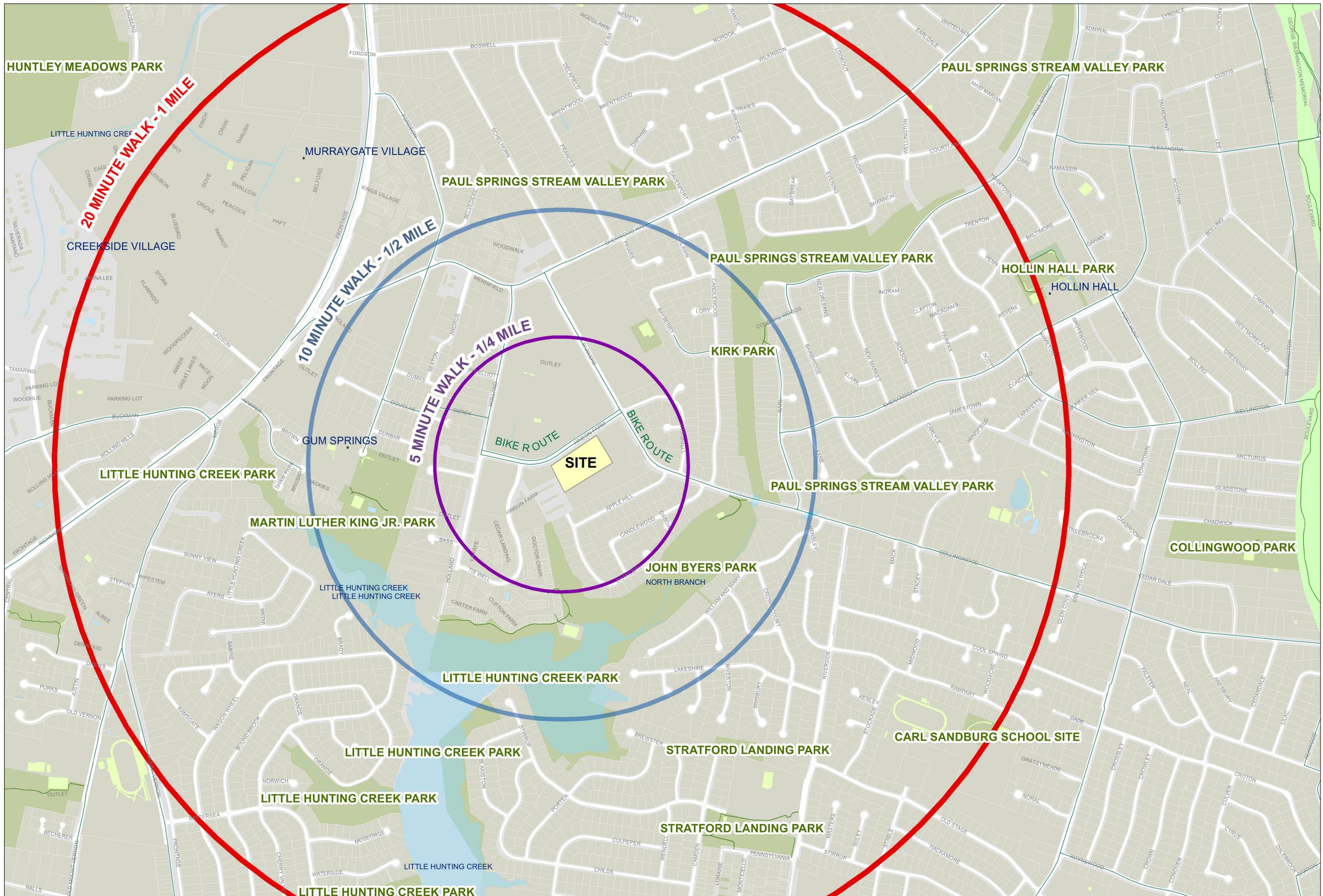
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

MATTHEW MARSHALL
Lic. No. 1533-B
7/29/16
LAND SURVEYOR

SCALE:
1" = 40'

SHEET 5 of 13

DATE: MAY, 2015
DRAFT: MEP
CHECK: MTM
FILE NUMBER: 14172-1-0-03



4895 DASHY RED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
 PH: 703-588-4888 FAX: 703-588-4715

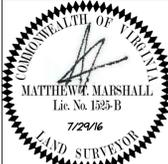
CONTEXTUAL PLAN

BOCK FARM

MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

| DATE | DESIGN NO. | DESCRIPTION | REVISION | BY | APPROVED DATE |
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I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: NTS

SHEET 5A OF 13

DATE: MAY, 2015
 DRAFT: MEP CHECK: MTM
 FILE NUMBER: 14172-1-0-03

FOR ILLUSTRATIVE PURPOSES ONLY !!!

TREE CANOPY COVER REQUIREMENTS

| | |
|---|------------------------|
| GROSS SITE AREA | 190,793 SF (4.38 AC.) |
| ZONING | R-8 |
| TREE CANOPY COVER REQUIRED (190,793 SF X 20%) | 38,159 SF (20%) |
| TREE CANOPY COVER PROVIDED: | |
| LANDSCAPE PROVIDED (26,400 SF X 1.5) | 39,600 SF (21%) |
| TREE SAVE AREA (3,330 SF X 1.25) | 4,163 SF (2%) |
| TOTAL | 43,763 SF (23%) |

INTERIOR PARKING LOT LANDSCAPING

| | |
|---|-----------------|
| PARKING LOT AREA (SEE SHEET 6A) | 24,400 SF |
| INTERIOR LANDSCAPING REQUIRED (5%) | 1,220 SF |
| TOTAL SHADE CANOPY PROVIDED | |
| PROPOSED SHADE CANOPY TREES (9 TREES @ 200 SF EACH) | 1,800 SF |
| TOTAL REQUIRED | 1,150 SF |
| TOTAL PROVIDED | 1,800 SF |



Denotes tree counted towards parking lot landscaping

DEVIATION OF THE TREE PRESERVATION TARGET REQUEST

THE APPLICANT RESPECTFULLY REQUESTS A DEVIATION OF THE TREE PRESERVATION TARGET BASED ON THE FOLLOWING:
 1. MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE (PFM 12-0508.3A(1)).
 2. CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THESE WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN PFM SECTIONS 12-0403 AND 12-0404 (PFM 12-0508.3A(2)).
 3. IN COORDINATION AND MEETING WITH THE URBAN FORESTER, THE PROPOSED DESIGN SEEKS TO PRESERVE EXISTING MATURE WILLOW OAKS LOCATED IN THE NORTH WESTERN PORTION OF THE PROPERTY. IT IS NOTED THAT WHILE THE TREE SAVE AREA WILL NOT MEET THE FULL TREE SAVE TARGET, IT IS PREFERABLE TO SAVE THIS AREA OF TREES TO THE EXTENT POSSIBLE, WHILE INCORPORATING IT AS OPEN SPACE ADJACENT TO THE PROPOSED CLUB HOUSE FACILITIES.

TRANSITIONAL SCREEN MODIFICATION

SEE COVER SHEET FOR WAIVER/MODIFICATION REQUEST.

TRANSITIONAL SCREENING PLANTING - YARD A

| | |
|---|----------------------------|
| 1. REQUIRED TRANS. SCREEN. TYPE # WIDTH: (PER Z.O. 13-303, PAR. 4) | TYPE I - 25' |
| 2. REQUESTED TRANS. SCREEN. REDUCTION: | NONE |
| 2. TRANS. SCREEN. WIDTH PROVIDED: | 25' |
| 3. L.F. OF TRANS. SCREEN. STRIP ALONG PROPERTY LINE: | 628' |
| 4. AREA OF TRANS. SCREEN. YARD: | 15,700 SF |
| MIN. TREE CANOPY REQUIRED: (PER Z.O. 13-303, PAR. 3(B)(1)) | (0.75)(15,700) = 11,775 SF |
| TREE CANOPY PROVIDED: | 11,900 SF |
| 5. NUMBER OF LG. DECIDUOUS TREE: | 10 (10%) |
| NUMBER OF LG. EVERGREEN TREES: | 34 |
| NUMBER OF MED. EVERGREEN TREES: (MIN. 70% PER Z.O. 13-303, PAR. 3(B)(2)) | 19 |
| NUMBER OF SM. EVERGREEN TREES: | 53 (71%) |
| NUMBER OF DECIDUOUS UNDERSTORY: | 0 (0%) |
| NUMBER OF SHRUBS PROVIDED: (MIN. 3:10 LF X 628' (189 SHRUBS) PER Z.O. 13-303, PAR. 3(B)(3)) | 189 |
| 6. FENCE OR WALL EMPLOYED IN TRANS. SCREEN. AREA: | YES |
| 6' BOARD ON BOARD FENCE | 6' BOARD ON BOARD FENCE |

TRANSITIONAL SCREENING PLANTING - YARD B

| | |
|---|--------------------------|
| 1. REQUIRED TRANS. SCREEN. TYPE # WIDTH: | TYPE I - 25' |
| 2. REQUESTED TRANS. SCREEN. REDUCTION: | NONE |
| 2. TRANS. SCREEN. WIDTH PROVIDED: | 25' |
| 3. L.F. OF TRANS. SCREEN. STRIP ALONG PROPERTY LINE: | 287' |
| 4. AREA OF TRANS. SCREEN. YARD: | 7,175 SF |
| MIN. TREE CANOPY REQUIRED: (PER Z.O. 13-303, PAR. 3(B)(1)) | (0.75)(7,175) = 5,381 SF |
| TREE CANOPY PROVIDED: | 4,700 SF |
| 5. NUMBER OF LG. DECIDUOUS TREE: | 5 (16%) |
| NUMBER OF LG. EVERGREEN TREES: | 10 |
| NUMBER OF MED. EVERGREEN TREES: (MIN. 70% PER Z.O. 13-303, PAR. 3(B)(2)) | 13 |
| NUMBER OF SM. EVERGREEN TREES: | 0 (0%) |
| NUMBER OF DECIDUOUS UNDERSTORY: | 4 (13%) |
| NUMBER OF SHRUBS PROVIDED: (MIN. 3:10 LF (86 SHRUBS) PER Z.O. 13-303, PAR. 3(B)(3)) | 66 |
| 6. FENCE OR WALL EMPLOYED IN TRANS. SCREEN. AREA: | YES |
| 6' BOARD ON BOARD FENCE | 6' BOARD ON BOARD FENCE |

NOTE:

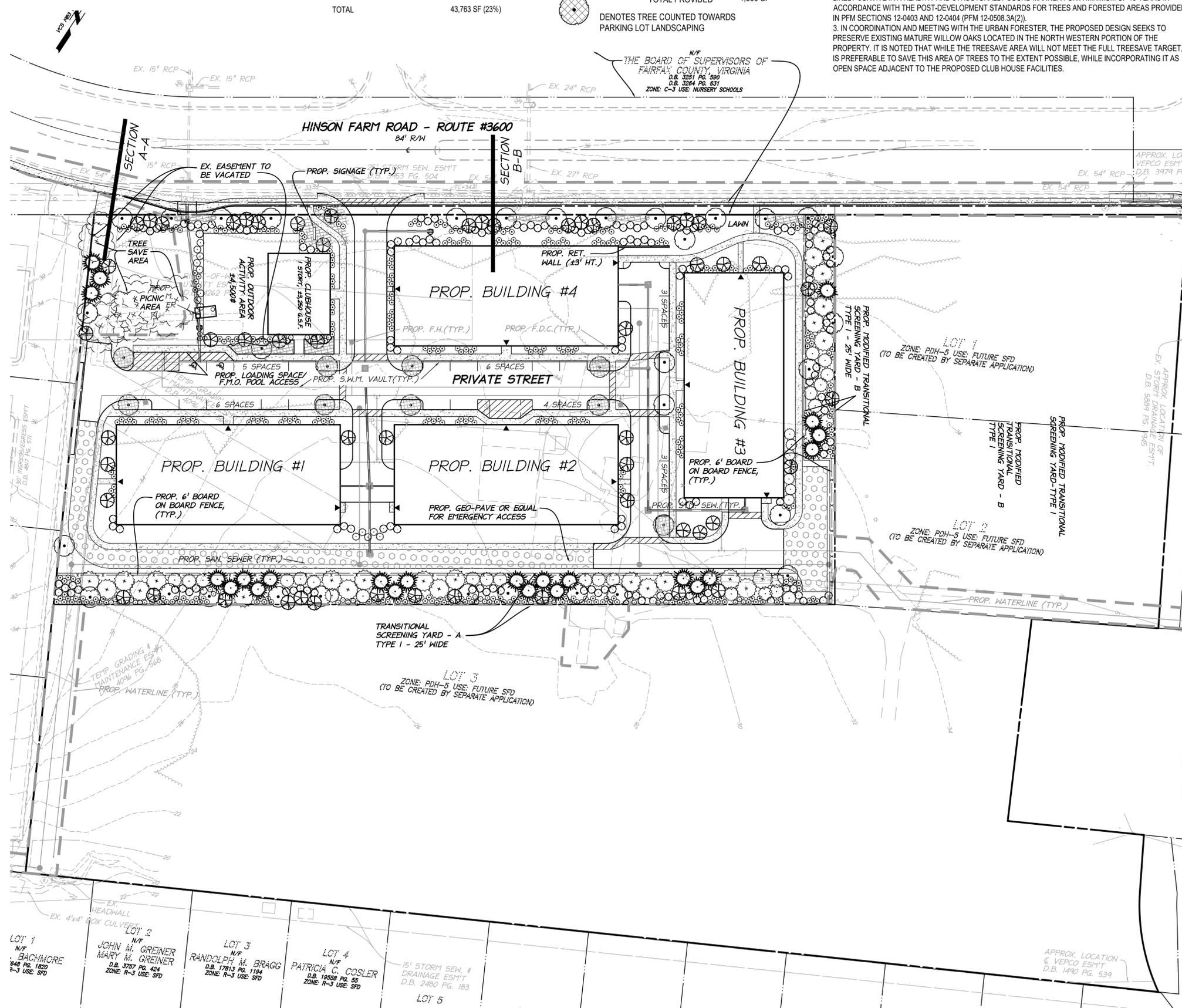
- COMPLIANCE WITH THE PERIPHERAL LANDSCAPE REQUIREMENTS HAVE BEEN MET.
- TO REDUCE MAINTENANCE, LANDSCAPING AS SHOWN ON THE PLAN SHALL PROVIDE A DIVERSE SELECTION OF NATIVE AND IMPROVED CULTIVARS OF TREES AND SHRUBS.
- A ROOT BARRIER WILL BE PROVIDED BETWEEN TREE PLANTING AREA AND STORM WATER MANAGEMENT VAULT WHERE SOIL COVER IS LESS THAN 4" OR AS DIRECTED BY URBAN FORESTER.
- SEE SHEET 6A FOR SECTION DETAILS.

PLANTING NOTES:

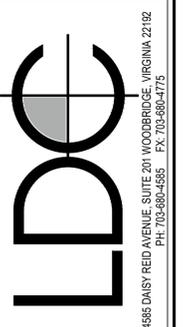
ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF "TREE AND SHRUB PLANTING GUIDELINES", PREPARED BY THE VIRGINIA COOPERATIVE EXTENSION, VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY. ALSO SEE PFM PLATE 8-12.
 THE STAKING AND GUYING OF TREES IS NOT REQUIRED EXCEPT WHERE THE DIRECTOR DETERMINES THAT SITE CONDITIONS WARRANT THEIR USE. EXAMPLES OF CONDITIONS WHERE THESE METHODS MAY BE NECESSARY INCLUDE: PLANTING IN WINDY CONDITIONS, ON STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN. ALL STAKES AND GUY'S MUST BE REMOVED WITHIN SIX MONTHS OF PLANT INSTALLATION. ALSO SEE PFM PLATES 9-12 AND 10-12 THIS SHEET.
 SEE PFM SECTION 12-0705.3B FOR PLANTING IN AREAS OF COMPACTION AND PFM SECTION 12-0705.3D FOR MULCHING AFTER PLANTING.

LEGEND:

- INTERIOR PARKING LOT LANDSCAPING
- LARGE DECIDUOUS TREE (Cat. (4) - (2-2.5" Cal.(200 SF))
- COMPACT DECIDUOUS TREE (Cat. (2) - (2-2.5" Cal.(100 SF))
- LARGE EVERGREEN TREE (Cat. (4) - 7-8' Ht.(200 SF))
- LARGE EVERGREEN TREE (Cat. (4) - 7-8' Ht.(200 SF))
- MEDIUM EVERGREEN TREE (Cat. (2) - 7-8' Ht.(100 SF))
- SHRUBS (2-3' Ht.)
- PROPOSED TREELINE
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- GROUND COVER AND PERENNIALS



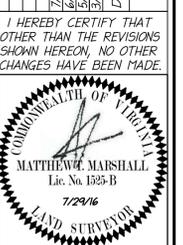
THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!!



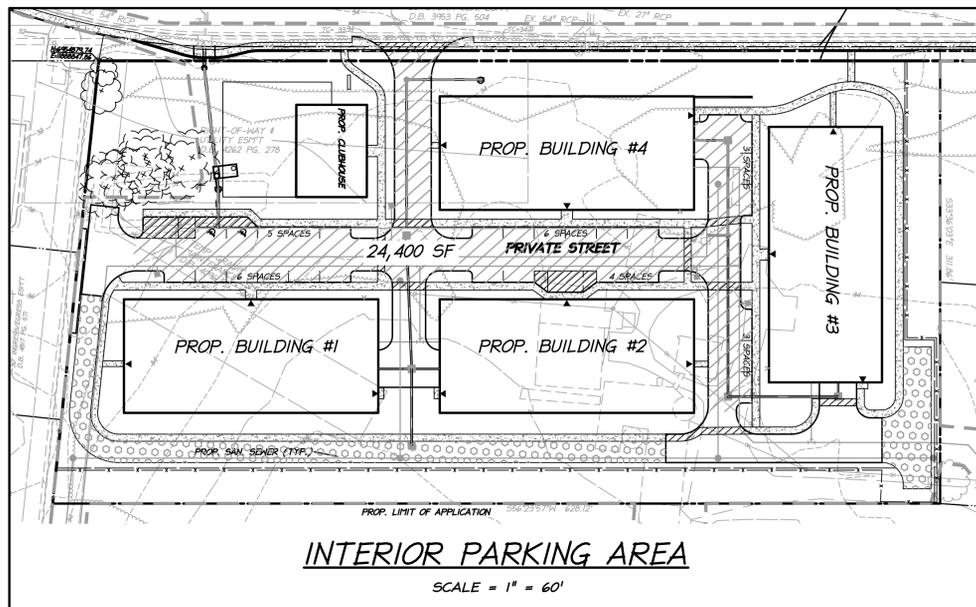
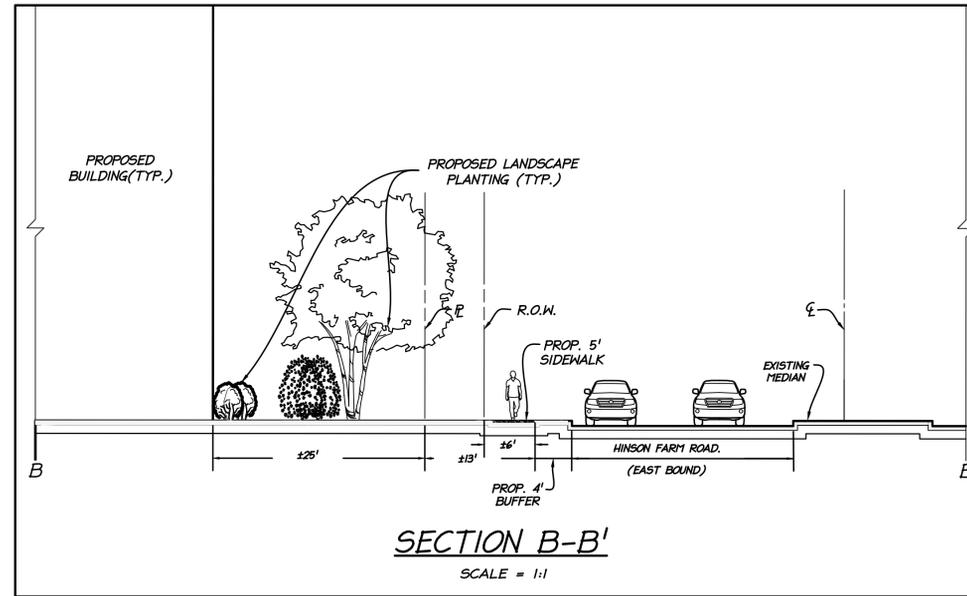
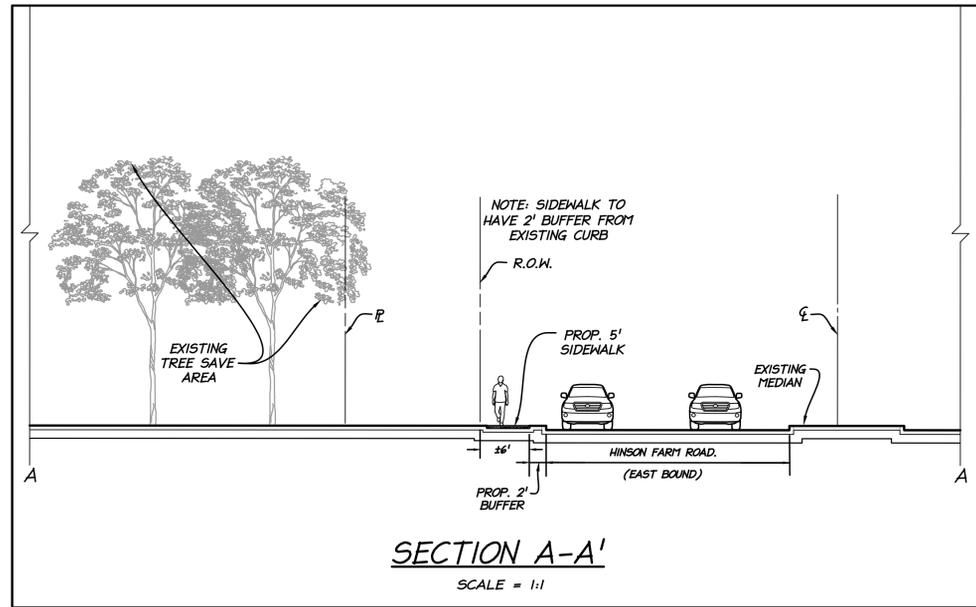
LANDSCAPE PLAN

BOCK FARM

| NO. | DATE | DESCRIPTION | REVISION APPROVED BY: | APPROVED DATE |
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SCALE: 1" = 40'
 SHEET 6 of 13
 DATE: MAY, 2015
 DRAFT: MEP CHECK: MTTM
 FILE NUMBER: 14172-1-03



June 21, 2016

Mr. Keith W. Cline, Director
Fairfax County Urban Forest Management
12055 Government Center Parkway, 5th Floor
Fairfax, VA 22035

Re: Bock Farm Deviation Request (RZ 2015-MV-15)
Fairfax County Tax Map #102-1 ((1)), Parcel 3C
Currently Zoned PDH-5, Proposed Zoning R-8, Approximately 4.38 Acres
LDC Project #14172-1-0

Dear Mr. Cline,

Land Design Consultants, Inc. (LDC) has prepared a Generalized Development Plan (GDP) and Special Exception Plat (SEP), for the development of the subject property with four (4) new multi-family buildings, with one hundred twenty-eight (128) units, a community clubhouse and associated infrastructure. The subject property currently has one (1) single-family dwelling, and several structures associated with animal husbandry.

The Applicant has retained TNT Environmental to complete an Existing Vegetation Map, Tree Inventory and Condition Analysis for the above referenced property in accordance with Section 12 of the Public Facilities Manual (PFM). Copies of this information are provided herein.

In accordance with Section 12-0508.3A(1)(2), LDC is respectfully requesting permission to deviate from the Tree Preservation Target requirements. Currently, the subject property is approximately 30.8% covered by existing tree canopy. Upon development, 20% of the subject property shall be required as tree canopy. Of the required 20%, 30.8% (11,753 square feet) of this should be provided via preservation. At this time, the Applicant is proposing 4,163 square feet of tree preservation. We believe that construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in PFM sections 12-0403 and 12-0404 (PFM 12-0508.3a(2)). The following serves as our justification for this request:

1. Of the seventy (70) trees inventoried in accordance with the PFM, only twenty-seven (27) are located on the subject property. Nine (9) of the twenty-seven (27) inventoried onsite trees are located outside of the proposed limits of clearing. Twenty (20) of the twenty-seven (27) inventoried onsite trees are in fair to poor condition. In accordance with the PFM (12-0403.2), trees designated for preservation shall be in fair to excellent condition at time of plan submission.

Further, a few of the trees on site have varying degrees of problems, which will impact their structural integrity and will lead to further decline meeting the definition of "poor condition". In accordance with the PFM (12-0403.2A), trees designated for preservation should have a high degree of structural integrity. In accordance with Section 12-0508.3A(1), deviations from the Tree Preservation Target are permitted if meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

Mr. Keith W. Cline, Director
Fairfax County Department of Public Works and Environmental Services
Re: Bock Farm Deviation Request (RZ 2015-MV-15)
Fairfax County Tax Map #102-1 ((1)), Parcel 3C
Currently Zoned PDH-5, Proposed Zoning R-8, Approximately 4.38 Acres
LDC Project #14172-1-0
June 21, 2016
Page 2 of 2

Further, in accordance with Section 12-0508.3A(3), deviations from the Tree Preservation Target are permitted if construction activities could be reasonably expected to impact existing trees or forested areas used to meet the tree preservation target to the extent they would not likely survive in a healthy manner for a minimum of ten (10) years. The proposed construction will negatively impact these fair to poor quality trees.

2. The subject property does not contain any "champion", "heritage", "specimen", "memorial" or "street" trees as designated in Chapter 120 of the County Code.
3. In order to meet Tree Canopy requirements, the Applicant will plant quality, native and proven desirable species on site. In total, the Applicant is proposing 39,600 square feet of new vegetation, in addition to 4,163 square feet of tree preservation canopy, resulting in a total of 43,763 square feet of tree canopy coverage. This will result in meeting or exceeding the minimum required 20% Tree Canopy Requirements by 3%. In addition, these plantings provide opportunity for wildlife benefits and screening.

For the reasons stated above, we respectfully request your approval of a deviation from the Tree Preservation Target.

Sincerely,
Wm. O'Kelly Russell
Wm. O'Kelly Russell
Senior Landscape Architect and Arborist

cc: Lori Greenleaf, McGuire Woods, LLP
Joe Francone, Long Company of Virginia, Inc.
Laura Arseneau, Fairfax County DPZ
Nick Drunasky, Fairfax County UFMD
File

www.ldc-va.com

P:\PY 2014\14172-1-0 Planners Lane - 3405\WORD PROCESSING DOCUMENTS\Waiver of Tree Preservation Target-6-21-16.doc



LANDSCAPE NOTES & DETAILS

BOCK FARM

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| DATE | DESCRIPTION | REVISION | APPROVED BY: |
|---------|------------------------|----------|--------------|
| 7/29/16 | REV PER COUNTY COMMENT | 1 | |
| 7/29/16 | REV PER COUNTY COMMENT | 2 | |
| 7/29/16 | REV PER COUNTY COMMENT | 3 | |
| 7/29/16 | REV PER COUNTY COMMENT | 4 | |
| 7/29/16 | REV PER COUNTY COMMENT | 5 | |
| 7/29/16 | REV PER COUNTY COMMENT | 6 | |
| 7/29/16 | REV PER COUNTY COMMENT | 7 | |
| 7/29/16 | REV PER COUNTY COMMENT | 8 | |
| 7/29/16 | REV PER COUNTY COMMENT | 9 | |
| 7/29/16 | REV PER COUNTY COMMENT | 10 | |

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



SCALE: AS SHOWN

SHEET 6A OF 13
DATE: MAY, 2015
DRAFT: MEP CHECK: MTTM
FILE NUMBER: 14172-1-0 03

FOR ILLUSTRATIVE PURPOSES ONLY !!!

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE CONSTRUCTION OF AN UNDERGROUND DETENTION SYSTEM AND STORMFILTER. THESE FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM) AND SHALL PROVIDE TREATMENT FOR WATER QUALITY AND QUANTITY PURPOSES.

FOR SWM DETENTION AND WATER QUALITY PURPOSES THE "DEVELOPMENT AREA" IS 4.38 AC. ALL SWM DETENTION AND WATER QUALITY COMPUTATIONS HAVE BEEN MADE USING THE DEVELOPMENT AREA OF 4.38 AC.

THE PROPOSED STORMFILTER SHALL BE DESIGNED TO MEET WATER QUALITY/BMP REQUIREMENTS. THE SITE CURRENTLY HAS EXISTING BUILDINGS, PAVED SURFACES, LAWN AREAS, AND WOODS. WITH THE DETENTION PROVIDED BY THE PROPOSED UNDERGROUND DETENTION SYSTEM, THE POST DEVELOPMENT RUNOFF WILL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF. THEREFORE, THERE WILL BE NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES AS A RESULT OF THE PROPOSAL. THE UNDERGROUND DETENTION SYSTEM AND STORMFILTER SHALL BE DESIGNED TO PROVIDE WATER QUALITY AND QUANTITY CONTROL FOR THE SUBJECT PROPERTY PER THE PFM.

THE FINAL DESIGN OF THE FACILITIES IS SUBJECT TO FURTHER REVIEW BY A GEOTECHNICAL ENGINEER AND FINAL ENGINEERING. A FORMAL GEOTECHNICAL REPORT SHALL BE APPROVED PRIOR TO SUBDIVISION PLAN APPROVAL. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PFM REQUIREMENTS.

THE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE LITTLE HUNTING CREEK WATERSHED. THE SUBJECT PROPERTY MAINTAINS TWO STORM DRAINAGE OUTFALLS. THERE ARE NO FLOODPLAIN, RPA OR EOC AREAS ON THE SUBJECT PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. THE UNDERGROUND DETENTION SYSTEM HAS BEEN DESIGNED TO MEET DETENTION REQUIREMENTS AND THE POST DEVELOPED DISCHARGE FROM THE SITE SHALL BE LESS THAN THE PRE-DEVELOPMENT DISCHARGE. CHANNEL & FLOOD PROTECTION REQUIREMENTS SHALL BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(1)a & (c)(1). 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 UNDERGROUND DETENTION SYSTEM AND THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. NO DOWNSTREAM WATER IMPOUNDMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT AND NO BATHYMETRIC SURVEYS ARE REQUIRED.

OUTFALL #1
THE PROPOSED STORM SEWER SYSTEM DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND THEN IN A SOUTH-WESTERLY DIRECTION DOWN HINSON FARM ROAD. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROPOSED BY THE UNDERGROUND DETENTION SYSTEM AND STORMFILTER (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR SWM INFORMATION). THE DOWNSTREAM RECEIVING SWALE IS THE EXISTING STORM SEWER SYSTEM DOWN HINSON FARM ROAD. EXISTING STORM SEWER STRUCTURE #2 IN HINSON FARM ROAD IS THE LIMIT OF ANALYSIS PER CODE SECTIONS 124-4-4(b)(5)b & 124-4-4(c)(5)b AS THE TOTAL PEAK FLOW RATE TO THE EXISTING STORM SEWER SYSTEM IS GREATER THAN 100 TIMES THE PEAK FLOW RATE FROM THE SUBJECT PROPERTY. THE EXISTING STORM SEWER SYSTEM IS IN GOOD CONDITION AND HAS ADEQUATE CAPACITY FOR THE 1, 2 & 10 YEAR 24 HOUR STORM.

THIS OUTFALL CONVEYS 0.56 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. AS A RESULT OF THE UNDERGROUND DETENTION SYSTEM, DETENTION OF THE 1, 2 & 10 YEAR STORM EVENT WILL BE PROVIDED. 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)(1)a & (c)(1). STORAGE OF THE APPROPRIATE 1, 2, & 10 YEAR 24 HOUR STORM VOLUMES WILL BE PROVIDED IN THE UNDERGROUND DETENTION SYSTEM. THE TOTAL DRAINAGE AREA TO EXISTING STORM SEWER STRUCTURE #2 IS 28.4 ACRES. THE EXISTING STORM SEWER SYSTEM CONTINUES DOWN HINSON FARM ROAD TO THE INTERSECTION WITH TIS WELL DRIVE, THEN THROUGH MT. VERNON MEDICAL/PROFESSIONAL CONDOMINIUM DEVELOPMENT AND THEN INTO A NATURAL CHANNEL THAT CONTINUES ±1,500 FT TO THE MAIN CHANNEL OF NORTH BRANCH. THE TOTAL DRAINAGE AREA TO THIS POINT OF NORTH BRANCH IS ±2,300 ACRES WHICH IS GREATER THAN 100 TIMES THE SITE AREA. THE EXISTING NATURAL CHANNEL & FLOODPLAIN CHANNEL WERE INVESTIGATED AND FOUND TO BE IN GOOD CONDITION. UNDERGROUND DETENTION SYSTEM DESIGNS AND SPECIFICATIONS SHALL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN. ADEQUATE OUTFALL STORM SEWER 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)(1)a & (c)(1) AND 124-4-4(b)(5)b & (c)(5)b.

OUTFALL #2
DISCHARGE LEAVES THE SUBJECT PROPERTY VIA SHEET FLOW TOWARDS LOT 3. THE SHEET FLOW DISCHARGE AND VOLUME IN THE POST DEVELOPMENT CONDITION WILL BE LESS THAN THE DISCHARGE AND VOLUME IN THE PRE-DEVELOPMENT CONDITION. DETENTION AND VOLUME RELEASE RATES SHALL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN.

THE SHEET FLOW DISCHARGES TOWARD LOT 3 AND IS THEN COLLECTED BY A BOX CULVERT ±300' DOWNSTREAM FROM THE SITE AND THEN CONVEYED ±300' DOWNSTREAM TO A NATURAL CHANNEL WHICH CONTAINS THE DISCHARGE FROM OUTFALL #1. THE NATURAL CHANNEL THEN CONTINUES ±1,500 FT TO THE MAIN CHANNEL OF NORTH BRANCH. THE TOTAL DRAINAGE AREA TO THIS POINT OF NORTH BRANCH IS ±2,300 ACRES WHICH IS GREATER THAN 100 TIMES THE SITE AREA.

THE LIMIT OF ANALYSIS FOR OUTFALL #2 IS THE LIMITS OF CLEARING AND GRADING AS A SHEET FLOW OUTFALL WHERE THE PROPOSED DISCHARGE AND VOLUME IS LESS THAN THE PRE-DEVELOPMENT DISCHARGE AND VOLUME PER PFM SECTION 6-0202.6A & FAIRFAX COUNTY CODE SECTION 124-4-4(d).

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

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.

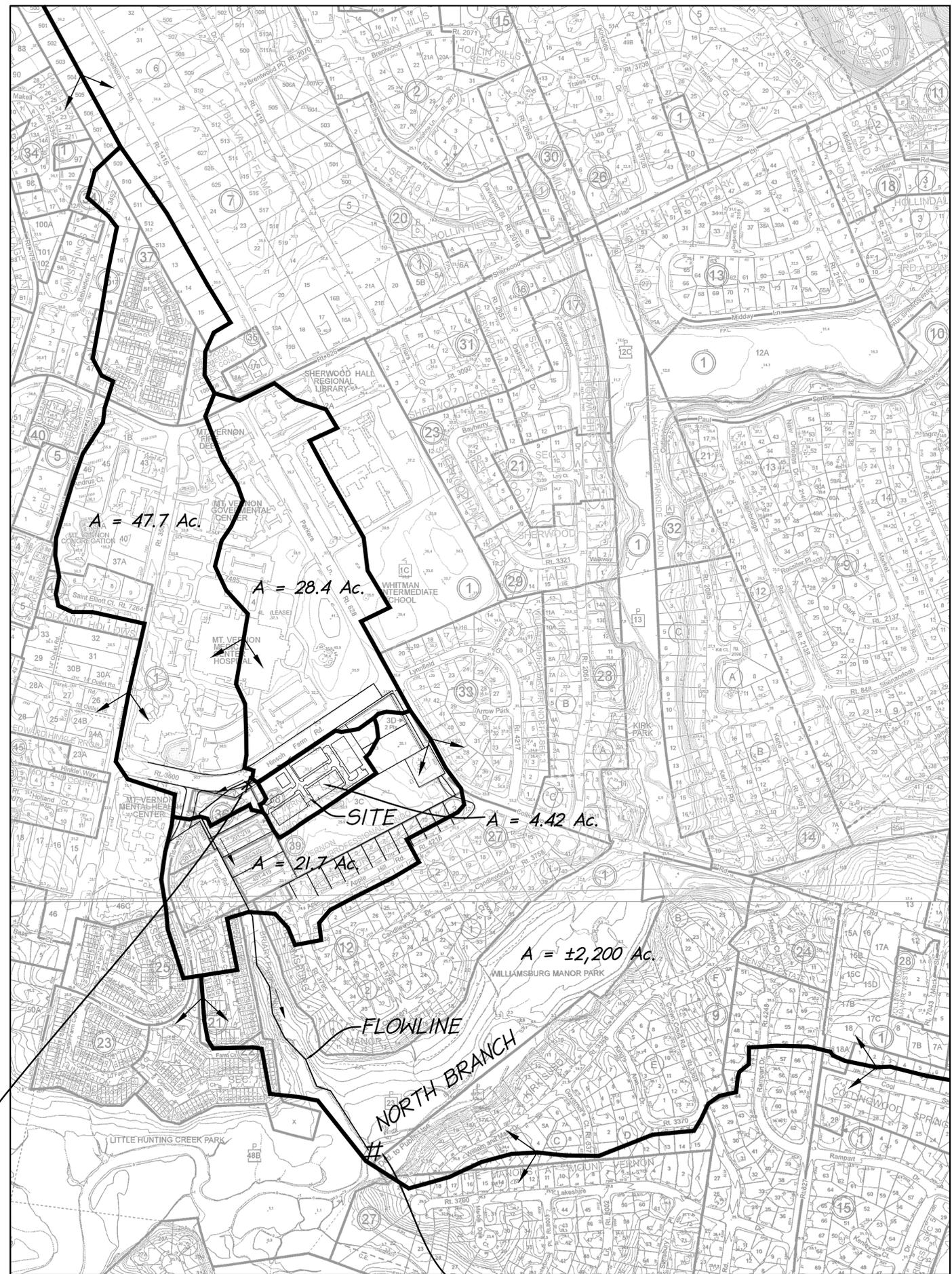
This information is required under the following Zoning Ordinance Sections:

| | |
|--|--|
| Special Permits (Sect. 8-011 2J & 2L) | Special Exceptions (Sect. 9-011 2J & 2L) |
| Cluster Subdivision (Sect. 9-615 1G & 1N) | Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14)) |
| Development Plans PRC District (Sect. 16-302 3 & 4L) | PRC Plan (Sect. 16-303 1E & 1 O) |
| FDP 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) 5.
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. (See Section 16-303.1 for details) | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage volume (cf) | If pond, dam height (ft) |
|---|-----------------------------|------------------------------|-----------------------|---------------------|---------------------|--------------------------|
| UNDERGROUND DET. | ±4.07 AC. | 0.0 AC. | ±4.42 AC. | ±7,000 SF | ±45,000 CF | N/A |
| STORMFILTER | ±4.07 AC. | 0.0 AC. | ±4.42 AC. | ±120 SF | N/A | N/A |
| Totals: | | | | | | |

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 5, 7-8. 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) 5. 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) 6.
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, 4 & 5.
11. A submission waiver is required for _____
12. Stormwater management is not required because _____



* = LIMITS OF ANALYSIS (100 TIMES PEAK FLOW), SEE THIS SHEET FOR 'OUTFALL NARRATIVE' **DRAINAGE AREA MAP**
SCALE: 1" = 300'

= STUDY AREA (100 TIMES SITE AREA AT NORTH BRANCH), SEE THIS SHEET FOR 'OUTFALL NARRATIVE'



4686 DASHY REID AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4655 FX: 703-680-4775

SWM INFORMATION & OUTFALL ANALYSIS

BOCK FARM

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

| DATE | DESIGNER | REVISION | APPROVED BY | DATE |
|------|----------|----------|-------------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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



SCALE: AS NOTED

SHEET 7 of 13

DATE: MAY, 2015
DRAFT: MEP CHECK: MTTM
FILE NUMBER: 14172-1-03

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

Site Data

| |
|-------------------------|
| Project Name: Bock Farm |
| Date: May 11, 2016 |
| data input cells |
| calculation cells |
| constant values |

1. Post-Development Project & Land Cover Information

Constants

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

Land Cover (acres)

| | A soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|-------------|
| Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.55 | 1.19 | 1.74 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.46 | 2.18 | 2.64 |
| Total | | | | | 4.38 |

Rv Coefficients

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

Land Cover Summary

| | |
|---------------------------------|-------------|
| Forest/Open Space Cover (acres) | 0.00 |
| Weighted Rv(forest) | 0.00 |
| % Forest | 0% |
| Managed Turf Cover (acres) | 1.74 |
| Weighted Rv(turf) | 0.24 |
| % Managed Turf | 40% |
| Impervious Cover (acres) | 2.64 |
| Rv(impervious) | 0.95 |
| % Impervious | 60% |
| Total Site Area (acres) | 4.38 |
| Site Rv | 0.67 |

| | |
|--|--------|
| Post-Development Treatment Volume (acre-ft) | 0.24 |
| Post-Development Treatment Volume (cubic feet) | 10,623 |
| Post-Development Load (TP) (lb/yr) | 6.67 |
| Total Load (TP) Reduction Required (lb/yr) | 4.88 |
| Post-Development Load (TN) (lb/yr) | 47.75 |

Site Results

| | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
|--------------------------|--------|--------|--------|--------|--------|------------|
| IMPERVIOUS COVER | 2.64 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| IMPERVIOUS COVER TREATED | 2.64 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| TURF AREA | 1.43 | 0.14 | 0.17 | 0.00 | 0.00 | OK |
| TURF AREA TREATED | 1.43 | 0.00 | 0.00 | 0.00 | 0.00 | OK |
| AREA CHECK | OK | OK | OK | OK | OK | |

Phosphorus

| | |
|--|--------|
| TOTAL TREATMENT VOLUME (cf) | 10,623 |
| TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR) | 4.88 |
| RUNOFF REDUCTION (cf) | 0 |
| PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR) | 3.25 |
| ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr) | 3.42 |
| REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED | 1.63 |

** 1.63 LB OF REMOVAL TO BE PURCHASED AS OFF-SITE CREDITS **

| | 1-year storm | 2-year storm | 10-year storm |
|----------------------------|--------------|--------------|---------------|
| Target Rainfall Event (in) | 2.62 | 3.17 | 4.87 |

Drainage Area A

| | |
|------------------------------|------|
| Drainage Area (acres) | 4.07 |
| Runoff Reduction Volume (cf) | 0 |

Drainage Area B

| | |
|------------------------------|------|
| Drainage Area (acres) | 0.14 |
| Runoff Reduction Volume (cf) | 0 |

Drainage Area C

| | |
|------------------------------|------|
| Drainage Area (acres) | 0.17 |
| Runoff Reduction Volume (cf) | 0 |

Drainage Area D

| | |
|------------------------------|------|
| Drainage Area (acres) | 0.00 |
| Runoff Reduction Volume (cf) | 0 |

Drainage Area E

| | |
|------------------------------|------|
| Drainage Area (acres) | 0.00 |
| 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.

Drainage Area A

| | A soils | B Soils | C Soils | D Soils |
|---|---------|---------|---------|---------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.40 | 1.03 |
| Impervious Cover | 0.00 | 0.00 | 0.46 | 2.18 |
| Weighted CN | 91 | 91 | 91 | 91 |

| | 1-year storm | 2-year storm | 10-year storm |
|---|--------------|--------------|---------------|
| RV _{developed} (in) with no Runoff Reduction | 1.72 | 2.23 | 3.86 |
| RV _{developed} (in) with Runoff Reduction | 1.72 | 2.23 | 3.86 |
| Adjusted CN | 91 | 91 | 91 |

Drainage Area B

| | A soils | B Soils | C Soils | D Soils |
|---|---------|---------|---------|---------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.11 | 0.03 |
| Impervious Cover | 0.00 | 0.00 | 0.00 | 0.00 |
| Weighted CN | 75 | 75 | 75 | 75 |

| | 1-year storm | 2-year storm | 10-year storm |
|---|--------------|--------------|---------------|
| RV _{developed} (in) with no Runoff Reduction | 0.72 | 1.07 | 2.34 |
| RV _{developed} (in) with Runoff Reduction | 0.72 | 1.07 | 2.34 |
| Adjusted CN | 75 | 75 | 75 |

Drainage Area C

| | A soils | B Soils | C Soils | D Soils |
|---|---------|---------|---------|---------|
| Forest/Open Space - undisturbed, protected forest/open space or reforested land | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf - disturbed, graded for yards or other turf to be mowed/managed | 0.00 | 0.00 | 0.04 | 0.13 |
| Impervious Cover | 0.00 | 0.00 | 0.00 | 0.00 |
| Weighted CN | 79 | 79 | 79 | 79 |

| | 1-year storm | 2-year storm | 10-year storm |
|---|--------------|--------------|---------------|
| RV _{developed} (in) with no Runoff Reduction | 0.92 | 1.31 | 2.69 |
| RV _{developed} (in) with Runoff Reduction | 0.92 | 1.31 | 2.69 |
| Adjusted CN | 79 | 79 | 79 |

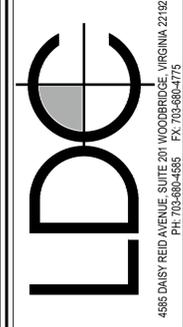
Drainage Area A

| Drainage Area A Land Cover (acres) | A soils | B Soils | C Soils | D Soils | Totals | Land Cover Rv |
|------------------------------------|---------|---------|---------|---------|-------------|---------------|
| Forest/Open Space (acres) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Managed Turf (acres) | 0.00 | 0.00 | 0.40 | 1.03 | 1.43 | 0.24 |
| Impervious Cover (acres) | 0.00 | 0.00 | 0.46 | 2.18 | 2.64 | 0.95 |
| Total | | | | | 4.07 | |

Post-Development Treatment Volume (cf) 10358

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

| Practice | 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 |
|---|-------------------------------------|----------------------------|--------|---------------------|---------------------------------------|-----------------------|------------------------------|---------------------------|--|---|--------------------------------------|---------------------------------|-------------------------------------|
| 14. StormFilter | impervious acres draining to device | 0% runoff volume reduction | 0.00 | 2.64 | 0 | 0 | 9104 | 50 | 0.00 | 5.71 | 2.86 | 2.86 | |
| | turf acres draining to device | 0% runoff volume reduction | 0.00 | 1.43 | 0 | 0 | 1254 | 50 | 0.00 | 0.79 | 0.39 | 0.39 | |
| TOTAL IMPERVIOUS COVER TREATED (ac) | | | | 2.64 | | | | | | | | | |
| TOTAL TURF AREA TREATED (ac) | | | | 1.43 | | | | | | | | | |
| AREA CHECK OK. | | | | | | | | | | | | | |
| PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A | | | | | | | | | 3.25 | | | | |
| TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) | | | | | | | | | 3.25 | | | | |
| SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS | | | | | | | | | | | | | |



SWM & VRRM COMPUTATIONS

BOCK FARM

| DATE | DESIGN NO. | DESCRIPTION | REVISION | APPROVED BY: | APPROVED DATE |
|------|------------|-------------|----------|--------------|---------------|
| | | | | | |

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



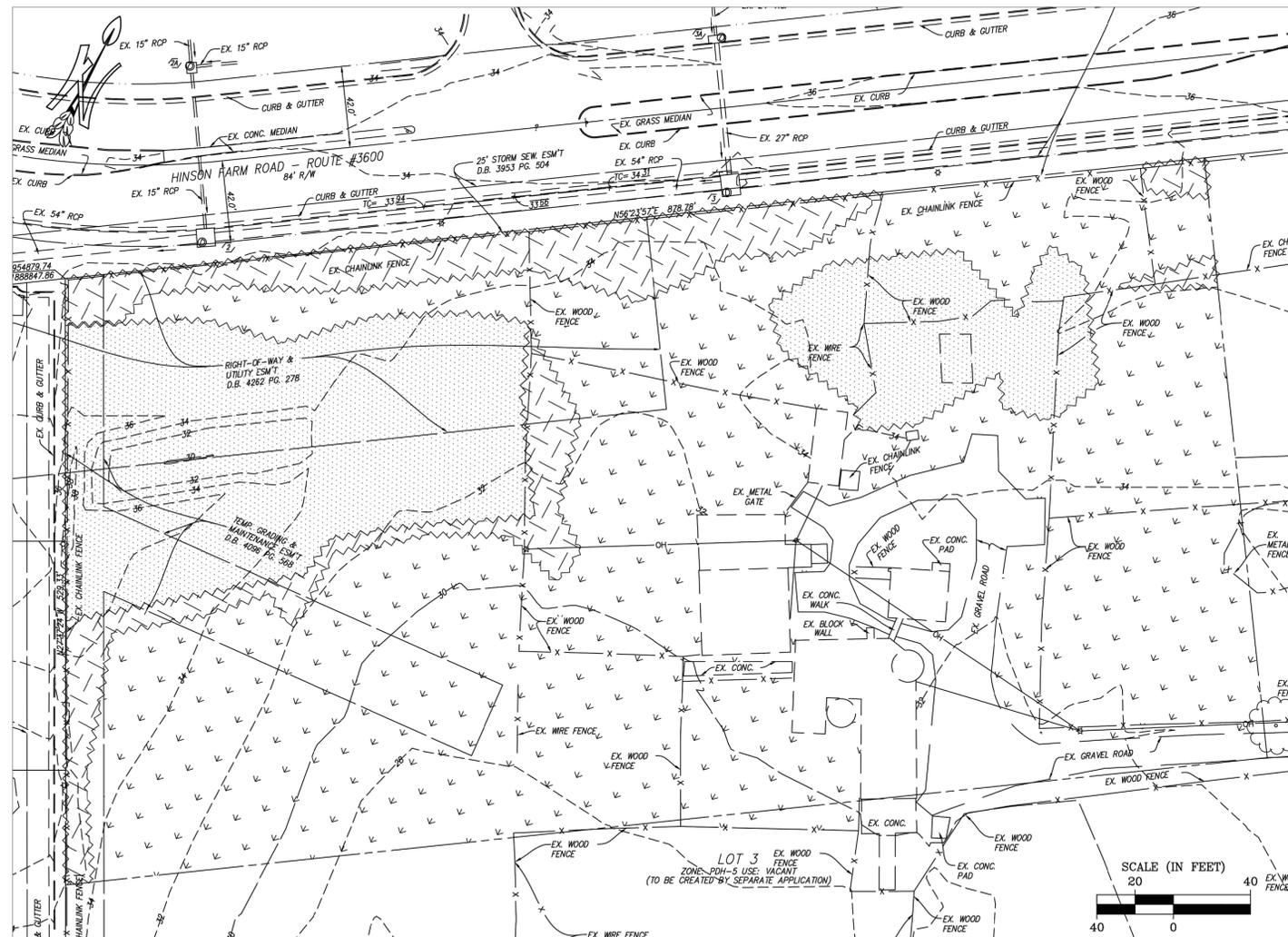
SCALE: AS NOTED

SHEET 8 of 13

DATE: MAY, 2015
DRAFT: MEP CHECK: MTTM
FILE NUMBER: 14172-1-0 03

FOR INFORMATIONAL PURPOSES ONLY!

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- LEGEND**
- TREELINE
 - EXISTING CANOPY (2) UPLAND FOREST (41,309-SF)
LONGTERM SUCCESSIONAL FOREST
 - EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST
COMMUNITY (17,471-SF)
 - EXISTING VEGETATION (4) EQUINE PASTURE (106,965-SF)
 - (5) DEVELOPED LAND (25,048-SF)

NOTES:

1. (2) LANDSCAPE CANOPY CONSISTS PRIMARILY OF WILLOW OAK, SOUTHERN RED OAK, PIN OAK, AND MULBERRY WHICH ARE GENERALLY IN FAIR TO POOR CONDITION.
2. (3) EARLY SUCCESSIONAL FOREST CONSISTS PRIMARILY OF PIN OAK, EASTERN RED CEDAR, BRADFORD PEAR AND CATALPA WHICH ARE GENERALLY IN FAIR CONDITION.
3. INVASIVE SPECIES ARE PRESENT THROUGHOUT THE FOREST STANDS AND GENERALLY CONSIST OF TATARIAN HONEYSUCKLE, ENGLISH IVY AND BRADFORD PEAR TREES.

ENVIRONMENTAL
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 Chantilly, VA 20151
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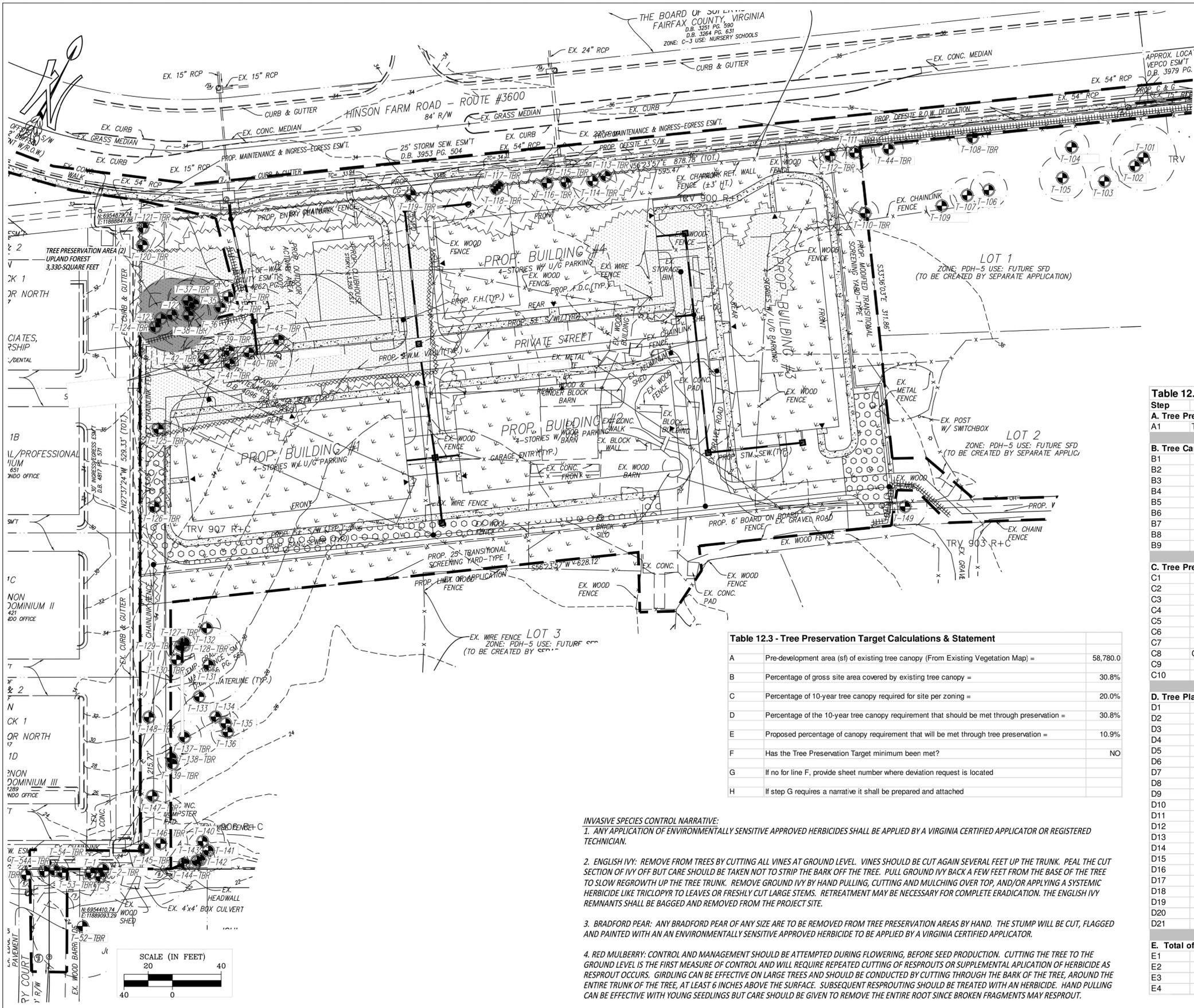
BOCK FARM
 FAIRFAX COUNTY

EXISTING VEGETATION
 MAP

| REVISIONS | |
|-----------|----------|
| DATE | COMMENTS |
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| SHEET | 1 | OF | 1 |
| SCALE: 1" = 40' | | | |
| PROJECT DATE: 7/9/15 | | | |
| DRAFT: SSS | CHECK: AMS | FILE NUMBER: 377 | |





NOTES:

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

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.
2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.
3. BRADFORD PEAR: ANY BRADFORD PEAR OF ANY SIZE ARE TO BE REMOVED FROM TREE PRESERVATION AREAS BY HAND. THE STUMP WILL BE CUT, FLAGGED AND PAINTED WITH AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE TO BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR.
4. RED MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APPLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.
5. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

Table 12.3 - Tree Preservation Target Calculations & Statement

| Code | Description | Value |
|------|---|----------|
| A | Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) = | 58,780.0 |
| B | Percentage of gross site area covered by existing tree canopy = | 30.8% |
| C | Percentage of 10-year tree canopy required for site per zoning = | 20.0% |
| D | Percentage of the 10-year tree canopy requirement that should be met through preservation = | 30.8% |
| E | Proposed percentage of canopy requirement that will be met through tree preservation = | 10.9% |
| F | Has the Tree Preservation Target minimum been met? | NO |
| G | If no for line F, provide sheet number where deviation request is located | |
| H | If step G requires a narrative it shall be prepared and attached | |

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

| Step | Description | Totals |
|--|--|-----------|
| A. Tree Preservation Target & Statement | | |
| A1 | Tree Preservation Target calculations and statement | |
| B. Tree Canopy Requirement | | |
| B1 | Gross Site Area = | 190,792.8 |
| B2 | Subtract area dedicated to parks, road frontage = | 0.0 |
| B3 | Subtract area of exemptions (wetlands/stream and drainfields) = | 0.0 |
| B4 | Adjusted gross site area = | 190,792.8 |
| B5 | Identify site's zoning and/or use = | R-8 |
| B6 | Percentage of 10-year canopy required = | 20.0% |
| B7 | Area of 10-year canopy required = | 38,159 |
| B8 | Modification of 10-year Tree Canopy Requirement Requested? | No |
| B9 | If B8 is yes, list plan sheet where modification is located | N/A |
| C. Tree Preservation | | |
| C1 | Tree Preservation Target Area = | 11,756.0 |
| C2 | Total canopy area meeting standards of § 12-0400 = | 3,330.0 |
| C3 | C2 x 1.25 = | 4,162.5 |
| C4 | Total canopy area provided by unique or valuable forest/woodland communities = | 0.0 |
| C5 | C4 x 1.5 = | 0.0 |
| C6 | Total of canopy area provide by Heritage, Memorial, Specimen, or Street Trees = | 0.0 |
| C7 | C6 x 1.5 to 3.0 = | 0.0 |
| C8 | Canopy area of trees within Resource Protection Areas and 100-year floodplains = | 0.0 |
| C9 | C8 x 1.0 = | 0.0 |
| C10 | Total of C3, C5, C7, and C9 = | 4,163 |
| D. Tree Planting | | |
| D1 | Minimum area of canopy to be met through tree planting = | 33,996.1 |
| D2 | Minimum area of canopy planted for air quality benefits = | 0.0 |
| D3 | D2 x 1.5 = | 0.0 |
| D4 | Minimum area of canopy planted for energy conservation = | 0.0 |
| D5 | D4 x 1.5 = | 0.0 |
| D6 | Minimum area of canopy planted for water quality benefits = | 0.0 |
| D7 | D6 x 1.25 = | 0.0 |
| D8 | Minimum area of canopy planted for wildlife benefits = | 25,100.0 |
| D9 | D8 x 1.5 = | 37,650.0 |
| D10 | Minimum area of canopy provided by native trees = | 0.0 |
| D11 | D10 x 1.5 = | 0.0 |
| D12 | Minimum area of canopy provided by improved cultivars and varieties = | 0.0 |
| D13 | D12 x 1.5 = | 0.0 |
| D14 | Area of canopy provided through tree seedlings = | 0.0 |
| D15 | Area of canopy provided through native shrubs or woody seed mix = | 0.0 |
| D16 | Percentage of 14 represented by D15 (must be less than 33%) = | 0.0% |
| D17 | Minimum total of canopy area provided through tree planting = | 37,650 |
| D18 | Is an offsite planting relief requested? | No |
| D19 | Tree Bank or Tree Fund? | No |
| D20 | Canopy area requested to be provided through offsite banking or tree fund? | No |
| D21 | Amount to be deposited into the Tree Preservation and Planting Fund = | \$0.0 |
| E. Total of 10-year Tree Canopy Provided | | |
| E1 | Total of canopy area provided through tree preservation = | 4,163 |
| E2 | Minimum total of canopy area provided through tree planting = | 37,650 |
| E3 | Total of canopy area provided through offsite mechanism = | 0 |
| E4 | Total of 10-year Tree Canopy Provided = | 43,813 |

LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (41,309-SF)
LONGTERM SUCCESSIONAL FOREST
- EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST
COMMUNITY (17,471-SF)
- EXISTING VEGETATION (4) EQUINE PASTURE (106,965-SF)
- DEVELOPED LAND (5) (25,048-SF)
- TREE PRESERVATION AREA (2) UPLAND FOREST (3,330-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING
- ROOT PRUNING

ENVIRONMENTAL

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BOCK FARM

TREE PRESERVATION
& PROTECTION PLAN

| REVISIONS | |
|-----------|----------|
| DATE | COMMENTS |
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| | |

SHEET 9A OF 10

SCALE: 1" = 40'

PROJECT DATE: 3/10/16

DRAFT: SSS CHECK: AMS

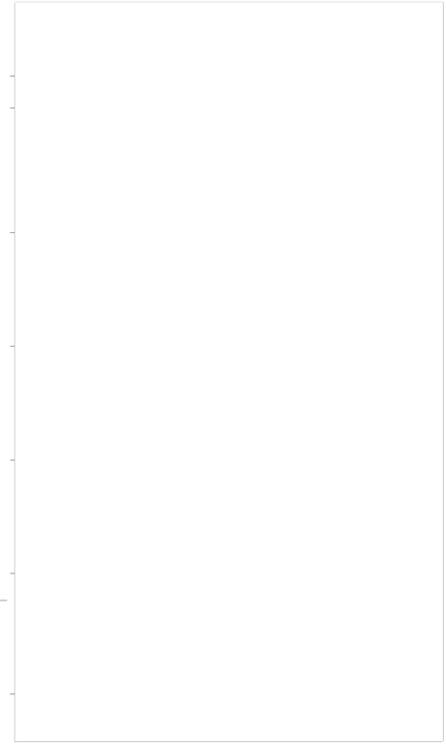
FILE NUMBER: 377

SHEET 9A OF 13

ISA Certified Arborist
Vinash M. Sareen
Certification # MA-4727A



2
A-201
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1
A-201
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Bock Farm Multi-Family
Hinson Farm Road
FAIRFAX COUNTY, VIRGINIA
LONG COMPANY OF VIRGINIA

EXTERIOR ELEVATIONS

| | |
|--------------------------|-------------|
| CONCEPTUAL ELEVATIONS | 05.04.2016 |
| CONCEPTUAL DESIGN LAYOUT | 02.02.2016 |
| PROJECT NUMBER: | 1NG-021.001 |
| FOLDER: | |
| DRAWN BY: | JH |
| CHECKED BY: | JH |
| PLOT DATE: | 05.05.2016 |

A-202



2
A-202
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1
A-202
EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

ANALYSIS

Parking/Loading

As noted, the applicant revised their development plan for the addition of a loading space by reducing two surface parking spaces. The reduction of two surface parking spaces in exchange for an additional loading space does not affect the parking spaces required by the Zoning Ordinance. The Zoning Ordinance requires 33 parking spaces and the applicant is providing 155 parking spaces (27 surface and 128 underground parking spaces). This modification addresses staff's outstanding concern related to loading.

Park Authority Contribution

Staff recommended that the applicant contribute \$171,456 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property to offset the additional impact caused by the proposed development. The applicant increased their proposed contribution to the Park Authority from \$75,000 to \$100,000. Therefore this issue remains outstanding.

Traffic Pre-emption Proffer Contributions

Staff recommended that the applicant proffer the cost of two preemption devices for traffic signals (\$10,000 each) located along the primary travel routes from the two closest fire stations. The applicant increased their proffered contribution from \$10,000 to \$20,000. Therefore, this issue has been resolved.

Left Turn Lane onto Property

Staff from the County's Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) recommended that the applicant construct a 200-foot left turn lane with a 100-foot taper on Hinson Farm Road at the site entrance. The revised development plan does not depict these improvements; however it appears that the turn lane could be accommodated within the existing center median. Staff has proposed a development condition to address this issue.

MODIFICATIONS AND WAIVERS

The following waivers and modifications were reviewed as part of the original staff report and no change in analysis is warranted by the changes to the development plan.

- Modification of Sect. 3-806 of the Zoning Ordinance for a 5 acre minimum district size to permit 4.38 acres.
- Modification of the age requirement listed in Par. 1 of Sect. 9-306 of the Zoning Ordinance from 62 years of age to 55 years of age.

- Waiver of the direct access requirement to a collector street or a major thoroughfare in Par. 9 of Sect. 9-306 of the Zoning Ordinance.
- Modification of the maximum building height listed in Par. 9 of Sect. 9-306 of the Zoning Ordinance from 50 feet to 55 feet.
- Modification of the eastern minimum side yard requirement contained in Par. 10A of Sect. 9-306 from 50 feet to 41 feet.
- Modification of the minimum front yard requirements contained in Par. 10 B of Sect. 9-306 of the Zoning Ordinance from 30 feet to 25 feet.
- Modification of the transitional screening and barrier requirements in Sects. 13-303 and 13-304 of the Zoning Ordinance to permit landscaping and barriers as shown on the GDP/SE Plat.

The only update to the analysis of the modifications and waivers is for a modification on the number of loading spaces required by Sect. 11-203 of the Zoning Ordinance. The required number of loading spaces is four. The applicant is now proposing two loading spaces. Staff believes that while a modification is still needed, that the two loading spaces provide adequate access to the buildings on site and staff now supports the modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicants revised their GDP/SE Plat to reflect concerns from staff and the Planning Commission by the addition of one loading space. The applicant increased their contributions to the Park Authority and the traffic signal preemption devices. While the applicant has updated the contribution amount to the Park Authority, the amount is still below what staff recommended.

Recommendations

Staff recommends approval of PCA B-715 to delete 4.38 acres from the RZ B-715 approved for PDH-5.

Staff recommends approval of RZ 2015-MV-015 subject to the proffers contained in Appendix 1.

Staff recommends approval of SE 2015-MV-030 subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of the following waivers and modifications:

- Modification of Section 3-806 of the Zoning Ordinance for a 5 acre minimum district size to permit 4.38 acres.

- Modification of the age requirement listed in Paragraph 1 of Sect. 9-306 of the Zoning Ordinance from 62 years of age to 55 years of age.
- Waiver of the direct access requirement to a collector street or a major thoroughfare in Paragraph 9 of Section 9-306 of the Zoning Ordinance.
- Modification of the maximum building height listed in Paragraph 9 of Section 9-306 of the Zoning Ordinance from 50 feet to 55 feet.
- Modification of the eastern minimum side yard requirement contained in Paragraph 10A of Section 9-306 from 50 feet to 41 feet.
- Modification of the minimum front yard requirements contained in Paragraph 10B of Section 9-306 of the Zoning Ordinance from 30 feet to 25 feet.
- Modification of the transitional screening and barrier requirements in Sections 3-303 and 13-304 of the Zoning Ordinance to permit landscaping and barriers as shown on the GDP/SE Plat.
- Modification of the required loading space requirement listed in Section 11-203 of the Zoning Ordinance to provide the two spaces as shown on the GDP/SE Plat.

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

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

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

APPENDICES

1. Revised Proffers dated July 29, 2016
2. Revised Development Conditions dated September 6, 2016

**Proffered Conditions
L&F Bock Farm, LLC
RZ 2015-MV-015
March 22, 2016
May 18, 2016
June 14, 2016
June 17, 2016
July 29, 2016**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and 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 102-1((1))3c, part (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 R-8 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, 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 Generalized Development Plan (GDP), prepared by LDC, dated May 2015, revised through July 29, 2016.

II. ENVIRONMENTAL

2. Green Building. The Applicant shall install the following elements in each unit: ENERGY STAR appliances, fixtures, and building components and energy efficient heating and cooling systems that meet the 2012 IECC (International Energy Conservation Code) minimum requirements. The Applicant shall also only utilize adhesives and sealants that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.1., only use paints and coatings that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.2, only use flooring systems that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.3., and only composite wood and agrifiber products that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.4.
3. Phase 1 Archaeological. Prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study within the limits of clearing and grading on the Property and provide the results of such study to the Cultural Resources Management

and Protection Branch of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within thirty (30) days of receipt of the study, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is approved by CRMP or until 30 days from receipt have elapsed without a written response from CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

4. Invasive Species Management Plan: An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:
 - Identify targeted undesirable and invasive plant species to be suppressed and managed.
 - Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
 - Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
 - Identify how targeted species will be disposed.
 - If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
 - Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
 - Identify potential areas of reforestation and provide recommendation
 - Monthly monitoring reports provided to UFMD and SDID staff.
 - Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.
5. 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 or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for

all individual trees located within the tree save area 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 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. 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 RZ/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, soil testing and recommended fertilization, Cambistat, airspading within the critical root zone to incorporate the application of compost and bio-char shall be included in the plan.

6. 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 Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM, 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.
7. Limits of Clearing and Grading: The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, 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 trails or utilities.
8. 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.

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. 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.

9. Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site 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 - 24 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 or Registered Consulting Arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
10. Site Monitoring: During any clearing or tree/vegetation 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 or Registered Consulting Arborist 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.
11. Landscape Pre-Inspection Meeting: Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.

Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake proposed individual planting locations in consultation with the Contractor/Developer prior to the pre-installation meeting, for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff based on discussion with the Contractor/Developer and the Landscape Contractor.

12. Native Species Landscaping: All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the RZ/FDP.

13. Soil Remediation For Compacted Areas Where Planting Is Proposed Such As The Gravel Driveway: A soil remediation plan shall be developed that addresses how soil compaction will be mitigated within the entire planting area (not only planting holes) to create a favorable planting condition to a depth of 18-24 inches within areas of compacted soil. The type, quantity, and quality of compost and topsoil to be used in accordance with the following criteria shall be specified. For more information please refer to the ANSI A300 Part 2: Tree, Shrub, and Other Woody Plant Management – Standard Practices (Soil Management a. Modification, b. Fertilization, and c. Drainage) along with the supplemental BMP for “Soil Management for Urban Trees.”
 - a. Compost shall be derived from plant material and provided by a member of the U.S. Composting Seal of Testing Assurance (STA) program.
 - b. The compost shall be the result of the biological degradation and transformation of plant derived materials under conditions that promote anaerobic decomposition. The material shall be well composted, free of viable weed seeds, and stable with regard to oxygen consumption and carbon dioxide generation. The compost shall have a moisture content that has no visible free water or dust produced when handling the material. It shall meet the following criteria as reported by the U.S. Council STA Compost Technical Data Sheet Provided by the vendor:
 - i. 100% of the material must pass through a half inch screen
 - ii. The pH of the material shall be between 5.5 and 7
 - iii. Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 10% by weight
 - iv. The organic matter content shall be between 35% and 65%
 - v. Soluble salt content shall be less than 6.0 mmhos/cm
 - vi. Maturity should be greater than 80%
 - vii. Stability shall be 7 or less
 - viii. Carbon/nitrogen ratio shall be less than 25:1
 - ix. Trace metal test result = “pass”The compost must have a dry bulk density ranging from 40 to 50 lbs./cu.ft

III. CONTRIBUTIONS

14. Traffic Signal Preemptive Devices. Prior to site plan approval, the Applicant shall contribute \$20,000 to the Capital Project titled Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction for use in the installation of preemptive signal devices on traffic signals within the Mount Vernon District as determined by the Fire and Rescue Department. The Applicant shall have no responsibility for the maintenance of the device after installation.
15. Park Authority. Prior to site plan approval, the Applicant shall contribute \$100,000 to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Mount Vernon District, as determined by the Fairfax County Park Authority in consultation with the Mount Vernon District Supervisor.

IV. TRANSPORTATION

16. Parker's Lane/Hinson Farm Road Intersection. Prior to the issuance of the first Residential Use Permit (RUP) and subject to approval from the Virginia Department of Transportation (VDOT), the Applicant shall restripe Parker's Lane so as to create a left turn lane and a right turn lane onto Hinson Farm Road from Parker's Lane. Additionally, subject to VDOT approval, the Applicant shall install stop signs and associated stop bars, on Parker's Lane at the intersection so as to create a four-way stop intersection.
17. Signal Timing at Parkers Lane and Sherwood Hall Road. The Applicant shall provide evidence to DPWES that the Applicant has consulted with VDOT as to whether an adjustment to the signal timing at the intersection of Sherwood Hall Road and Parkers Lane is necessary. If VDOT determines an adjustment is necessary, the Applicant shall facilitate the same prior to the issuance of the first RUP.

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:

William P. Bock
Co-Owner

Name: _____
Co-Owner of 102-1((1))3C

Valeria A. Bock
Co-Owner

Name: _____
Co-Owner of 102-1((1))3C

L&F Bock Farm, L.L.C.
Contract Purchaser of 102-1((1))3C, part

By: _____

Name: _____

Title: _____

Proposed Development Conditions

SE 2015-MV-030

L & F Bock Farm, LLC

September 6, 2016

If it is the intent of the Board of Supervisors to approve Special Exception SE 2015-MV-030 located at Tax Map Parcel 102-1 ((1)) 3C pt., pursuant to Sects. 3-806 and 9-306 of the Fairfax County Zoning Ordinance to permit an independent living facility, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This special exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This special exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Generalized Development Plan/Special Exception Plat (GDP/SE Plat) approved with the application, as qualified by these development conditions.
3. This special exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved GDP/SE Plat entitled "Bock Farm," prepared by LDC and consists of 17 sheets dated May 2015, as revised through July 29, 2016. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this special exception and the Residential Use Permit (RUP) shall be posted in a conspicuous place on the property of the use and shall be made available to all departments of the County of Fairfax during the hours of operation for the permitted use.
5. The final architectural design of the building shall be consistent with the general design and type, quality, and proportion of materials depicted in the illustrative perspectives and renderings on Sheets 10, A201 and A202 of the GDP/SE Plat.
6. The building height for the independent living facility shall not exceed 55 feet and shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Notwithstanding, the applicant may construct the building to a lower building height provided the building footprints remain in substantial conformance with those shown on the GDP/SE Plat.

7. The maximum number of independent living units shall not exceed 128.
8. A minimum of 15 percent of the total number of independent living units shall be provided as Affordable Dwelling Units (ADU) pursuant to the provisions of Part 8 of Article 2 of the Zoning Ordinance.
9. The minimum age of residents shall be 55 years or older.
10. Prior to site plan approval, the applicant shall coordinate with the Virginia Department of Transportation (VDOT) to provide a left turn lane into the site, heading westbound on Hinson Farm Road. Construction of the left turn lane shall be completed prior to the issuance of the first RUP.
11. Prior to the issuance of the first RUP, the applicant shall construct a sidewalk between Hinson Farm Road and the northern property line from Parkers Lane to Tis Well Drive. The applicant shall construct a 5 foot wide sidewalk with a 4 foot landscape buffer. Where limited by the narrow space between development and Hinson Farm Road, the applicant shall construct a 5 foot wide sidewalk and a 2 foot landscape buffer.
12. If permitted by VDOT or the Fairfax County Department of Transportation (FCDOT), the applicant shall provide appropriate maintenance and snow removal for the sidewalk and streetscape improvements from the time they are constructed, along applicant's property line adjacent to Hinson Farm Road. If required, the applicant shall enter into an appropriate agreement with VDOT or FCDOT to provide such maintenance and snow removal to commonly accepted industry standards.
13. The applicant shall provide landscaping in substantial conformance with the GDP/SE Plat. The exact number, species, location and spacing of trees and other plant material shall be determined at the time of site plan and shall be subject to review and approval by the Urban Forest Management Division (UFMD), DPWES.
14. As part of the landscape plan submitted for review and approval by UFMD, DPWES, the entire parking lot landscaping shall be recalculated pursuant to Section 12-0514 of the PFM in order to accurately determine the amount of interior parking lot landscaping that is required to be provided. Additional parking lot landscaping from that shown on the GDP/SE Plat shall be provided based on the new parking lot area tabulation.
15. Interior parking lot landscape islands shall have a minimum width of at least 8 feet of planting soil between restrictive root barriers such as the backside of the curb and sidewalk in accordance with PFM 12-0510.4E(5).
16. In consultation with UFMD and the Park Authority, the applicant shall provide

an additional landscaped garden area on-site as one of the passive recreational amenities.

17. In consultation with the Park Authority, and prior to the issuance of the first RUP, the applicant shall provide an integrated recreation area that provides on-site recreation facilities. Such facilities and features may include, but are not limited to: bocce, tennis and/or pickle ball courts, picnic tables, grills, walking trails, and outdoor fitness equipment, gathering places, seating areas, shade elements, community gardens, specialty landscaping, fountains, sculptures and street furniture.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Residential Use Permit through established procedures, and this special exception shall not be valid until this has been accomplished. The approval of this special exception 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.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless construction upon the proposed improvements has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.