



Department of Planning and Zoning
Town of Vienna
127 Center Street, South
Vienna, Virginia 22180-5719
p: (703) 255-6341
e: DPZ@viennava.gov

ADDENDUM TO STAFF MEMO

Date: 11/12/2024

From: Andrea West, Zoning Administrator

The staff report submitted for the Planning Commission review on November 8th inadvertently omitted certain materials required by the Zoning and Subdivision Ordinance. Specifically, Section 18-618 requires submission of a conceptual plan for all proposed lots as part of an application for subdivision, consolidation or any other change in lot lines.

The applicant has provided a conceptual plan for both applications: 1) For lots 61 and 62 (Attachment 08 A), a concept plan was submitted; and 2) For lots 63, 64, 65 and part of 66 (Attachment 08 B), a preliminary site plan was submitted.

- **Lots 61 and 62 - Attachment 08 A**

The concept plan provided shows the construction of single-unit detached house within the proposed lot area following the RS-10 dimensional standards. As indicated in the main staff report, the applicant is, in parallel with this consolidation application, requesting variances from the Board of Zoning Appeals for requirements that would not be met with this newly created lot. The variance requests are for: 1) Lot Area, 2) Front Building Line Lot Width, and 3) Midline Lot Width, as shown in Table 1.

Table 1: Alignment with Minimum Requirements for RS-10 Zoning		
	Requirement	Consolidated Lot
Lot Area	Minimum 10, 000 sf	7,000 sf
Lot Shape Factor	Maximum 25	20.63
Front Lot Line Width	Minimum 45 ft	50 ft
Front Building Line Lot Width	Minimum 60 ft	50 ft
Midline Lot Width	Minimum 75 ft	50 ft
Maximum Lot Coverage	Maximum 25%	24%
Deck & Outdoor Living Coverage	Maximum 5%	4.96%

Zoning Setbacks:		
Front	Minimum 25 ft	25 ft
Side(s)	Minimum 12 ft	12 ft
Rear	Minimum 35 ft	50.67 ft
Building Height	Maximum 35 ft	34.5 ft

- **Lots 63, 64, 65 and Part of 66 - Attachment 08 B**

The concept plan (preliminary site plan) provided shows the construction of single-unit detached house within the proposed lot area following the RS-10 dimensional standards.

Table 2: Alignment with Minimum Lot Requirements for RS-10 Zoning		
	Requirement	Consolidated Lot
Lot Area	Minimum 10, 000 sf	11, 900 sf
Lot Shape Factor	Maximum 25	17.02
Front Lot Line Width	Minimum 45 ft	85 ft
Front Building Line Lot Width	Minimum 60 ft	85 ft
Midline Lot Width	Minimum 75 ft	85 ft
Maximum Lot Coverage	Maximum 25%	24.8%
Deck & Outdoor Living Coverage	Maximum 5%	3.1%
Zoning Setbacks:		
Front	Minimum 25 ft	25 ft
Side(s)	Minimum 12 ft	19.43 ft
Rear	Minimum 35 ft	43.8 ft
Building Height	Maximum 35 ft	34.83 ft

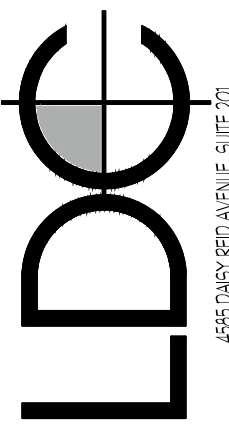
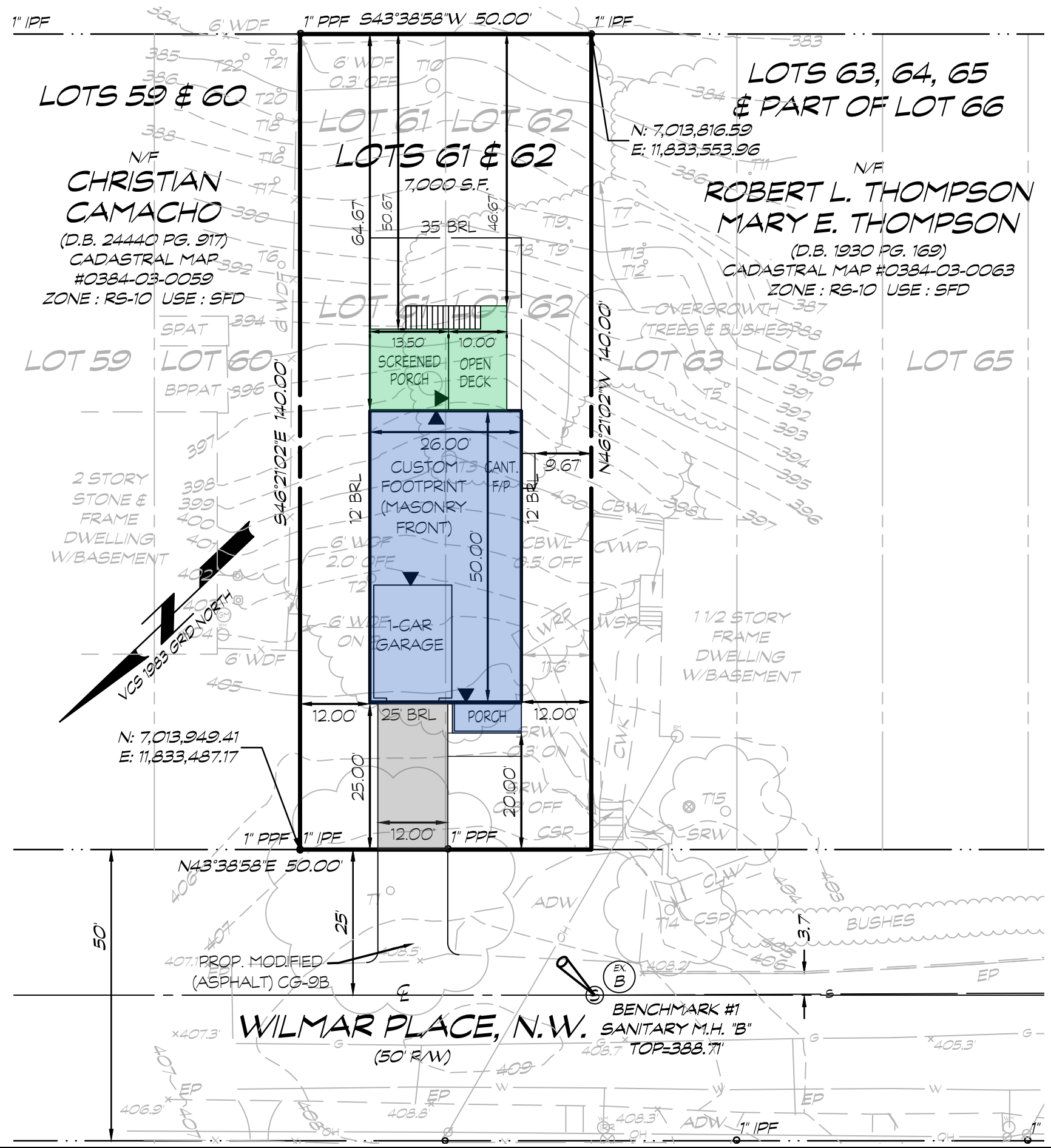
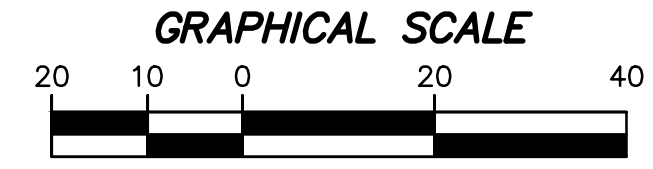
Please note, these concept and preliminary plans will be reviewed by staff for compliance with all development requirements of the Town Code if the applicant receives all required approvals from the Board of Zoning Appeals and Town Council.

SITE ANALYSIS

DESCRIPTION	REQUIRED/ALLOWED	PROVIDED/EXISTING
ZONE	RS-10	RS-10
LOT AREA	10,000 SF	7,000 SF
LOT COVERAGE	25%	23.8%
SETBACK		
FRONT	25 FT	25 FT
SIDE/CORNER	12/25 FT	12.0' / N/A
REAR	35 FT	64.7 FT
LOT WIDTH	45/60/75	50.0/50.0/50.0
BUILDING HEIGHT	35 FT	34.5 FT
DECK COVERAGE & OUTDOOR LIVING	5% OF LOT AREA	4.96%

LOT COVERAGE:		PLAN:	
HOUSE/GAR		1,305 SF	
FRONT PORCH		63 SF	
DRIVEWAY		300 SF	
TOTAL SQ FT		1,668 SF	
LOT AREA		7,000 SF	
PERCENT COVERAGE		23.8%	

DECK & OUTDOOR LIVING COVERAGE:		PLAN:	
OPEN DECK (REAR)		158 SF	
SCREENED PORCH (REAR) (MAX 400 SF COVERED)		189 SF	
TOTAL SQ FT		347 SF	
LOT AREA		7,000 SF	
PERCENT COVERAGE		4.96% (5% MAX)	



4555 DANCY REID AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
WWW.LDC-VA.COM

PROPOSED LAYOUT

(#TBD) WILMAR PLACE, N.W.

HUNTER HILL TOWN OF VIENNA

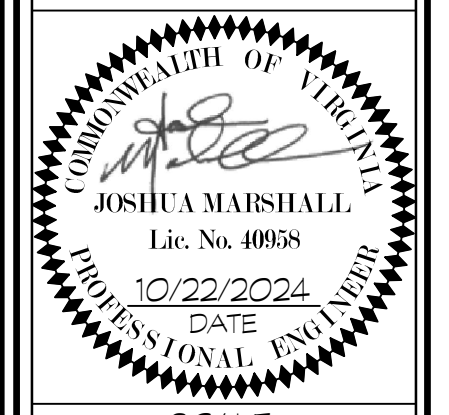
DATE	DESCRIPTION	REVISION APPROVED BY:

SCALE: 1" = 20'
DATE: 09/04/2024
DRAFT: RMA CHECK: RMA
FILE NUMBER: 24091-1-0

PS

Revision table with columns: DATE, DESCRIPTION, REVIEWED BY, APPROVED BY

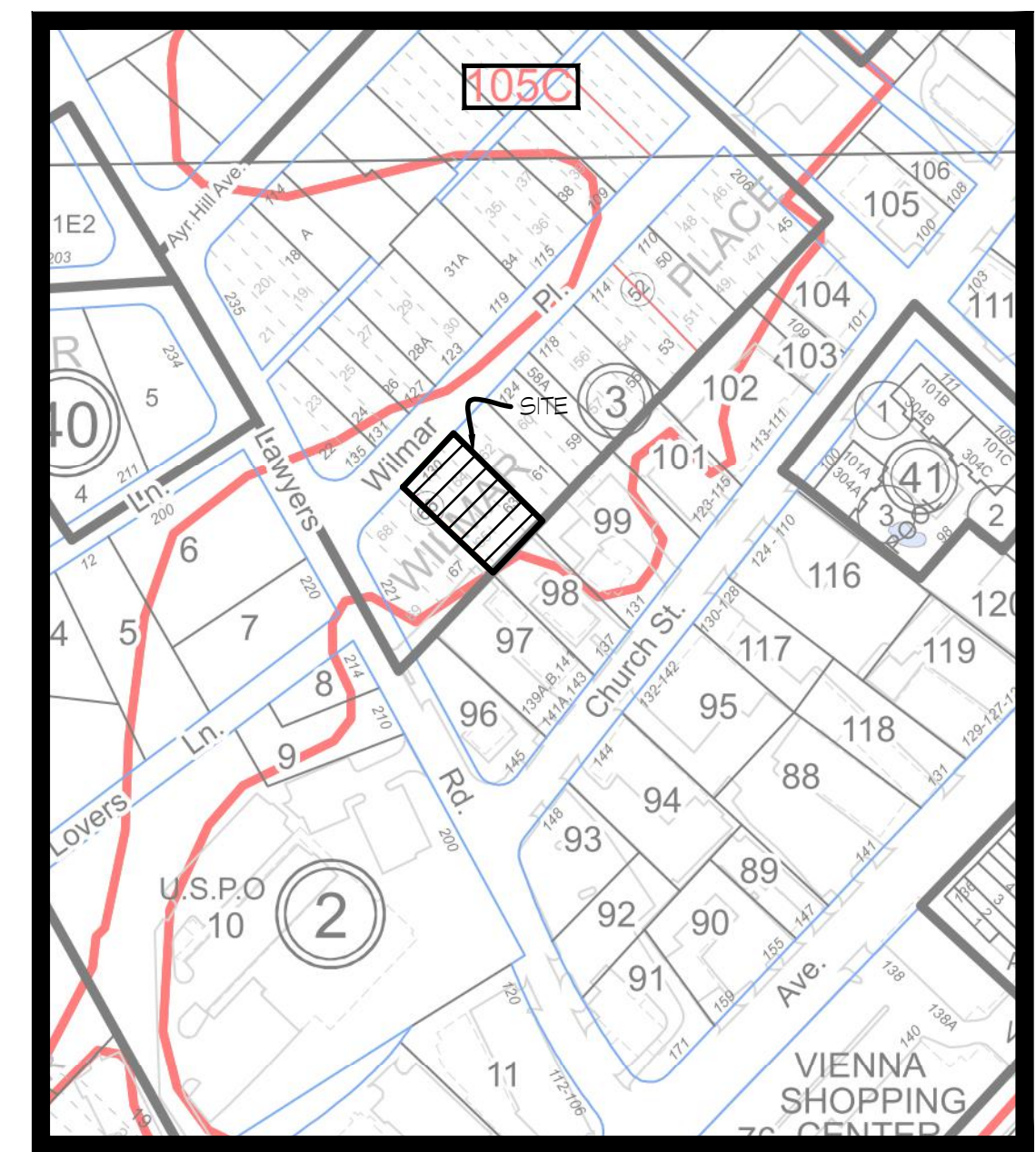
HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



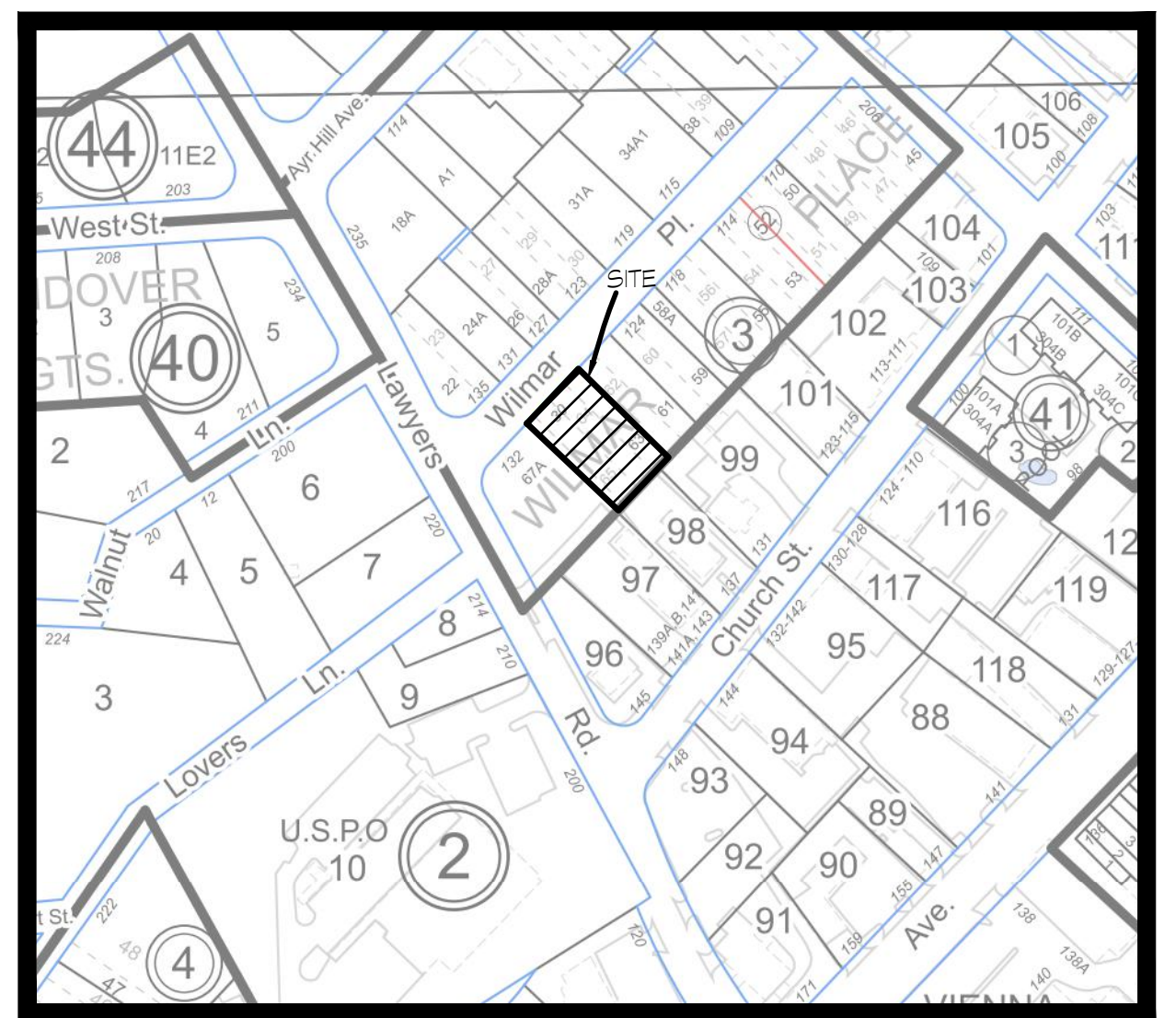
SCALE: 1" = 20' 1" = 250'

SHEET: 001 OF 13

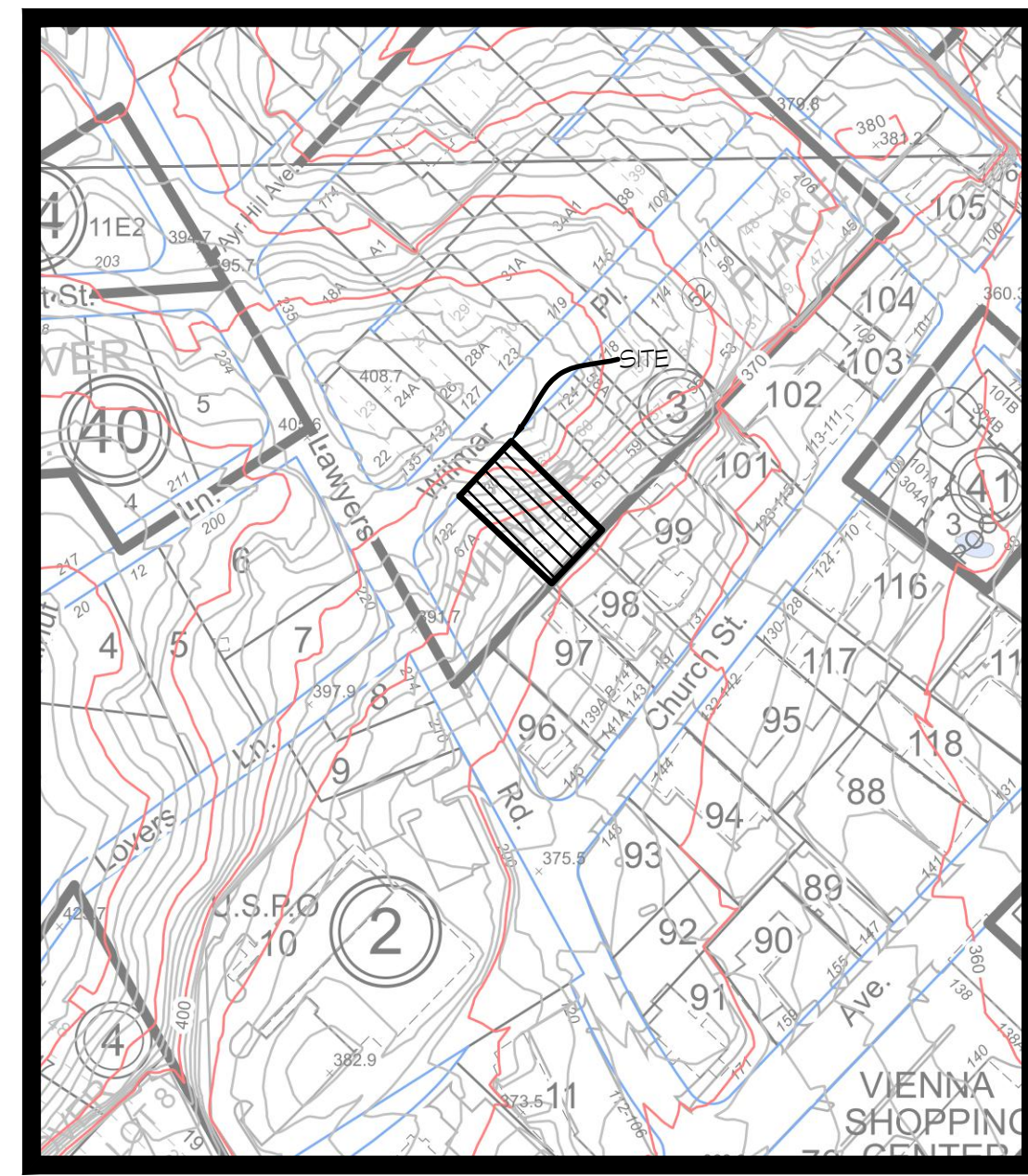
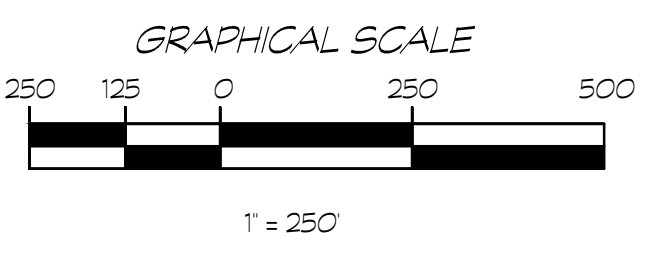
DATE: 10/18/2024 DRAFT: DMC CHECK: RMA FILE NUMBER: 24090-1-0



SOILS MAP (OFFICIAL 2018) SCALE: 1"=250'



VICINITY MAP SCALE: 1"=250'



TOPOGRAPHIC MAP SCALE: 1:250'

Table of On-Site Impervious Area: PRE-DEVELOPMENT (EX HOUSE, FRONT PORCH, CONCRETE WALK, PATIO, WALL) and POST-DEVELOPMENT (PROP. HOUSE, WALK/STEPS, DRIVEWAY, SCREEN PORCH, WALL).

Soil Information Table with columns: SOL #, SOL NAME, PROBLEM CLASS, FOUNDATION SUPPORT, SOIL DRAINAGE, EROSION POTENTIAL, HYDRO. GROUP.

NOTES

- 1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 0384-03-0063 AND IS CURRENTLY ZONED RS-10.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAMES OF ROBERT L. THOMPSON, JR. AND MARY E. THOMPSON, BY DEED RECORDED IN DEED BOOK 1930 AT PAGE 169, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD, WITH THE RECORD BEARINGS ORIENTED TO THE VIRGINIA COORDINATE SYSTEM (VCS83), PER THE TOWN OF VIENNA REQUIREMENTS.
4. TITLE REPORT FURNISHED BY TYSONS TITLE AGENCY, LLC, FILE NO. TT-VA-944, DATE JULY 30, 2024, WHICH CONTAIN THE FOLLOWING SCHEDULE B, PART II EXCEPTIONS:
ITEMS #1 - #7: NOT SURVEY MATTERS.
ITEM #8: RIGHT(S) OF WAY, AGREEMENTS, AND EASEMENTS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF VIRGINIA RECORDED IN DEED BOOK H-8 AT PAGE 272. ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
ITEM #9: RIGHT(S) OF WAY, AGREEMENTS, AND EASEMENTS GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK L-8 AT PAGE 508. ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
ITEM #10: 15' FOOT ALLEY ON PLAT ATTACHED TO DEED RECORDED IN DEED BOOK 708 AT PAGE 157. ITS LOCATION IS SHOWN.
5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS83), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO NATIONAL GEODETIC SURVEY (NGS) PID HV6501, DESIGNATION JADES.
THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994138409712.
6. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 51059C045E, PANEL 145 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
7. THERE ARE NO RESOURCE PROTECTION AND RESOURCE MANAGEMENT AREAS ON THIS SITE, AS SHOWN ON THE TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION AREAS MAP, PREPARED ON NOVEMBER 21, 2005.
8. THIS TOPOGRAPHIC SURVEY ON THE PROPERTY KNOWN AS LOTS 63, 64, 65 AND THE NORTHEASTERLY 10 FEET BY THE FULL OF LOT 66, WILMAR PLACE, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON AUGUST 13, 2024 THROUGH AUGUST 15, 2024, AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. THE VERTICAL DATUM IS REFERENCED TO NAVD 88. THE CONTOUR INTERVAL IS ONE (1) FEET.
9. UNLESS OTHERWISE NOTED ON THIS SURVEY, LOCATIONS AND CONNECTIONS OF SANITARY AND STORM SEWER FACILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. ASBUILT INFORMATION OF ACCESSIBLE SANITARY STRUCTURES HAVE BEEN PROVIDED, IF OBTAINABLE.
10. WHILE REASONABLE CARE HAS BEEN TAKEN IN IDENTIFYING UNDERGROUND UTILITIES AND CONNECTIONS, THEY ARE APPROXIMATE BASED UPON OBSERVABLE ABOVE GROUND FIELD FACILITIES AND/OR SUBSURFACE UTILITY PAINT MARKINGS OR PIN FLAGS ONLY. THEREFORE, ACCURACY OF CONNECTIONS CANNOT BE GUARANTEED.
11. UTILITY PLANS WERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO COMMENCING SITE DESIGN.
12. EROSION AND SEDIMENTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER THE REQUIREMENTS OF THE STATE OF VIRGINIA AND TOWN OF VIENNA.
13. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF TOWN OF VIENNA.
14. NO HAZARDOUS OR TOXIC SUBSTANCES ARE TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THE SUBJECT PROPERTY.
15. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
16. NO BURIAL SITES ARE LOCATED ON THE SUBJECT PROPERTY TO THE BEST OF OUR KNOWLEDGE.
17. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER/DEVELOPER.

TOWN OF VIENNA GENERAL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
3. PRIOR TO THE REMOVAL OF ANY TOWN TREES (TREES WITHIN THE RIGHT OF WAY), THE APPLICANT OR THEIR REPRESENTATIVE SHALL CONTACT THE TOWN OF VIENNA ARBORIST AT 703-255-6360 TO COORDINATE HAVING THE TOWN ARBORIST ONSITE DURING ALL TOWN TREE REMOVAL.
4. TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
5. IT IS UNLAWFUL TO PERFORM ANY CONSTRUCTION ABOVE FOUNDATION CORNERS PRIOR TO APPROVAL OF SETBACKS. WORK COMPLETED IN VIOLATION OF THIS REQUIREMENT IS SUBJECT TO DEMOLITION.
6. ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
7. FRONT ELEVATION CHECKS ARE REQUIRED.
8. WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
9. A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY. ALL REQUIRED DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL ISSUE A CERTIFICATE OF OCCUPANCY.
10. EXISTING SANITARY SEWER LATERALS ARE TYPICALLY CAPPED AT OR NEAR THE PROPERTY LINE. THE REUSE OF THE PORTION OF THE EXISTING SANITARY SEWER LATERAL BETWEEN THE TOWN OWNED SEWER MAIN AND THE CAPPED END MAY BE ALLOWED PROVIDING THAT A LICENSED PLUMBER CERTIFIES THAT THE EXISTING PIECE OF PIPE IS GRADED PROPERLY AND IN LIKE NEW CONDITION. THE REUSE OF A PORTION OF THE EXISTING LATERAL DOES NOT IMPLY THAT THE TOWN IS WARRANTING THE CONDITION IN ANY WAY.

OUTFALL AND RUNOFF REDUCTION NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THE LOT IS CURRENTLY OCCUPIED BY AN EXISTING HOUSE AND DRIVEWAY. THE NEW HOUSE AND DRIVEWAY PROPOSED WITH THIS PLAN WILL CAUSE A MINOR INCREASE IN IMPERVIOUS AREA FROM THE CURRENT CONDITION OF 0.0384 AC.
0.04 LBS/YR OF PHOSPHORUS LOAD REDUCTION ARE REQUIRED. THIS PLAN PROPOSES ONE INFILTRATION TRENCH WHICH WILL PROVIDE 0.03 LBS/YR OF PHOSPHORUS LOAD REDUCTION AND MEET A PORTION OF THE WATER QUALITY TREATMENT REQUIREMENTS FOR THE SITE IN ACCORDANCE WITH VIRGINIA CODE SECTION 9VAC25-875-590. THE REMAINDER OF THE PHOSPHORUS LOAD REDUCTION WILL BE MET WITH NUTRIENT CREDITS. (SEE SHEET 8) WATER QUANTITY WILL BE MET THROUGH A REDUCTION IN DETENTION THROUGH ENERGY BALANCE. SEE 1 YEAR STORM COMPUTATIONS SHOWN ON SHEET 7. THERE ARE CURRENTLY NO WATER QUALITY CONTROLS IN PLACE ON THE SITE. SEE COMPUTATIONS AND DETAILS ON SHEETS 6-8. DOWNSPOUTS AS LABELED WILL BE DIRECTED TO THE INFILTRATION TRENCH BY UNDERDRAINS. ENERGY DISSIPATION DEVICES SUCH AS SPLASH BLOCKS OR RIVER ROCK SHALL BE USED AT ALL ROOF DOWNSPOUTS THAT DO NOT ENTER THE TRENCH, IF ANY, TO PREVENT EROSION AND SPREAD THE RUNOFF IN THE SHEET FLOW CONDITION.
POST-DEVELOPMENT RUNOFF GENERATED BY THE SUBJECT PROPERTY WILL LEAVE THE SITE IN A NON-EROSIVE MANNER AND WILL DRAIN IN A SINGLE DRAINAGE TOWARDS THE REAR PROPERTY LINE. FLOWS THEN TRAVEL WITHIN AN EXISTING UNIMPROVED 15' WIDE ALLEY BEFORE DISCHARGING SOUTHERLY THROUGH AN ADJACENT COMMERCIAL PROPERTY. FLOWS THEN ENTER THE CURB AND GUTTER SECTION OF CHURCH STREET NORTHWEST AND INTO AN EXISTING CURB INLET AND PUBLIC STORM SEWER SYSTEM. SEE TOPOGRAPHIC MAP ON THIS SHEET. ALL ONSITE RUNOFF WILL DRAIN TO PINEY BRANCH, A TRIBUTARY OF DIFFICULT RUN.
THIS PROJECT WILL NOT ALTER THE EXISTING DRAINAGE PATTERN. ONSITE RUNOFF WILL DISCHARGE INTO EXISTING WELL DEFINED SWALES, STORM INLETS AND THE EXISTING ROADWAY AND WILL NOT CONTRIBUTE TO EROSION, SEDIMENTATION, OR FLOODING OF DOWN GRADIENT PROPERTIES OR RESOURCES IN ACCORDANCE WITH 9VAC25-875-70.
IT IS THE ENGINEER'S OPINION BASED ON THE INFORMATION PROVIDED HEREON AND ON THE REQUIREMENTS SET FORTH IN THE VIENNA CODE OF ORDINANCES SECTION 23-17(A) AND VIRGINIA STATE CODE SECTION 9VAC25-875-70 AND VIRGINIA STORMWATER MANAGEMENT HANDBOOK, MS-19, THE OUTFALL IS ADEQUATE.

SITE ANALYSIS

Table with columns: DESCRIPTION, REQUIRED/ALLOWED, PROVIDED/EXISTING. Rows include ZONE, LOT AREA MAX, LOT COVERAGE, SETBACK, FRONT, SIDE/CORNER, REAR, LOT WIDTH, BUILDING HEIGHT, DECK COVERAGE & OUTDOOR LIVING.

Table with columns: LOT COVERAGE, PLAN, DECK & OUTDOOR LIVING COVERAGE, PLAN. Rows include HOUSE/GAR, FRONT PORCH, DRIVEWAY, TOTAL SQ FT, LOT AREA, PERCENT COVERAGE.

ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. ALL EXISTING UTILITY LOCATIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION TO AVOID POTENTIAL CONFLICTS. THE CONTRACTOR WILL CONTACT THE ENGINEER AT LAND DESIGN CONSULTANTS IF ANY CONFLICTS ARISE. THE ENGINEER CAN BE CONTACTED AT 703-680-4585.

BUILDING HEIGHT DETAIL

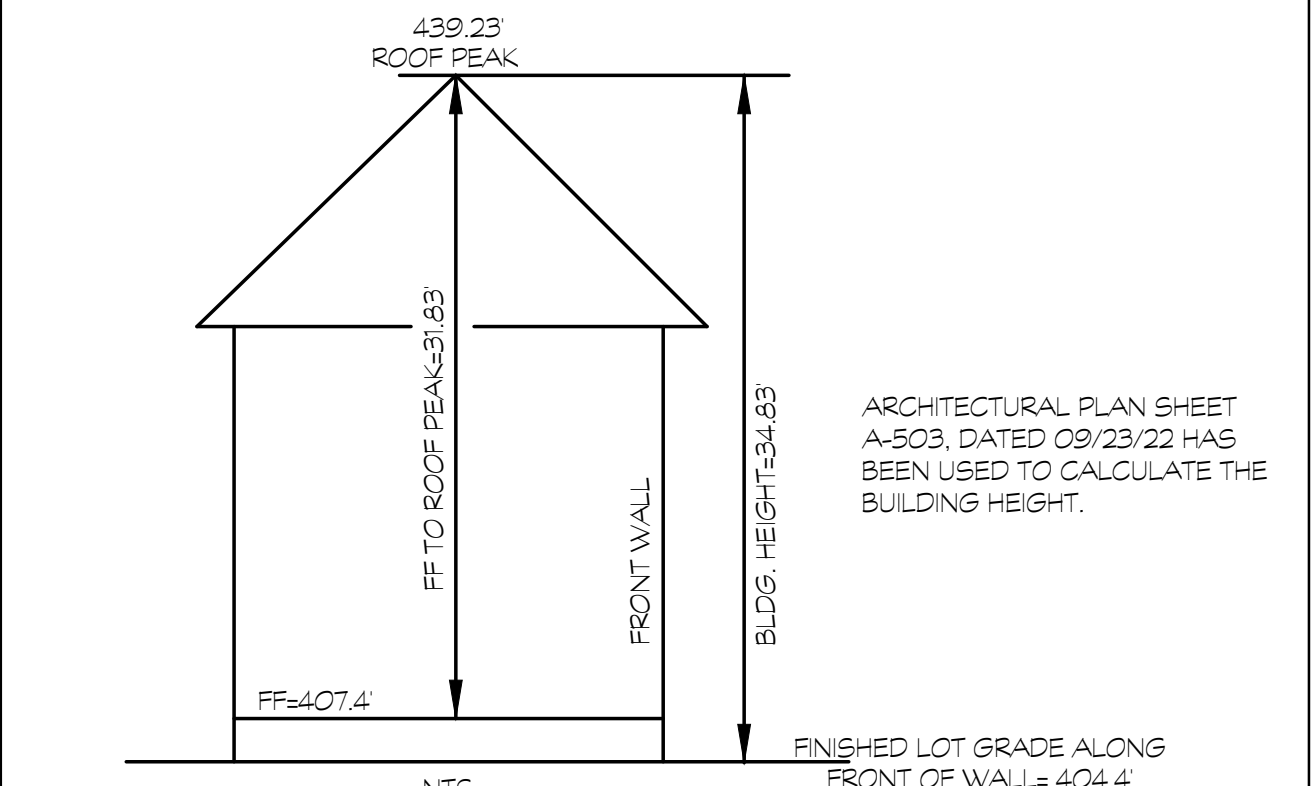
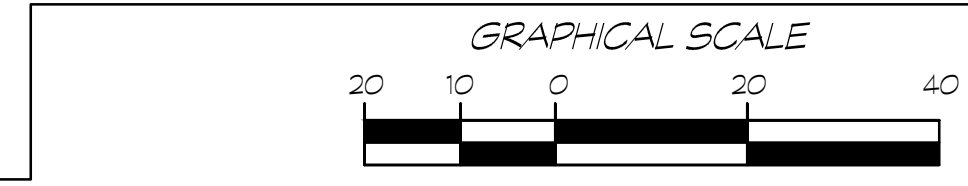


Table with columns: FINISHED LOT GRADE (FLG) ELEVATION, PROPOSED FF ELEVATION, PEAK ROOF (HIGHEST RIDGE) ELEVATION, PROPOSED BUILDING HEIGHT (PEAK-FLG). Rows include FRONT WALL, LOCATION, ELEV., SUB-TOTAL, AVG. GRADE PLANE.

LDC CERTIFIES THAT THE PROPOSED BUILDING MEETS THE REQUIREMENTS OF THE TOWN OF VIENNA'S DEFINITION OF BUILDING HEIGHT AS STATED IN SECTION 18-4 OF THE ZONING ORDINANCE.

STORY ABOVE GRADE CALCULATION

Table with columns: LOCATION, PROPOSED ELEVATION, EXISTING ELEVATION, DEVIATION. Includes a summary row for First Floor, Dist. Above Grade, and Average.

THEREFORE, BASEMENT IS NOT CONSIDERED A STORY ABOVE GRADE

SHEET INDEX table with columns: SHEET No., DESCRIPTION.

WETLAND PERMITS CERTIFICATION form with signature line and fields for OWNER/DEVELOPER, COLLIN SEKAS, PRESIDENT.

PRIOR TO ANY CONSTRUCTION CALL MISS UTILITY @ 811

GRADING PLAN

SCALE: 1" = 20'



October 17, 2024

Mr. David Levy, Director of Planning and Zoning
 Planning & Zoning Department
 127 Center Street, S
 Vienna, Virginia 22180

Re: #130 Wilmar Place, N.W.
 Fairfax County Tax Map #0384 03 0063
 Currently Zoned RS-10, 11,900 SF
 LDC Project #24090-1-0

Dear Mr. Levy,

Land Design Consultants, Inc. (LDC) has submitted a non-bonded infill lot grading plan for the subject property for the construction of a new single-family dwelling and driveway.

The Applicant has retained TNT Environmental, Inc. to complete an Existing Vegetation Map, Tree Inventory and Condition Analysis for the above referenced property in accordance with Chapter 17 of the Tree Conservation Ordinance. Copies of this information are provided herein.

In accordance with the Tree Conservation Ordinance, Section 17-2004.a (1)(2)(3), LDC is respectfully requesting permission to deviate from the Tree Preservation Target requirements. Currently, the subject lot is approximately 39.1% covered by existing tree canopy. Upon development, 20% of the subject property shall be required as tree canopy. Of the required 20%, 0% (0 SF) of the tree canopy requirement will be met by tree preservation. The existing vegetation on-site to be removed consists of eleven numbered on-site trees and scattered unnumbered vegetation. The Tree Preservation Target of 930 SF cannot be met and therefore the following serves as our justification for this request:

In accordance with Section 17-2004.a (1) Meeting the Tree preservation target would prevent the development of uses or densities otherwise allowed by the Town Zoning and Subdivision Ordinance. Trees near the proposed construction and the existing T-57 and T-58 have large critical root zones within the BRL and near the existing foundation to be demolished. The trees will not survive demolition activities due to 10' wide work zone requirements and therefore would preclude redevelopment of the subject property.

In accordance with Section 17-2004.a (2) Meeting the Tree preservation target would require the preservation of trees and forested areas that do not meet standards for health, structural condition, and other vegetation and risk management requirements. Tree T-419 is a Crepe Myrtle in fair/poor condition, the tree has minimal vines and moderate dieback on one side. Tree T-48 is a Black Cherry in Fair/Poor condition with significant vines, growing horizontal and canopy suppressed by vines. Tree T-49 is a Crepe Myrtle in fair/poor condition, with multi-trunk and significant vines.

In accordance with Section 17-2004.a (3) 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 and structurally sound manner for a minimum of twenty (20) years in accordance with the post-development standards for trees and forested areas. Trees T-46, T-47, T-53, T-54, T-55, T-56 are all located on-site and will not survive construction activities.

In accordance with Section 17-2004.a, deviations from the Tree Preservation Target are permitted if site meets the criteria specified.

- The subject property does not contain any "champion", "heritage", "specimen", "memorial" or "street" trees as designated in Chapter 120 of the County Code.
- In order to meet Tree Canopy requirements, the Applicant will plant 2,400 SF of quality vegetation on the site as shown on the grading plan plant schedule. This will result in meeting/exceeding the 20% Tree Canopy Requirements as required by the Tree Conservation Ordinance.

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

Sincerely,

Rob Aboulmouna
 Rob Aboulmouna
 Director of Project Management

October 22, 2024

Re: 130 Wilmar Place, NW
 Fairfax County Tax Map #38-4-(03)-0063
 Currently Zoned RS-10, Approximately 11,900 S.F. (Computed)
 LDC Project #24090-1-0

Dear Mr. Brad Baer, PE,

Land Design Consultants, Inc. (LDC) is working with Church Street Construction (builder) to construct a new single family home located at 130 Wilmar Place, NW. The property was acquired in good faith with the intention of complying with all requirements. The purpose of this letter is to request a waiver to the three-foot lot deviation requirement as specified in 18-002 LTI. The Finished Lot Grade definition states:

Finished Lot Grade: Means the finished surface of ground abutting a building or structure. For single-family detached dwellings, not including subdivision, the finished lot grade may deviate from the pre-existing lot grade by no more than three vertical feet at any point along the pre-existing lot grade around the footprint of the building or structure, such that all over-lot grading shall be in accordance with the natural lay of the land. The Director of Public works may waive the three foot lot deviation requirement, if deemed to be for good cause and not contrary to the public interest.

The site topography on-site is sloping easterly with approximately 25 of grade fall from Wilmar Place to the rear property line. The finished lot grade elevations at locations #1-11 as shown on sheet 1, exceeds the maximum allowable deviation from existing grade. The following justification is provided:

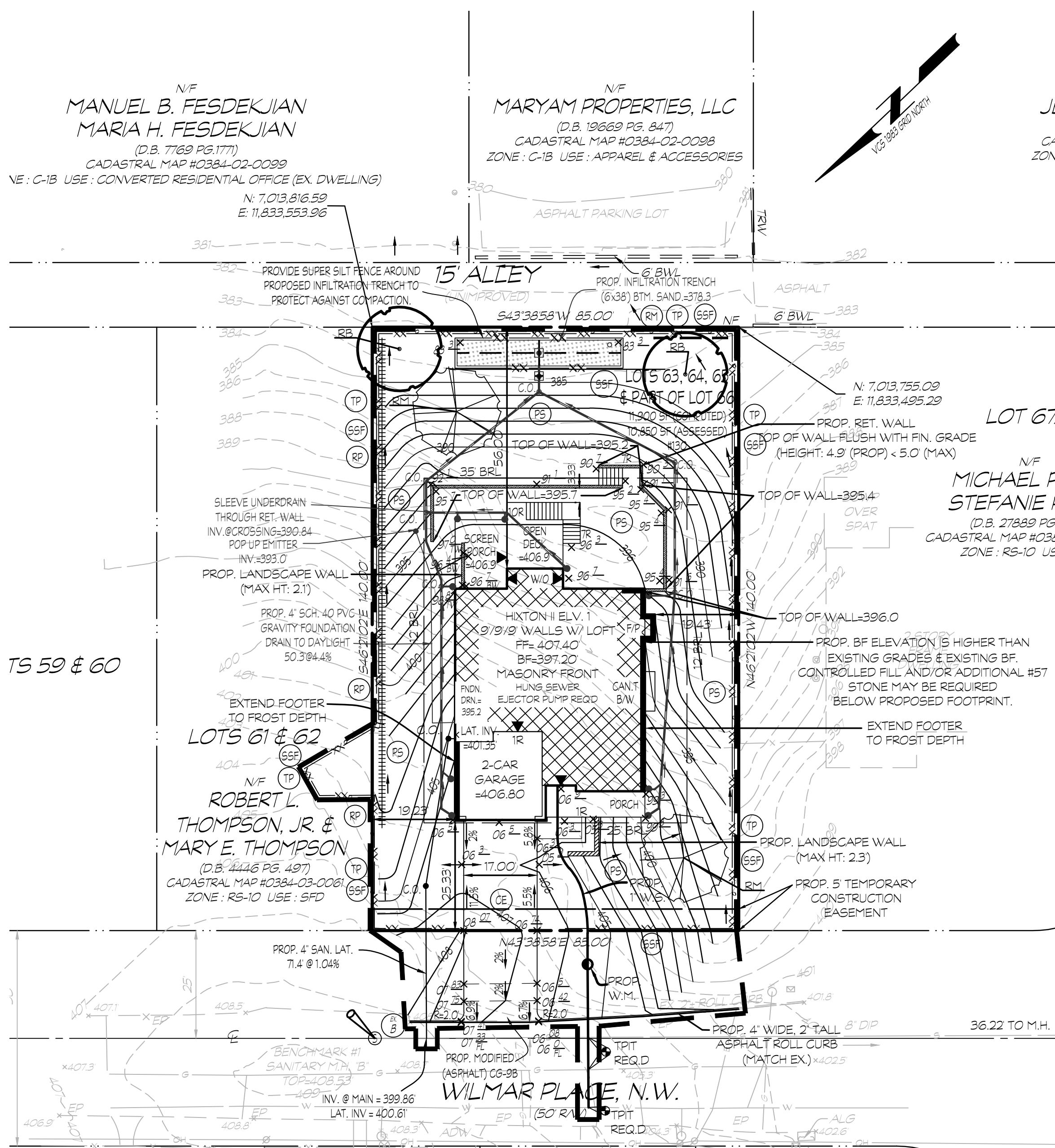
Due to the steep slopes and setbacks, the house placement could not be adjusted to accommodate the lot deviation requirements. Filling in the front yard was necessary to allow the driveway apron to align with any future road improvement projects within Wilmar Place ROW and provide reasonable safe access to the driveway and garage as required to meet off-street parking requirements. A grade deviation in excess of three feet was required in the side and rear yards to transition the grades and allow a safe exit at the basement walk out. The property has nearly a continuous 3:1 slope that does not allow for an alternative design.

We look forward to a favorable response.

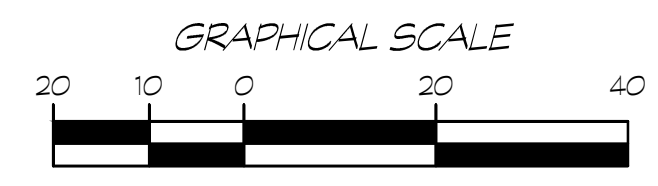
Sincerely,

Rob Aboulmouna
 Rob Aboulmouna
 Director of Project Management

P:\P\2024\24090-1-0 Wilmar Place, N.W. - 130 WILMAR PLACE PROCESSING DOCUMENTS\Letter - Grade Deviation Exception.doc
 PH 703.680.4585 > FX 703.680.4775 > PLAN@LDC.VA.COM
 4585 Daisy Road Avenue, Suite 201 > Woodbridge, VA 22192 > WWW.LDC.VA.COM



SANITARY LATERAL NOTE:
 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING LATERAL PRIOR TO CONSTRUCTION TO CONFIRM THE PROPOSED BASEMENT WILL HAVE A GRAVITY SEWER. THE EXISTING LATERAL MAY BE UTILIZED PROVIDED THAT IN GOOD CONDITION AND APPROVED FOR REUSE BY THE TOWN.



VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES

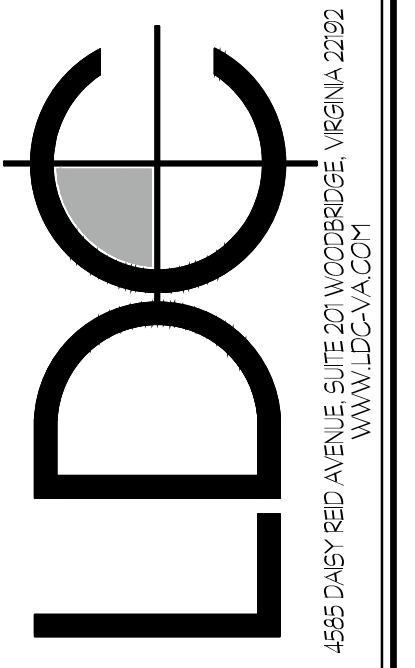
NO.	TITLE	KEY	SYMBOL
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	[Symbol]
C-PCM-04	SUPER SILT FENCE	ESF	[Symbol]
C-SSM-01	TREE PRESERVATION AND PROTECTION	TP	[Symbol]
	ROOT PRUNING	RP	[Symbol]
	ROOT MATTING	RM	[Symbol]
C-SSM-10	PERMANENT SEEDING	PS	[Symbol]
	LIMITS OF CLEARING AND/OR GRADING		[Symbol]

PLANTING SCHEDULE

Project Address and/or Munis #:		130 WILMAR PLACE, N.W.		See town approved tree list for CCA and Multipliers		Total Units= 4		Instructions: Delete values from multiplier credit cells that tree does not qualify for.					Total CCA= 2,400				
SYMBOL	TREES:	Scientific Name	Common Name	Variety/Cultivar	Notation on Plan	Notes	Caliper or Height	B&B or Container	Quantity (Units)	Base 20 Year CCA	Air Quality (1.5)	Water Quality (1.25)	Native Tree (Local Ecotype) (1.5)	Wildlife Benefit (1.5)	Improved Cultivars and Varieties (1.25)	CCA per tree after Multiplier(s)	Total CCA for all units
[Symbol]	Template Row	Template Row	Template Row	Template Row	(eg: "TR")	Do not use or modify this row.	2' or 6'	BB or C	0	0	0	0	0	0	0	0	0
[Symbol]	Betula nigra	River Birch			RB	N/A	2'	B&B	2	300			150	150		600	1200
[Symbol]	Acer rubrum	Red Maple			RM	N/A	2'	B&B	2	300			150	150		600	1200

TREE COVER CALCULATIONS:

EXISTING CANOPY TO REMAIN:	0 SQ. FT.
EX. CANOPY TO REMAIN POST MULTIPLIERS:	0 SQ. FT.
TOV 20% REQUIREMENT:	2,380 SQ. FT.
PLANTINGS REQUIRED:	2,380 SQ. FT.
EX. CANOPY TO REMAIN:	0 SQ. FT.
PLANTINGS PROPOSED:	2,400 SQ. FT.
TOTAL:	2,400 SQ. FT. PROVIDED > 2,380 SQ. FT. REQUIRED

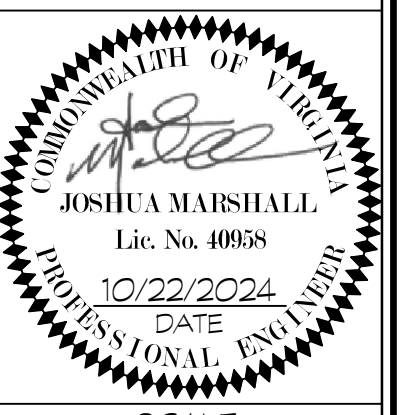


GRADING PLAN & EES
 PHASE II

130 WILMAR PLACE, N.W.

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

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



SCALE: 1" = 20'
 SHEET: 003 OF 13
 DATE: 10/18/2024
 DRAFT: DMC CHECK: RMA
 FILE NUMBER: 24090-1-0

P:\P\2024\24090-1-0 Wilmar Place, N.W. - 130 WILMAR PLACE PROCESSING DOCUMENTS\Grading Plan.doc
 RABOULMOUNA on 10/24/2024