

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: 

Name: Edward L. Long Jr.

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