



County of Fairfax, Virginia

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

July 13, 2016

Aaron Koch, Section Manager
Building Design Branch, BDCD
Department of Public Works and Environmental Services
12000 Government Center Pkwy., Ste. 449
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning
JUL 22 2016
Zoning Evaluation Division

RE: Rezoning Application RZ 2015-MA-018

Dear Mr. Koch:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 12, 2016, granting Rezoning Application RZ 2015-MA-018 in the name of Board of Supervisors of Fairfax County, Virginia. The Board's action rezones certain property in the Mason District from the C-5 to R-4 District to permit public uses (fire station) with an overall Floor Area Ratio (FAR) of 0.34. The subject property is located on the S. side of Arlington Boulevard, at the intersection of Hodge Place and Woodley Lane, on approximately 1.20 acres of land, [Tax Map 50-3 ((4)) B], subject to the proffers dated May 20, 2016.

Please note that on June 29, 2016, the Planning Commission (PC) approved Public Facilities Application 2232-M15-23, noting that it satisfied the criteria of location, character, and extent, as specified in Virginia Code 15.2-2232, as amended, and determined that the subject application is substantially in accord with the provisions of the adopted Comprehensive Plan.

The Board also:

- Modified the transitional screening yard requirements along the northern, eastern, and southern property lines in favor of that shown on the Generalized Development Plan (GDP)
- Modified the barrier requirements along the eastern property line in favor of that shown on the GDP
- Approved a deviation of the tree preservation target in favor of that shown on the GDP

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

- Modified the tree canopy coverage in favor of that shown on the GDP

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Sandy Stallman, Park Planning Branch Manager, FCPA
Abdi Hamud, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Greg Bokan, Coordinator, Facilities Planning, Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 12th day of July, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2015-MA-018**

WHEREAS, Board of Supervisors of Fairfax County, Virginia, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-5 to the R-4 District

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

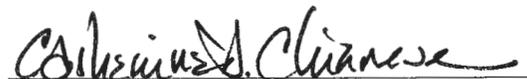
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the R-4 District, and said property is subject to the use regulations of said R-4 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 12th day of July, 2016.



Catherine A. Chianese
Clerk to the Board of Supervisors



PROFFERS
FAIRFAX COUNTY BOARD OF SUPERVISORS
RZ 2015-MA-018
May 20, 2016

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the approval of this application RZ 2015-MA-018, as proposed for rezoning from the C-5 District to the R-4 District, the Fairfax County Board of Supervisors (the "Applicant") proffers that development of Tax Map Parcel 50-3 ((4)) B (the "Property") shall be in accordance with the following proffered conditions:

1. Development Plan. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), the redevelopment of the Property shall be in substantial conformance with the Generalized Development Plan (the "GDP") dated November 23, 2015, revised thru May 20, 2016, prepared by Christopher Consultants. The GDP consists of twelve (12) sheets.
2. Architectural Elevations. Notwithstanding Proffer #1, the facades of the building on the Property shall be generally consistent with the building elevations which are included as Sheet A-201 of the GDP, in terms of architectural style and building materials (generally depicted as brick façade and a metal, gable roof.) The applicants shall install a board on board fence no less than seven (7) feet in height. The final location of the fence as shown on the GDP may be subject to modification based on final engineering, in consultation with the District Supervisor and DPWES.
3. Uses. Use of the property shall be limited to public uses up to a maximum floor area ratio of 0.34.

4. Stormwater Management and Best Management Practices (BMPs). Stormwater management and BMPS shall be provided as generally depicted on the GDP which depicts two underground stormwater detention, provided that they are in accordance with the PFM, as may be approved by DPWES. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES. Additional and/or alternative facilities may be located on site, provided that they are in substantial conformance with that depicted on the GDP and in accordance to the PFM, as determined by DPWES.

5. Green Building. The applicant shall register the project with the U.S. Green Building Council with a goal of Silver Certification which addresses the County's Green Building policy.

6. Noise. There shall be no exterior speakers on the building. The use of vehicle-mounted air horns/ sirens in the immediate vicinity of the fire station shall be minimized to the extent possible.

7. 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 the Urban Forest Management Division ("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 10 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 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 as shown on the GDP 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.

8. 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 UFMD, DPWES representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is 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.

9. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, 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 GDP, they shall be located in the least disruptive manner necessary as determined by 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.

10. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protecting 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 preservation 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.

11. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffered conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the 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.

12. Site Monitoring. During any clearing or tree/vegetation/feature removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree

preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and tree Preservation Plan, and reviewed and approved by the UFMD.

13. Landscape Pre-Inspection Meeting. Prior to the 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 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.

14. 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 GDP.

15. Soil Remediation for Compacted Areas Where Planting Is Proposed. 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.”

- Compost shall be derived from plant material and provided by a member of the U.S. Composting Seal of testing Assurance (STA) program.
- 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 less than 6.0 mmhos/cm
 - v. Maturity should be greater than 80%
 - vi. Stability shall be 7 or less
 - vii. Carbon/nitrogen ratio shall be less than 25:1
 - viii. Trace metal result = “pass”
 - ix. The compost must have a dry bulk density ranging from 40 to 50 lbs./cu.ft.

16. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.

FAIRFAX COUNTY BOARD OF SUPERVISORS

Applicant and Title Owner of
Tax Map Parcel 50-3 ((4)) B

By: Edward L. Long Jr.

Name: Edward L. Long Jr.

Title: County Executive, on behalf of the Fairfax County Board of Supervisors

JEFFERSON FIRE STATION #18

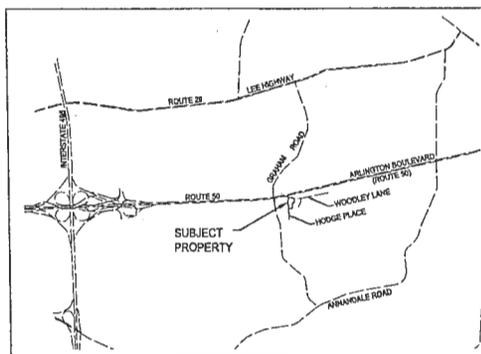
GENERALIZED DEVELOPMENT PLAN

RZ #2015-0390

FAIRFAX COUNTY, VIRGINIA

OWNER: BOARD OF SUPERVISORS, FAIRFAX COUNTY, VIRGINIA
12000 GOVERNMENT CENTER PARKWAY, SUITE 530
FAIRFAX, VIRGINIA 22033

- THIS GCP SUBMITTAL SERVES AS A PLAN TO PROPOSE A NEW FIRE STATION ON THE SUBJECT PROPERTY IN ACCORDANCE WITH THE R-4 (RESIDENTIAL 4 DWELLING) ZONING.
EXISTING ZONING: C-6
PROPOSED ZONING: R-4
- ADDRESS: 3101 HOOGE PLACE
FALLS CHURCH, VIRGINIA
- TAX MAP / PARCEL INFO: 00-3 (01) PARCEL B
- SITE AREA: 51,721 SQUARE FEET OR 1.2094 ACRES
- USE: PUBLIC FIRE STATION
- THE SITE IS LOCATED WITHIN THE CAMERON RUN WATERSHEDS. THE HYDROLOGIC FEATURES ON SITE ULTIMATELY DRAIN IN TO POTOMAC RIVER, WHICH IS HYDROLOGIC UNIT CODE (HUC) 0205010, PL 26.
- THE HORIZONTAL DATUM SHOWN HEREON IS THE VIRGINIA COORDINATE SYSTEM (NAD 83) AND VERTICAL DATUM IS (NGVD 29). THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY COMPLETED BY THIS FIRM BETWEEN THE DATES OF APRIL 8 AND APRIL 16, 2015. THE CONTOUR INTERVAL IS ONE (1) FOOT.
- BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY THIS FIRM, DATED APRIL 13, 2015 AND ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY ON THE LAND OF BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, ALSO KNOWN AS JEFFERSON FIRE STATION."
- NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY AND STORM SEWERS.
- THERE ARE NO FLOODPLAIN OR RESOURCE PROTECTION AREA LOCATED ON THIS SITE, AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION AND FAIRFAX COUNTY. AS PER THE COMPREHENSIVE PLAN, THERE ARE NO ENVIRONMENTAL QUALITY CONSIDERATIONS LOCATED ON THIS PROPERTY. THERE ARE NO GENERAL AREAS OF SCENIC ASSETS ON THIS SITE DESERVING OF PROTECTION AND PRESERVATION.
- FRONTAGE IMPROVEMENTS: PER THE COMPREHENSIVE PLAN, THERE ARE NO PLANNED TRAILS ALONG THE SITE FRONTAGE WITH WOODLEY LANE OR HOOGE PLACE. NO ADDITIONAL FRONTAGE IMPROVEMENTS ARE REQUIRED. PER FAIRFAX COUNTY RECORDS, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY IDENTIFIED OVERLAY DISTRICTS.
- NO INDICATIONS OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF KNOWN BURIAL WERE FOUND ONSITE. NO FURTHER INSPECTION OF THESE PROPERTIES HAS BEEN MADE FOR POSSIBLE CELESTIALS.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER FACILITIES.
- THERE ARE NO COMMUNITY SPECIAL ADVERTISEMENTS PROPOSED WITHIN THIS DEVELOPMENT.
- THERE IS NO EVIDENCE OF EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE SUBJECT PROPERTY.
- DEVELOPMENT SCHEDULE: CONSTRUCTION WILL COMMENCE IMMEDIATELY FOLLOWING SITE PLAN APPROVAL, ANTICIPATED TO BE IN 2016.
- THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED BEYOND THE NECESSARY ASSOCIATED INFRASTRUCTURE REQUIRED FOR THE SITE DEVELOPMENT.
- NO ADVERSE EFFECTS TO ADJACENT NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THE SITE.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER, THIS GENERALIZED DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, INCLUDING THE ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN, UNLESS OTHERWISE SPECIFICALLY NOTED.
- THE SITE IMPROVEMENTS SHOWN HEREON ARE PRELIMINARY. FINAL BUILDING FOOTPRINT AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL, SUBJECT TO FINAL ENGINEERING, BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GENERALIZED DEVELOPMENT PLAN.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING, PERMITS, ORDINANCES AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED GENERALIZED DEVELOPMENT PLAN.
- STORM WATER MANAGEMENT & BEST MANAGEMENT PRACTICES: SEE NARRATIVES ON SHEET 008.
- TRANSITIONAL SCREENING & BARRIER: TRANSITIONAL SCREENING BUFFER TYPE 2 AND BARRIER TYPE D, E, OR F ARE REQUIRED FOR THE SOUTH, EAST, AND PORTION OF THE NORTH PROPERTY BOUNDARIES, WHERE THE FIRE STATION SITE IS ADJACENT TO A QUASI-PUBLIC USE (CATEGORY 3) ADJACENT TO DETACHED RESIDENTIAL PROPERTIES. MODIFICATIONS OF THE TRANSITIONAL SCREENING BUFFER YARD WIDTHS AND A WAIVER OF BURLS WITHIN THE TRANSITIONAL SCREENING BUFFER YARD ARE REQUESTED FOR THE SOUTHERN AND EASTERN BUFFER YARDS. A WAIVER OF THE TRANSITIONAL SCREENING BUFFER YARD IS REQUESTED FOR THE NORTHERN PROPERTY BOUNDARY. A MODIFICATION OF THE TRANSITIONAL SCREENING BARRIER IS REQUESTED FOR THE NORTHERN PROPERTY BOUNDARY.
- TREE CANOPY COVERAGE: TREE CANOPY COVERAGE SHALL BE PROVIDED FOR 25% OF THE SITE IN TEN (10) YEARS AS A PUBLIC USE IN THE RESIDENTIAL (R-4) ZONE. SEE SHEET 011 FOR THE TREE CANOPY COVERAGE COMPUTATIONS.
- FULL CUT-OFF LIGHTING FIXTURES SHALL BE MOUNTED HORIZONTAL TO THE GROUND AND SHALL BE USED FOR ALL WALKWAY, PARKING LOT, AND CANOPY AND BUILDING WALL MOUNTED LIGHTING. ALL BUILDING AND SITE LIGHTING SHALL BE IN CONFORMANCE WITH SECTION 14-902.2 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A CLEAR UNOBSTRUCTED PEDESTRIAN PATH THROUGHOUT CONSTRUCTION ALONG THE STREET FRONTAGE WITH HOOGE PLACE AND WOODLEY LANE AND CONNECTIVE TO THE EXISTING CONCRETE SIDEWALK.
- NEW SIDEWALKS AND RAMPS SHALL BE DESIGNED TO MEET OR EXCEED STANDARDS AS REQUIRED THROUGH THE AMERICANS WITH DISABILITIES ACT.



VICINITY MAP
SCALE: 1"=300'

PROJECT NUMBER FS-000010-001

OWNER
FAIRFAX COUNTY
BOARD OF SUPERVISORS
12000 GOVERNMENT CENTER PKWY, SUITE 530
FAIRFAX, VA 22035
SHARON BULOWA, CHAIRMAN
703-224-2321

ARCHITECT
HUGHES GROUP ARCHITECTS
2200 DAVIS DRIVE, SUITE 175
STERLING, VA 20184
CONTACT: MARK GROSSICKER
703-437-6600

APPLICANT
FAIRFAX COUNTY
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
BUILDING DESIGN & CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 446
FAIRFAX, VA 22035
CONTACT: ALLISON N. TERZIGNI
PROJECT MANAGER
703-324-5600

CIVIL ENGINEER
christopher consultants
8900 main street (suite 400) • Fairfax, VA 22031
phone 703.273.8820 • fax 703.273.8820
CONTACT: BRENDA BARGER

ZONING TABULATIONS

ZONING, EXISTING: C-6
ZONING, PROPOSED: R-4
MAX. BUILDING HEIGHT: 80 FT
MIN. YARD REQUIREMENTS: FRONT: 20 MIN, 30° BULK ANGLE
SIDE: 10 MIN, 30° BULK ANGLE
REAR: 35 MIN, 30° BULK ANGLE

OPEN SPACE REQUIREMENTS: N/A
ANGLE OF BULK ANGLE: SEE ANGLE OF BULK ANGLE DIAGRAMS ON SHEET 003

OVERLAY DISTRICT(S): FRONT: 35°
SIDE: 30°
REAR: 30°
N/A

EXISTING BUILDING GROSS FLOOR AREA: 11,881 SF (TO BE REMOVED)
GROSS FLOOR AREA, PROPOSED: 16,208 SF

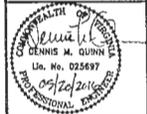
FLOOR AREA RATIO, PROPOSED: 0.34
FLOOR AREA RATIO, MAXIMUM: 0.25
PROPOSED BUILDING HEIGHT: 32.3 FT (SEE DIAGRAM ON SHEET 003)
PROPOSED NUMBER OF FLOORS: 2

PARKING
PARKING AND LOADING SPACES:
THERE IS NO SPECIFIC PARKING REQUIRED BY THE PROVISIONS OF ZONING ORDINANCE ARTICLE 11 FOR PUBLIC FIRE STATIONS.

STAFF PARKING REQUIRED: 36 SPACES
2 FULL SHIFTS @ 1 SPACE PER PERSON
REGULAR PARKING PROVIDED: 35 SPACES
HANDICAPPED PARKING REQUIRED: 2 SPACES
HANDICAPPED PARKING PROVIDED: 2 SPACES
TOTAL PARKING PROVIDED: 37 SPACES

SHEET INDEX

001	COVER SHEET
002	EXISTING CONDITIONS
003	EXISTING VEGETATION MAP
004	TREE PRESERVATION
005	GENERALIZED DEVELOPMENT PLAN
006	STORMWATER MANAGEMENT NARRATIVE
007	DRAINAGE DIVICES MAP
008	BMP COMPUTATIONS
009	ADEQUATE OUTLET MAP
010	LANDSCAPE PLAN
011	LANDSCAPE NOTES & DETAILS
012	LANDSCAPE NOTES & DETAILS
A-201	BUILDING ELEVATIONS



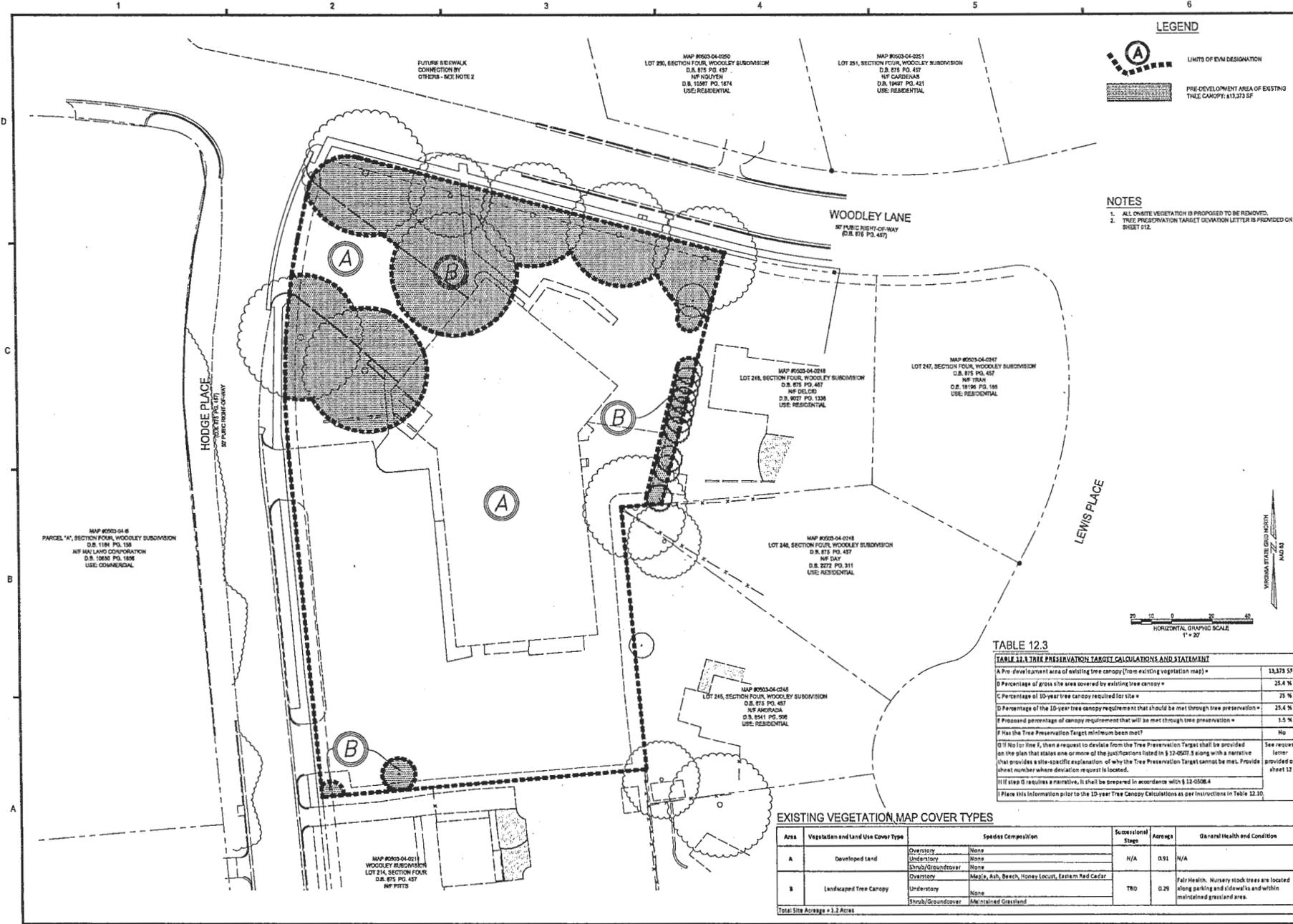
JEFFERSON FIRE STATION #18
GENERALIZED DEVELOPMENT PLAN
TAX MAP #00-3 (01) B
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

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PROJECT NO: 16016.001.00
DRAWING NO: 16016.02
DATE: NOVEMBER 23, 2015
DESIGN: BB
DRAWN: BB
CHECKED: BB

SHEET TITLE:
COVER SHEET

SHEET No:
001
01 OF 12



LEGEND

- LIMITS OF EVM DESIGNATION
- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY: 413,373 SF

NOTES

1. ALL CHARTE VEGETATION IS PROPOSED TO BE REMOVED.
2. TREE PRESERVATION TARGET DESIGNATION LETTER IS PROVIDED ON SHEET 012.

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		
A	Pre development area of existing tree canopy (from existing vegetation map) *	15,373 SF
D	Percentage of gross site area covered by existing tree canopy *	25.4 %
C	Percentage of 10-year tree canopy required for site *	25 %
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation *	25.4 %
F	Proposed percentage of canopy requirement that will be met through tree preservation *	1.5 %
F	Has the Tree Preservation Target minimum been met?	No
G	If No for Item F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.8 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	See request letter provided on sheet 17
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	

EXISTING VEGETATION MAP COVER TYPES

Area	Vegetation and Land Use Cover Type	Species Composition	Successional Stage	Average	General Health and Condition
A	Developed Land	Overstory	None	N/A	N/A
		Understory	None		
		Shrub/Groundcover	None		
B	Landscaped Tree Canopy	Overstory	Magnolia, Ash, Beech, Honey Locust, Eastern Red Cedar	TBD	Fair Health. Nursery stock trees are located along parking and sidewalks and within maintained grassland area.
		Understory	None		
		Shrub/Groundcover	Maintained Grassland		
Total Site Acreage = 3.2 Acres					

christopher consultants
 9900 main street (suite 400) - Fairfax, VA 22031
 phone: 703.273.8800 fax: 703.273.6820

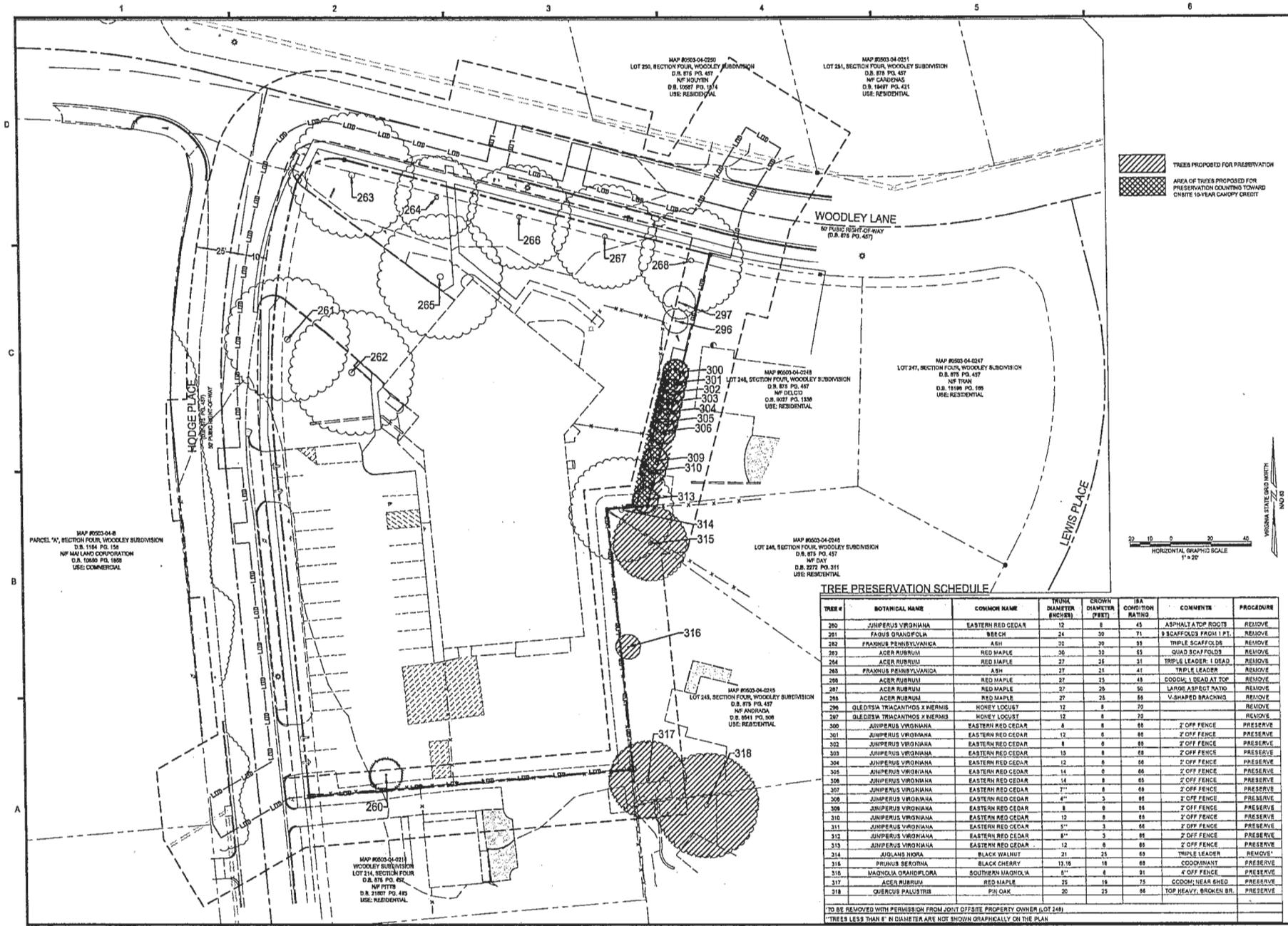
COMMONWEALTH OF VIRGINIA
 DENNIS M. QUINN
 Lic. No. 022697
 PROFESSIONAL ENGINEER

JEFFERSON FIRE STATION #18
 GENERALIZED DEVELOPMENT PLAN
 TAX MAP #50-A-3 (04-1) B
 MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		

PROJECT NO: 16018.001.00
 DRAWING NO: 12048
 DATE: NOVEMBER 23, 2016
 DESIGN: DL, DB
 CHECKED: RL, DQ

EXISTING VEGETATION MAP
 SHEET No. **003**
 3 OF 12



 TREES PROPOSED FOR PRESERVATION
 AREA OF TREES PROPOSED FOR PRESERVATION COUNTING TOWARD ON-SITE 10-YEAR CANOPY CREDIT

0 10 20 40
 HORIZONTAL GRAPHIC SCALE
 1" = 20'
 VIRGINIA STATE OF SURVEY
 10/13

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN DIAMETER (FEET)	TBA CONDITION RATING	COMMENTS	PROCEDURE
260	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	8	45	ASPHALT AT TOP ROOTS	REMOVE
261	FAGUS GRANDIFOLIA	WEECH	24	30	71	2 SCAFFOLDS FROM 1 FT.	REMOVE
262	FRAXINUS PENNSYLVANICA	ASH	30	30	63	TRIPLE SCAFFOLDS	REMOVE
263	ACER RUBRUM	RED MAPLE	30	30	63	QUAD SCAFFOLDS	REMOVE
264	ACER RUBRUM	RED MAPLE	27	26	31	TRIPLE LEADER - 1 DEAD	REMOVE
265	FRAXINUS PENNSYLVANICA	ASH	27	25	41	TRIPLE LEADER	REMOVE
266	ACER RUBRUM	RED MAPLE	27	25	43	CODOM, 1 DEAD AT TOP	REMOVE
267	ACER RUBRUM	RED MAPLE	27	25	50	LARGE ASPECT RATIO	REMOVE
268	ACER RUBRUM	RED MAPLE	27	25	65	V-SHAPED BRANCHING	REMOVE
296	OLEA FRAXINIFOLIA	HONEY LOCUST	12	8	70		REMOVE
297	OLEA FRAXINIFOLIA	HONEY LOCUST	12	8	70		REMOVE
300	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	65	2' OFF FENCE	PRESERVE
301	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	8	65	2' OFF FENCE	PRESERVE
302	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	65	2' OFF FENCE	PRESERVE
303	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	13	8	68	2' OFF FENCE	PRESERVE
304	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	8	68	2' OFF FENCE	PRESERVE
305	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	14	8	68	2' OFF FENCE	PRESERVE
306	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	14	8	65	2' OFF FENCE	PRESERVE
307	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	11	8	68	2' OFF FENCE	PRESERVE
308	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4"	3	68	2' OFF FENCE	PRESERVE
309	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	68	2' OFF FENCE	PRESERVE
310	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	8	68	2' OFF FENCE	PRESERVE
311	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7"	3	68	2' OFF FENCE	PRESERVE
312	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8"	3	68	2' OFF FENCE	PRESERVE
313	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	8	68	2' OFF FENCE	PRESERVE
314	JUGLANS NIGRA	BLACK WALNUT	21	25	69	TRIPLE LEADER	REMOVE
315	PRUNUS SEROTINA	BLACK CHERRY	13.18	18	69	COODINANT	PRESERVE
316	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8"	8	91	4' OFF FENCE	PRESERVE
317	ACER RUBRUM	RED MAPLE	25	19	75	CODOM, HEAR BRD.	PRESERVE
318	QUERCUS PALUSTRIS	POPLAR	20	23	66	TOP HEAVY, BROKEN END	PRESERVE

TO BE REMOVED WITH PERMISSION FROM JOINT OFFSITE PROPERTY OWNER (LOT 246)
 TREES LESS THAN 8" IN DIAMETER ARE NOT SHOWN GRAPHICALLY ON THE PLAN

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 6900 MAIN STREET (SUITE 400) - FALLS CHURCH, VA 22071
 PHONE 703-273-5620 • FAX 703-273-5620



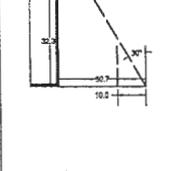
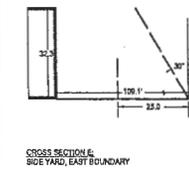
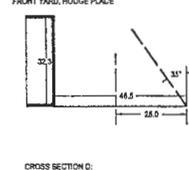
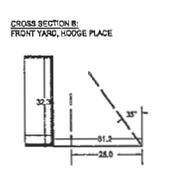
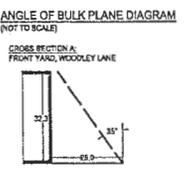
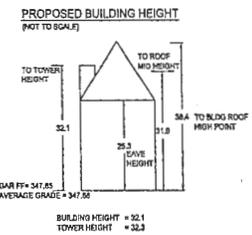
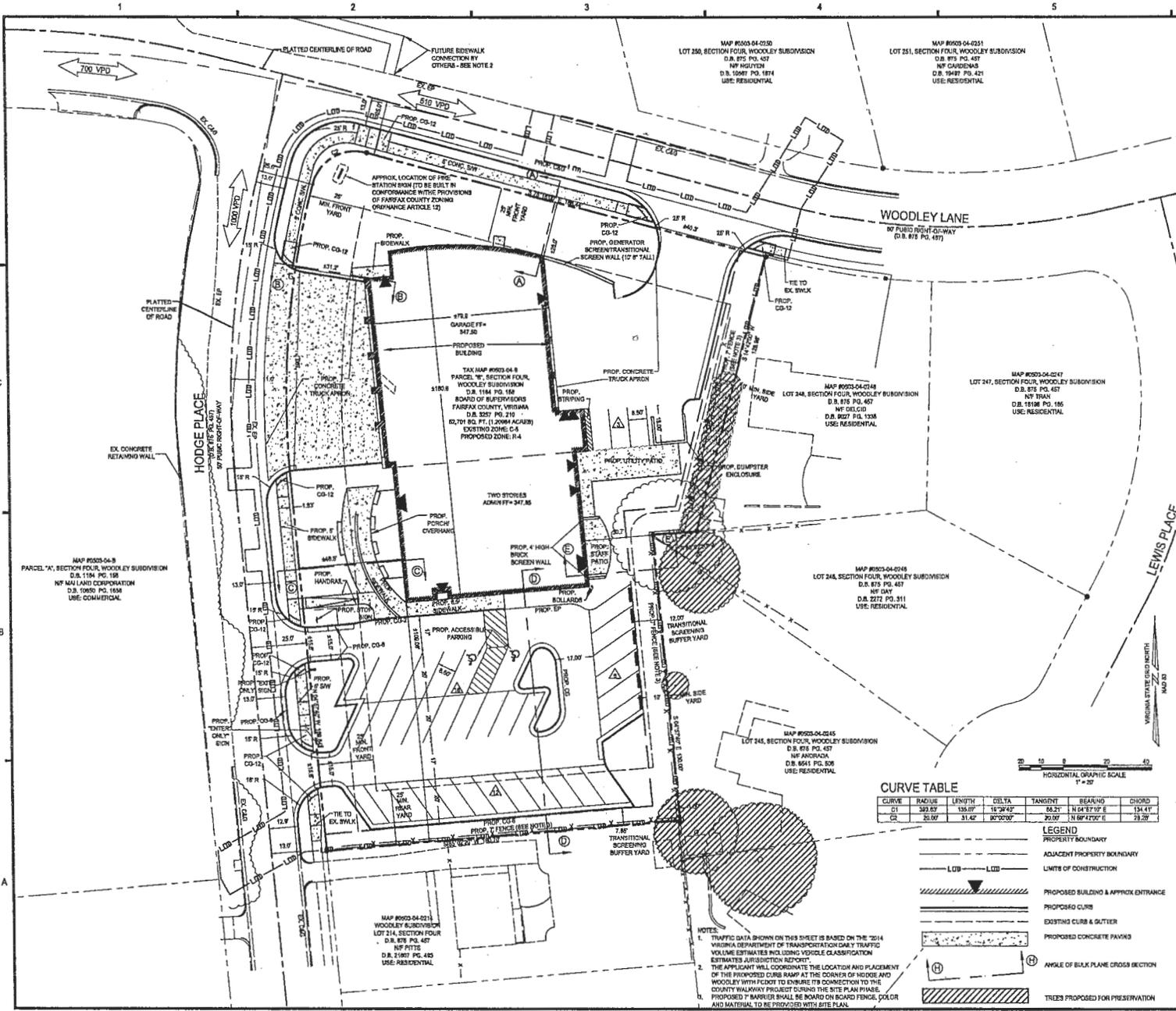
JEFFERSON FIRE STATION #18
 GENERALIZED DEVELOPMENT PLAN
 TAX MAP #100-3 (10/11) B
 MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE PLOTTED	DATE CHECKED	DATE REVISION	DATE APPROVED	DATE	DATE	DATE	DATE	DATE	DATE

PROJECT NO: 1501431101
 DRAWING NO: 103482
 DATE: NOVEMBER 23, 2016
 DESIGN: LB, CL
 DRAWN: DL
 CHECKED: DG

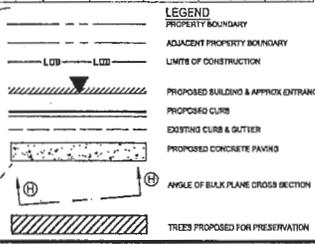
SHEET TITLE: **TREE PRESERVATION**

SHEET NO: **004**
 4 OF 12



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	303.83	155.00'	17°34'42"	26.21	N 84°17'00" E	124.41'
C2	51.00'	31.42'	90°00'00"	20.90'	N 86°47'00" E	33.28'



NOTES

- TRAFFIC DATA SHOWN ON THIS SHEET IS BASED ON THE 2014 VIRGINIA DEPARTMENT OF TRANSPORTATION CAR 7 TRAFFIC VOLUME ESTIMATES INCLUDING VEHICLE CLASSIFICATION ESTIMATES JURISDICTION REPORT.
- THE APPLICANT WILL COORDINATE THE LOCATION AND PLACEMENT OF THE PROPOSED CURB RAMP AT THE CORNER OF HODGE AND WOODLEY WITH FRONT TO CURB RAMP CONNECTION TO THE COUNTY WALKWAY PROJECT DURING THE SITE PLAN PHASE.
- PROPOSED 7' BARRIER SHALL BE BOUND ON BOARD FENCE, COLOR AND MATERIAL TO BE PROVIDED WITH SITE PLAN.

christopher consultants
9920 main street (suite 400) - manassas, va 22031
phone 703.273.8620 - fax 703.273.3620



JEFFERSON FIRE STATION #18
GENERALIZED DEVELOPMENT PLAN
TAX MAP #650-3 (040) B
MASON DISTRICT, FARFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	04/02/08	CDP SECOND SUBMISSION
2	05/10/08	CDP THIRD SUBMISSION
3	05/10/08	FINAL COMMENTS
4	05/10/08	FINAL COMMENTS

PROJECT NO: 16018.00.00
DRAWING NO: 10042
DATE: NOVEMBER 21, 2016
DESIGN: SB
DRAWN: SB
CHECKED: DO

GENERALIZED DEVELOPMENT PLAN

SHEET NO: **005**
005 OF 12

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

The following information is required to be shown or provided in 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 (Sec. 8-011.21 & 21.2)
- Cluster Subdivisions (Sec. 8-416.10 & 10)
- Development Plans PFG Districts (Sec. 15-302.2 & 4.2)
- FDP Districts (Sec. 15-402.1A (5) & 1(7))
- Special Exceptions (Sec. 8-011.21 & 21.2)
- Commercial Re-zoning Districts (Sec. 8-422.2A (1) & (4))
- FPG Plan (Sec. 15-303.1E & 1.0)
- Amendments (Sec. 15-402.107 & 1(9))

- 1. Plan 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, reverse flow, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 001. If an outfall is proposed the work should be located for suitability prior to submission of the development plan and results of the information that is provided as part of the development of the facility.

3. Provide:

Facility Name / Type & No.	On site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage volume (cu ft)	If pond, dam height (ft)
U/D DETENTION WEST	0.89	0.84	1.38	4,800 SF	12,000 CU	NA
U/D DETENTION EAST	0.38	0.38	0.48	1,800 SF	3,800 CU	NA
Totals:						

- 4. On-site drainage channels, outfalls and pipe systems are shown on this sheet. Pond inlet and outlet pipe systems are shown on Sheet(s) 001.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 001. Type of maintenance access road surface noted on the plan is _____ (asphalt, gravel, concrete, etc.)
- 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 001.
- 7. Stormwater management and BMP measures including 1"=10' Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on this sheet.
- 8. A description of existing conditions of each watershed are outfall extended downstream from the site to a point which is at least 100' from the site area or which has a drainage area of at least one square mile (800 acres) is provided on Sheet(s) 001-002. If the outfall is proposed to be improved it should be specifically noted.
- 9. A detailed description and analysis of how the stormwater management and best protection requirements of each watershed which will be satisfied per Stormwater Management Ordinance and Flood Facilities Manual are provided on this sheet.
- 10. Elevation topography with one (1) foot contour interval is provided on Sheet 002 as noted on Sheet 001.
- 11. A submission waiver is required because _____
- 12. Stormwater management is not required because _____

14
Revised: 8/14/2015

STORMWATER MANAGEMENT NARRATIVE

PROJECT DESCRIPTION
THE JEFFERSON FIRE STATION #18 PERMANENT SITE IS LOCATED AT 3181 HODGE PLACE AT THE INTERSECTION WITH WOOLEY LANE IN FALLS CHURCH AND IS CURRENTLY SITUATED ON APPROXIMATELY 1.21 ACRES OF LAND. THIS PROJECT PROPOSES TO REDEVELOP THE EXISTING FIRE STATION SITE WITH A NEW BUILDING AND ASSOCIATED INFRASTRUCTURE, INCLUDING TWO UNDERGROUND STORMWATER DETENTION FACILITIES. THE PROPOSED DISTURBED AREA IS APPROXIMATELY 1.45 ACRES.

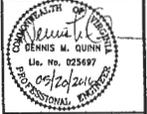
EXISTING CONDITIONS
THE SUBJECT PROPERTY IS CURRENTLY LARGELY IMPERVIOUS WITH A PARKING LOT TO THE SOUTH AND MATURE TREES TO THE NORTH ALONG WOOLEY LANE. THE EXISTING SITE IS LOCATED AT THE HIGH POINT BETWEEN TWO WATERSHEDS, ULTIMATELY LEADING TO HOLMES RUN TO THE SOUTHWEST AND THOMPSON RUN TO THE EAST. THE SITE IS BOUNDED BY RESIDENTIAL SUBDIVISIONS TO THE NORTH, EAST, AND SOUTH AND A COMMERCIAL SHOPPING CENTER ON THE WEST SIDE OF HODGE PLACE.

OUTFALL DESCRIPTION #1 - WEST
A MAJORITY OF THE POST DEVELOPMENT RUNOFF, INCLUDING THE BUILDING RUNOFF, IS PROPOSED TO BE DETAINED AND TREATED THROUGH THE UNDERGROUND DETENTION SYSTEM WITHIN THE PARKING LOT ON THE SOUTH SIDE OF THE SITE. THIS UNDERGROUND STORMWATER FACILITY WILL OUTFALL INTO THE EXISTING STORM SEWER SYSTEM WITHIN HODGE PLACE. THE STORM SEWER MEANDERS THROUGH THE RESIDENTIAL SUBDIVISION TO OUTFALL TO A NATURAL CHANNEL, WITHIN BROOKHILL PARK, CROSSING MARC DRIVE ROAD AND CAROL LANE BEFORE REACHING THE EXTENT OF REVIEW AT CAMP ALDER AVENUE. THE ONSITE WEST DRAINAGE AREA IS APPROXIMATELY 0.85 ACRES, WHEREAS THE TOTAL DRAINAGE AREA IS 82 ACRES AT THE WEST EXTENT OF REVIEW.

OUTFALL DESCRIPTION #2 - EAST
THE REMAINING POST DEVELOPMENT RUNOFF IS PROPOSED TO BE CAPTURED THROUGH AN UNDERGROUND DETENTION SYSTEM WITHIN THE WOOLEY LANE DRIVEWAY ENTRANCE AT THE NORTHEAST CORNER OF THE SITE PRIOR TO OUTFALL TO AN EXISTING STORM SEWER SYSTEM WITHIN WOOLEY LANE. THE STORM SEWER SYSTEM CONTINUES EAST, FOLLOWING WOOLEY LANE BEFORE REACHING THE EXTENT OF REVIEW WITHIN MANOR ROAD. THE ONSITE EAST DRAINAGE AREA IS APPROXIMATELY 0.45 ACRES, WHEREAS THE TOTAL DRAINAGE AREA IS 83 ACRES.

PROPOSED STORMWATER MANAGEMENT
THE TWO UNDERGROUND DETENTION FACILITIES ARE PROPOSED TO ADDRESS THE STORMWATER QUANTITY REQUIREMENTS FOR CHANNEL PROTECTION, FLOOD PROTECTION, AND DETENTION. IN ADDITION TO THE STORMWATER QUANTITY REQUIREMENTS IN ACCORDANCE WITH THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET PROVIDED ON SHEET 008, DUE TO THE LOCALIZED FLOODING DETERMINED WITHIN THE EXTENT OF REVIEW FOR WEST AND EAST OUTFALLS, DETENTION OF THE SITE'S RUNOFF IS PROPOSED IN ACCORDANCE WITH STORMWATER MANAGEMENT ORDINANCE SECTION 12-4-4.4.C.4. WHERE THE POST-DEVELOPMENT RUNOFF WILL BE RELEASED AT THE PRE-DEVELOPMENT PEAK FLOW RATE FOR THE 2-YEAR AND 15-YEAR 24-HOUR STORM EVENTS UTILIZING THE METHOD IN SECTION 12-4-4.4.B.3(A). OFFSITE DOWNSTREAM DRAINAGE IMPROVEMENTS ARE NOT PROPOSED AS PART OF THIS PROJECT.

BEST MANAGEMENT PRACTICES NARRATIVE
TWO UNDERGROUND DETENTION FACILITIES ARE PROPOSED TO ADDRESS THE STORMWATER QUALITY (BMP) REQUIREMENTS AS A REDEVELOPMENT SITE. BOTH FACILITIES WILL INCLUDE PRE-TREATMENT FEATURES AS PART OF THE PROPRIETARY DESIGN THAT PROVIDE PHOSPHORUS REMOVAL, SUCH AS A INCLINED ROW TO FACILITATE MAINTENANCE INCLUDING GEBBS COLLECTION/REMOVAL. SEE SHEET 008 FOR THE PROPOSED VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET SHOWING STORMWATER QUALITY COMPLIANCE.



**JEFFERSON FIRE STATION #18
GENERALIZED DEVELOPMENT PLAN**
TAX MAP #650-3 (104) B
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

NO.	DATE		DESCRIPTION
	REVISED	BY	
1			PRELIMINARY SUBMISSION
2			FOR SECOND SUBMISSION
3			FOR THIRD SUBMISSION
4			
5			
6			
7			
8			
9			
10			

PROJECT NO: 16118.001.00
DRAWING NO: 100482
DATE: NOVEMBER 23, 2015
DESIGNER: BB
DRAWN: BB
CHECKED: DD

**STORMWATER
MANAGEMENT
NARRATIVE**

SHEET No. **006**
006 of 12

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.6 - June 2014
To be used w/ 2011 BMP Standards and Specifications
Site Data

Project Name: JEFFERSON FIRE STATION #18 - PERMANENT ONSITE
Date: NOVEMBER 13, 2015

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage: 1.21

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	0.25
Phosphorus EAC (lbs/acre)	0.25
Target Phosphorus Target Load (lb/acre/yr)	0.41
Impervious Cover (acres)	0.90

Nitrogen EAC (mg/L): 1.28

Pre-Development 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 re-managed/impervious cover (acres)	0.00	0.00	0.00	0.27	0.27
Impervious Cover (acres)	0.00	0.00	0.00	0.27	0.27
Total	0.00	0.00	0.00	0.27	0.27

Post-Development 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 re-managed/impervious cover (acres)	0.00	0.00	0.00	0.24	0.24
Impervious Cover (acres)	0.00	0.00	0.00	0.87	0.87
Total	0.00	0.00	0.00	0.87	0.87

Area Check	Okay	Okay	Okay	Check Areas
------------	------	------	------	-------------

Runoff Coefficients	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.12	0.20	0.20	0.20
Impervious Cover	0.90	0.85	0.80	0.85

Land Cover Summary Pre-Development	Loss	Adjusted	Land Cover Summary Post-Development	Loss	Adjusted
Forest/Open Space Cover (acres)	0.00	0.00	Forest/Open Space Cover (acres)	0.00	0.00
Managed Turf (acres)	0.00	0.00	Managed Turf (acres)	0.00	0.00
Impervious Cover (acres)	0.27	0.27	Impervious Cover (acres)	0.87	0.87
Total New Dev. Site Area (acres)	1.21	1.18	Total New Dev. Site Area (acres)	0.87	0.85

Pre-Development Treatment Volume (acre-ft)	0.0745	0.0730	Post-Development Treatment Volume (acre-ft)	0.0728
Pre-Development Treatment Volume (cfs)	3.231	3.204	Post-Development Treatment Volume (cfs)	102
Pre-Development Load (TP) (lb/yr)	2.02	2.02	Post-Development Load (TP) (lb/yr)	2.01

Adjusted Land Cover Summary allows the pre-redevelopment land cover minus the post-development loss of forest/open space or managed turf coverage to be replaced by new impervious cover. The adjusted site coverage is consistent with the Post-Development average impervious coverage (the average of new impervious cover). The total reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.	Maximum % Reduction Required Below Pre-Development Load	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.40	Required for New Impervious Area (lb/yr)	0.55
Total Load Reduction Required (lb/yr)	0.40		
Pre-Development Load (TP) (lb/yr)	2.02	Post-Development Load (TP) (lb/yr)	1.97

Drainage Area A

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be re-managed/impervious cover (acres)	0.00	0.00	0.00	0.22	0.22	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.28	0.28	0.95
Total	0.00	0.00	0.00	0.28	0.28	0.95

Post-Development Treatment Volume (in) = 2200

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

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (in)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practice (lbs)	Unsettled Phosphorus Load to Practice (lbs)	Phosphorus Removed by Practice (lbs)	Remaining Phosphorus Load (lbs)	Downstream Treatment to be Employed
Impervious Cover													
		Impervious areas draining to device	0% runoff volume reduction	0.00	0.33	0.00	0	100%	0.00	1.15	0.45	0.60	
		Turf areas draining to device	0% runoff volume reduction	0.00	0.18	0.00	0	83%	0.00	0.00	0.04	0.04	
TOTAL IMPERVIOUS COVER TREATED (ac)				0.00									
TOTAL TURF AREA TREATED (ac)				0.18									
AREA CHECK OK													
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A (lb/yr) = 0.35													
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr) = 0.50													
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS													
NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A (lb/yr) = 0.00													
TOTAL NITROGEN REMOVAL IN D.A. A (lb/yr) = 0.00													

Drainage Area B

Drainage Area B Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for yards or other turf to be re-managed/impervious cover (acres)	0.00	0.00	0.00	0.11	0.11	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.29	0.29	0.95
Total	0.00	0.00	0.00	0.40	0.40	0.95

Post-Development Treatment Volume (in) = 1100

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

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (in)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practice (lbs)	Unsettled Phosphorus Load to Practice (lbs)	Phosphorus Removed by Practice (lbs)	Remaining Phosphorus Load (lbs)	Downstream Treatment to be Employed
Impervious Cover													
		Impervious areas draining to device	0% runoff volume reduction	0.00	0.28	0.00	0	100%	0.00	0.81	0.24	0.57	
		Turf areas draining to device	0% runoff volume reduction	0.00	0.10	0.00	0	83%	0.00	0.00	0.00	0.00	
TOTAL IMPERVIOUS COVER TREATED (ac)				0.00									
TOTAL TURF AREA TREATED (ac)				0.10									
AREA CHECK OK													
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. B (lb/yr) = 0.27													
TOTAL PHOSPHORUS REMOVAL IN D.A. B (lb/yr) = 0.27													
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS													
NITROGEN REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. B (lb/yr) = 0.00													
TOTAL NITROGEN REMOVAL IN D.A. B (lb/yr) = 0.00													

Site Results

IMPERVIOUS COVER	D.A. A	D.A. B	AREA CHECK
	0.33	0.39	OK
IMPERVIOUS COVER TREATED	0.33	0.28	OK
TURF AREA TREATED	0.18	0.10	OK
AREA CHECK	OK	OK	

TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.40
RUNOFF REDUCTION (CF)	0
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YEAR)	0.35
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (LB/YR)	1.30
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED TO EXCEED THE TARGET REDUCTION BY 2.0 LB/YEAR	



JEFFERSON FIRE STATION #18
GENERALIZED DEVELOPMENT PLAN
TAX MAP #850-3 (00) B
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

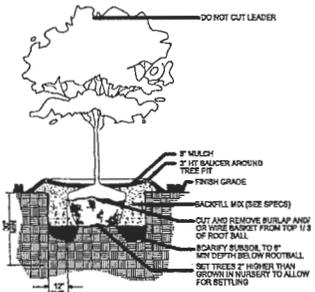
NO.	DATE	DESCRIPTION
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2		

PROJECT NO: 15016.001.00
DRAWING NO: 15042
DATE: NOVEMBER 26, 2015
DESIGN: BS
DRAWN: BS
CHECKED: DG

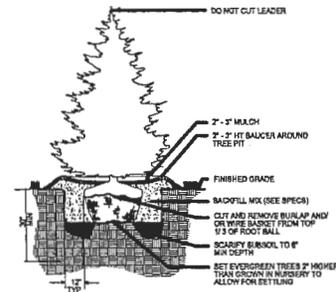
BMP COMPUTATIONS

SHEET NO: 008

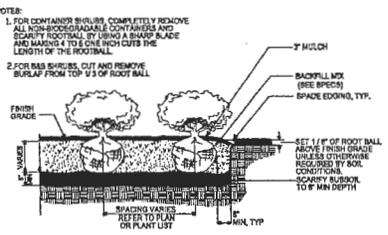
NOTE: THE COMPUTATIONS SHOWN HEREON ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING DESIGN.



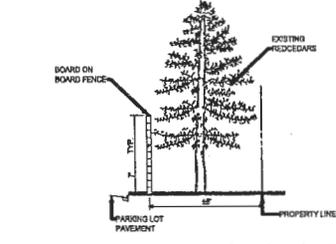
Trees up to 10' Ht. Tree Planting
Not To Scale



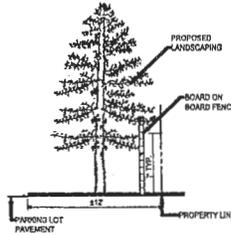
Evergreen Tree Planting
Not To Scale



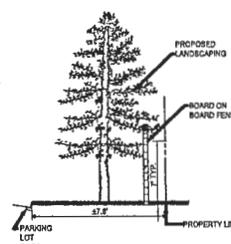
Shrub Bed Planting
Not To Scale



NORTHEAST TRANSITIONAL SCREENING
Not To Scale



SOUTHEAST TRANSITIONAL SCREENING
Not To Scale



SOUTH TRANSITIONAL SCREENING
Not To Scale

GENERAL NOTES:

1. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, GAITHERSBURG, MARYLAND.
2. CONTRACTOR IS RESPONSIBLE FOR CONTACTING M&S UTILITY PRIOR TO BEGINNING ANY WORK.
3. ALL WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL ARBORIST ASSOCIATION (NAA), IN THE EVENT CULTURAL TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, ALL WORK PERFORMED SHALL MEET OR EXCEED STANDARDS APPROVED BY THE URBAN FORESTRY BRANCH.
4. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SITE PLAN AND THE TREE PRESERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED BY THE URBAN FORESTRY BRANCH.
5. ALL OF THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, ARTICLE 12, VEGETATION PRESERVATION AND PLANTING, SHALL BE FOLLOWED.

SPECIFICATIONS FOR TREE PLANTING

PLANT IDENTIFICATION: ALL PLANTS SHALL BE PROPERLY MARKED FOR IDENTIFICATION AND CHECKING.

LIST OF PLANT MATERIAL: THE CONTRACTOR WILL VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND THE FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION.

PLANT QUALITY: ALL SHRUBS SHALL BE DENSE, HEAVY TO THE GROUND, AND WELL GROWN, SHOWING EVIDENCE OF HAVING BEEN SHEARED REGULARLY, SHALL BE VIGOROUS, HEALTHY, AND OF GOOD COLOR. ALL PLANTS SHALL BE SOUND, FREE OF PLANT DISEASE OR INSECT EGGS, AND SHALL HAVE HEALTHY INTERNAL ROOT SYSTEMS. PLANTS SHALL BE FRESHLY DUG AND NOT HELD-IN STOCK, NOR STOCK FROM COLD STORAGE. ALL PLANTS SHALL BE NURSERY GROWN. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY. THE SHAPE OF THE PLANT IN GENERAL SHALL CONFORM TO ITS NATURAL GROWTH PROPORTIONS, UNLESS OTHERWISE SPECIFIED. ALL PLANTS INCLUDING CONTAINER-GROWN SHALL CONFORM TO THE BRANCHING, CALYPER, AND HEIGHT SPECIFICATIONS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1, LATEST EDITION, AND SHALL HAVE A WELL-SHAPED, HEAVY BRANCH STRUCTURE FOR THE SPECIES. EVERGREEN TREES ARE TO HAVE AN INTERNODE NO GREATER THAN 24" AND SHALL BE UNIFORMLY WELL-SHAPED. ALL PLANT SIZES SHALL AVERAGE AT LEAST THE MIDDLE OF THE RANGE GIVEN IN THE PLANT LIST.

PLANT SPACING: PLANT SPACING IS TO SCALE ON PLAN.

BALL SIZE: THE BALL SIZE SHALL CONFORM TO THE LATEST EDITION AT PLANTING OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S PUBLICATION ENTITLED "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1, LATEST EDITION.

EXCAVATION: HOLES FOR ALL TREES SHALL PROVIDE AT LEAST 12 INCHES OF LOOSENED SOIL BEYOND ALL SIDES OF ROOT BALL OR CONTAINER. SHRUBS SHALL BE PLANTED IN A TRENCH WHERE POSSIBLE AND PROVIDE AT LEAST 8 INCHES OF LOOSENED SOIL BEYOND ALL SIDES OF ROOT BALL OR CONTAINER. SHRUB BEDS FOR MASS PLANTING SHALL BE ENTIRELY ROTOTILLED TO A DEPTH OF AT LEAST 8 INCHES. ORGANIC MATERIAL (I.E. COMPOST) TO BE INCORPORATED INTO BACKFILL MIX AT A PROPORTION OF 2 PARTS SOIL TO 1 PART ORGANIC MATERIAL.

PLANTING: PLANTINGS WILL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES (LCA) AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, GAITHERSBURG, MARYLAND. BACKFILLING SHALL BE DONE WITH SOIL, MAXIMALLY FREE OF STONES, SUBSOIL, CLAY, LIMES, STUMPS, ROOTS, WEEDS, BERBERIS GRASS, LITTER, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER GRADING, PLANTING, OR MAINTENANCE OPERATIONS. SHOULD ANY UNFORESEEN OR UNSUITABLE PLANTING CONDITIONS ARISE SUCH AS FAULTY SOIL DRAINAGE OR CHEMICAL RESIDUES, THEY SHOULD BE CALLED TO THE ATTENTION OF THE OWNER FOR ADJUSTMENT BEFORE PLANTING. THE PLANTS SHALL BE SET PLUMB AND STRAIGHT. BACKFILL SHALL BE WELL WORKED ABOUT THE ROOTS AND SETTLED BY WATERING. PLANTS WILL BE PLANTED HIGHER THAN SURROUNDING GRADE. SHRUBS WILL BE 1 INCH HIGHER AND TREES WILL BE 3 INCHES HIGHER. REMOVE ROPE FROM AROUND TREE TRUNKS AND LAY BACK BURLAP FROM TOP OF B&B MATERIAL. NYLON OR VINYL ROPE AND/OR BURLAP WILL BE COMPLETELY REMOVED FROM ALL PLANT MATERIAL PRIOR TO PLANTING. TREES ARE NOT TO BE PLANTED UNDER OR NEAR LIGHT POLES.

SEEDLINGS: KEEP SEEDLING ROOTS MOIST AT ALL TIMES. IDEAL PLANTING DAYS ARE COOL AND CLOUDY WITH LITTLE OR NO WIND. IF THE PLANTING AREA CONTAINS COMPACTED SOIL OR FILL, THE SOIL THROUGHOUT THE AREA SHALL BE AMENDED WITH 3-4 INCHES OF ORGANIC MATTER AND THOROUGHLY TILLED TO A DEPTH OF 12 INCHES BEFORE PLANTING. AFTER THE SOIL HAS BEEN PREPARED AND ALLOWED TO SETTLE, THE SEEDLINGS MAY BE PLANTED USING THE DIBBLE BAR, SHOVEL, OR AUGER METHOD. THE MULCH BED SHALL CONSIST OF A MINIMUM OF 2 INCHES OF ORGANIC MULCH THAT SHALL BE PLACED ON THE TOPSOIL LAYER AT FINAL GRADE. MULCH SHALL CONSIST OF WOOD CHIPS, BARK CHIPS OR SHREDED BARK THAT HAS BEEN AGED FOR A MINIMUM OF 4 MONTHS. SEEDLINGS SHALL BE PLANTED WITH PROTECTION TUBING PER PFM SECTION 12.0705.5.

CULTIVATION: ALL TRENCHES AND SHRUB BEDS SHALL BE CULTIVATED, EDGED, AND MULCHED TO A DEPTH OF 3 INCHES WITH FINE SHREDED HARDWOOD BARK. THE AREA AROUND ISOLATED PLANTS SHALL BE MULCHED TO AT LEAST A 8-INCH GREATER DIAMETER THAN THAT OF THE HOLE. PLANT BEDS ADJACENT TO BUILDINGS SHALL BE MULCHED TO THE BUILDING WALL.

MAINTENANCE: MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO THE ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION. THE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT AND, UP TO THE TIME OF ACCEPTANCE, FOR KEEPING THE PLANTING AND WORK INCIDENTAL THERETO IN GOOD CONDITION, BY REPLANTING, PLANT REPLACEMENT, WATERING, WEEDING, CULTIVATING, PRUNING AND SPRAYING, AND CLEANING UP, AND BY PERFORMING ALL OTHER NECESSARY OPERATIONS OF CARE FOR PROMOTION OF GOOD PLANT GROWTH, SO THAT ALL WORK IS IN SATISFACTORY CONDITION AT THE TIME OF ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.

FERTILIZER: THE MOST ACCURATE WAY TO DETERMINE A TREE'S NUTRIENT NEEDS IS TO OBTAIN LABORATORY ANALYSIS OF THE SOIL. IN ANALYSIS AND SOIL NUTRIENT ANALYSIS SHOULD BE CONSIDERED. SIX TO TEN CORES SIX INCHES DEEP SHOULD BE TAKEN FROM THE AREA WHERE PROPOSED TREES WILL BE PLANTED. THESE CORES SHOULD BE MIXED TOGETHER IN CLEAN NONMETALLIC CONTAINER OR SOIL SAMPLE BAGS TO AVERAGE SOILS OVER THE ENTIRE AREA. SOIL ANALYSIS SHOULD BE DONE BY COMMERCIAL OR PUBLIC LABORATORIES. THESE LABORATORIES SHOULD PROVIDE RECOMMENDATIONS ABOUT HOW MUCH OF EACH OF THE BASIC NUTRIENTS SHOULD BE APPLIED. FERTILIZER SHOULD BE APPLIED TO THE SOIL ALONG PROPOSED TREES. THE FERTILIZER APPLICATION SHOULD BE AVOIDED IN DROUGHTS OR WHEN GROUND IS FROZEN.

christopher consultants
9000 Lees Road Suite 400 • Fairfax, VA 22031
Phone 703.773.8820 • Fax 703.773.9260

Professional Seal of Dennis M. Quinn, License No. 0255197, State of Virginia, Professional Engineer.

JEFFERSON FIRE STATION #18
GENERALIZED DEVELOPMENT PLAN
TAX MAP #55-3 (09/1) B
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

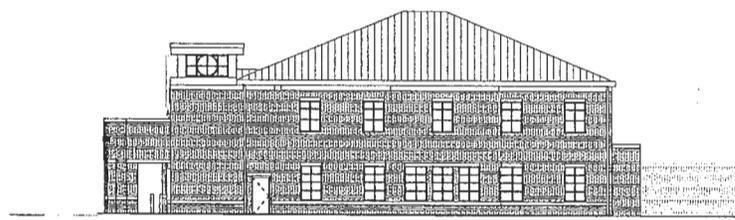
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PROJECT NO.: 16128.001.00
DRAWING NO.: 103482
DATE: NOVEMBER 23, 2015
DESIGN: RB
DRAWN: DL
CHECKED: DO

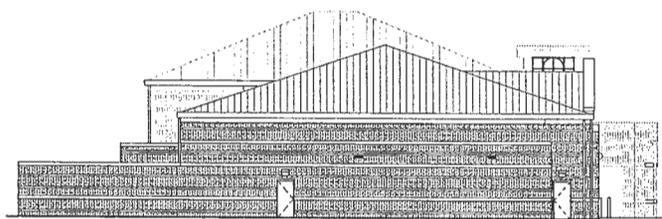
LANDSCAPE NOTES & DETAILS

SHEET NO. 011
011 OF 12

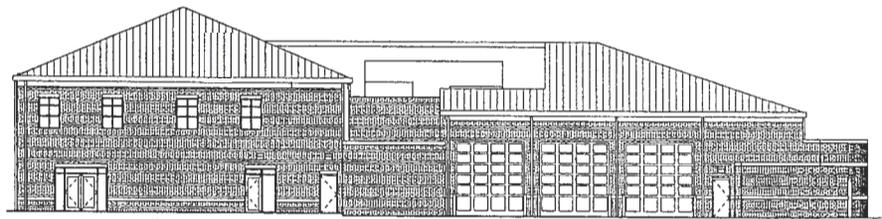
NOTE:
 1. ELEVATIONS ARE FOR REFERENCE
 PURPOSES ONLY. ELEVATIONS SHOWN
 REPRESENT DESIGN INTENT ONLY. MATERIAL
 SELECTIONS AND DESIGN FEATURES SUBJECT
 TO CHANGE.



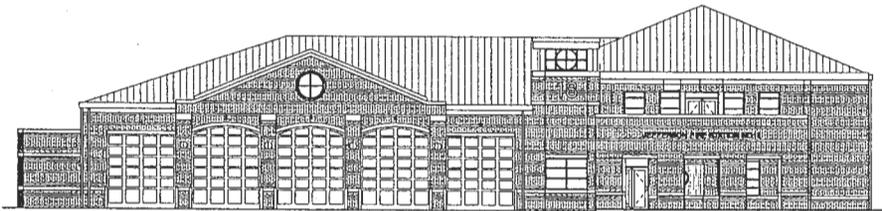
D1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



C1 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



B1 EAST ELEVATION
 SCALE: 3/32" = 1'-0"



A1 WEST ELEVATION
 SCALE: 3/32" = 1'-0"

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!

5 | 4 | 3 | 2 | 1

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 ARCHITECTS
 2203 DAVIS DRIVE, SUITE 173
 STERLING, VIRGINIA 20164
 703.427.9600

JEFFERSON FIRE STATION #18

FAIRFAX COUNTY DEPARTMENT OF PUBLIC
 WORKS AND ENVIRONMENTAL SERVICES

PROJECT ADDRESS: 3101 HODGE PL, FALLS CHURCH, VA 22042
 PROJ. NO: 1340

SEAL

INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE INCOMPLETE
 AND ARE RELEASED FOR INTERIM
 REVIEW ONLY AND ARE NOT INTENDED
 FOR REGULATORY APPROVAL. PERMIT
 BIDDING OR CONSTRUCTION PURPOSES.

KEY PLAN

REVISIONS

MARK	DATE	ISSUE

ISSUANCES

DATE	ISSUANCE
5/13/2015	GDP RESUBMISSION #2

BUILDING ELEVATIONS

A-201A

EXPEDITED



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

APPLICATION No: RZ 2015-MA-018
(Assigned by staff)

RECEIVED
Department of Planning & Zoning
DEC 11 2015
Zoning Evaluation Division

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

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Board of Supervisors of Fairfax County, Virginia, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-5 District to the R-4 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

			<u>03257</u>	<u>0210</u>
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

<u>50-3</u>	<u>04</u>		<u>B</u>	<u>1.2</u>
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

3101 Hodge Place, Falls Church, VA 22042

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

<u>South of Rt. 50 located at the corner of Hodge Place and Woodley Lane</u>	
PRESENT USE: <u>Fire Station</u>	PROPOSED USE: <u>Fire Station</u>
MAGISTERIAL DISTRICT: <u>Mason</u>	OVERLAY DISTRICT (S):

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

Allison N. Terzigni
Type or Print Name

Allison N. Terzigni
Signature of Applicant or Agent

12000 Government Center Parkway
Address Suite # 449
Fairfax, VA 22035

(Work) 703-324-5165 (Mobile)
Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: December 28, 2015

RZ 2015-0390

Fee Paid \$ N/A

mpc
12/28/15



**DESCRIPTION OF PARCEL B SECTION FOUR WOODLEY SUBDIVISION
NOW IN THE NAME OF THE BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA
DEEDBOOK 3257 PAGE 210
NOVEMBER 17, 2015**

BEGINNING at a point, an iron pipe set on the easterly right of way line of Hodge Place (50' right-of-way) Virginia State Route #2364, said point being the southwest corner of the property herein described and common with the northwest corner of Lot 214 Section Four Woodley subdivision;

Thence departing the common corner of Lot 214 and running with the easterly right of way line of Hodge Place N 04°57'40" W a distance of 169.64 feet to a point, a PK nail set at a point of curvature ;

Thence with a curve turning to the right with an arc length of 135.07', with a radius of 393.63', with a chord bearing of N 04°52'10" E , with a chord length of 134.41' to a drill hole set at a point of compound curve;

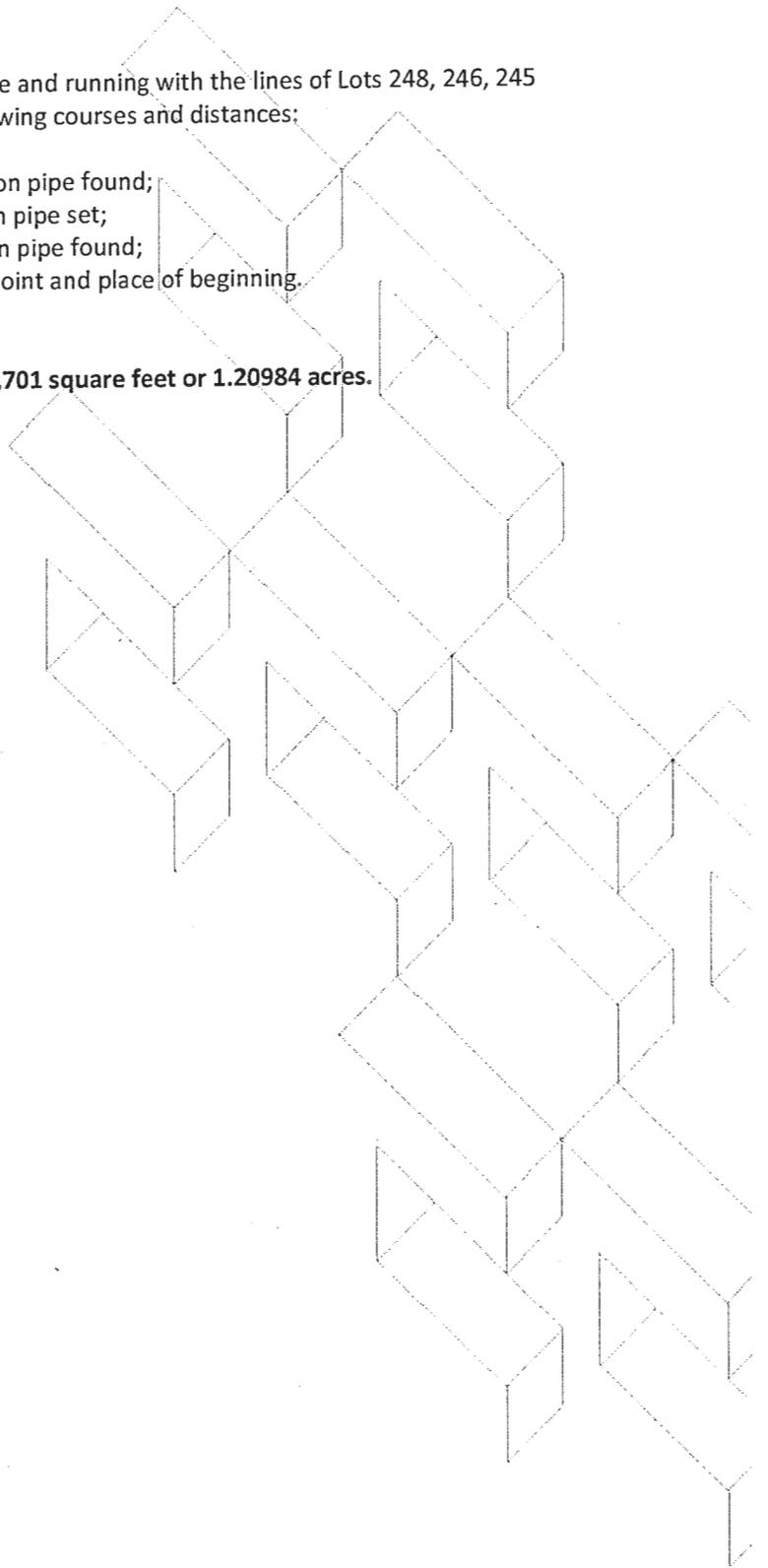
Thence with a curve turning to the right with an arc length of 31.42', with a radius of 20.00', with a chord bearing of N 59°42'00" E, with a chord length of 28.28' to a pinched pipe found at a point of tangency on the southerly right of way line of Woodley Lane (50' right of way) State Route #2362;

Thence departing the easterly line of Hodge Place and running with the southerly line of Woodley Lane S 75°18'00" E a distance of 186.44' to an iron pipe found at the northwest corner of Lot 248 Section Four Woodley Subdivision;

Thence departing the southerly line of Woodley Lane and running with the lines of Lots 248, 246, 245 and 214 Section Four Woodley Subdivision the following courses and distances:

- S 14°42'00" W a distance of 128.98' to an iron pipe found;
- S 85°02'20" W a distance of 20.00' to an iron pipe set;
- S 04°57'40" E a distance of 130.00' to an iron pipe found;
- S 85°02'20" W a distance of 160.70' to the point and place of beginning.

Containing an area of 52,701 square feet or 1.20984 acres.



RECEIVED
Department of Planning & Zoning

DEC 11 2015

Zoning Evaluation Division