



APPLICATION FILED: March 30, 2007
PLANNING COMMISSION: September 19, 2007
BOARD OF SUPERVISORS: September 24, 2007 @ 3:30pm

County of Fairfax, Virginia

September 6, 2007

STAFF REPORT

APPLICATION RZ/FDP 2007-MA-010

MASON DISTRICT

APPLICANT: Eastwood Properties, Inc.

PRESENT ZONING: R-2

REQUESTED ZONING: PDH-8

PARCEL(S): 72-2 ((1)) 35, 38 and 39

ACREAGE: 2.25 acres

DENSITY: 5.33 du/ac including the cemetery area (6.94 du/ac without cemetery area)

OPEN SPACE: 25.9% excluding the cemetery area

PLAN MAP: Residential Use, 5-8 dwelling units per acre and Public Facilities with option for up to 12 dwelling units, with conditions

PROPOSAL: Rezone from the R-2 District to the PDH-8 District to permit development of 12 single-family attached dwelling units and expansion of an existing cemetery as a secondary use.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2007-MA-010, subject to proffers consistent with those contained in Appendix 1.

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Staff recommends approval of FDP 2007-MA-010, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a waiver of the 200 square foot Privacy Yard requirement for single-family attached dwelling units.

Staff recommends approval of a modification of the transitional screening requirements and a waiver of the barrier requirements along the eastern, southern and a portion of the western boundaries in favor of that shown on the CDP/FDP.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2007-MA-010

Applicant: EASTWOOD PROPERTIES, INC.
Accepted: 03/30/2007
Proposed: RESIDENTIAL AND SECONDARY USE
Area: 2.25 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:
Located: APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION OF LINCOLNIA ROAD AND NORTH CHAMBLISS STREET

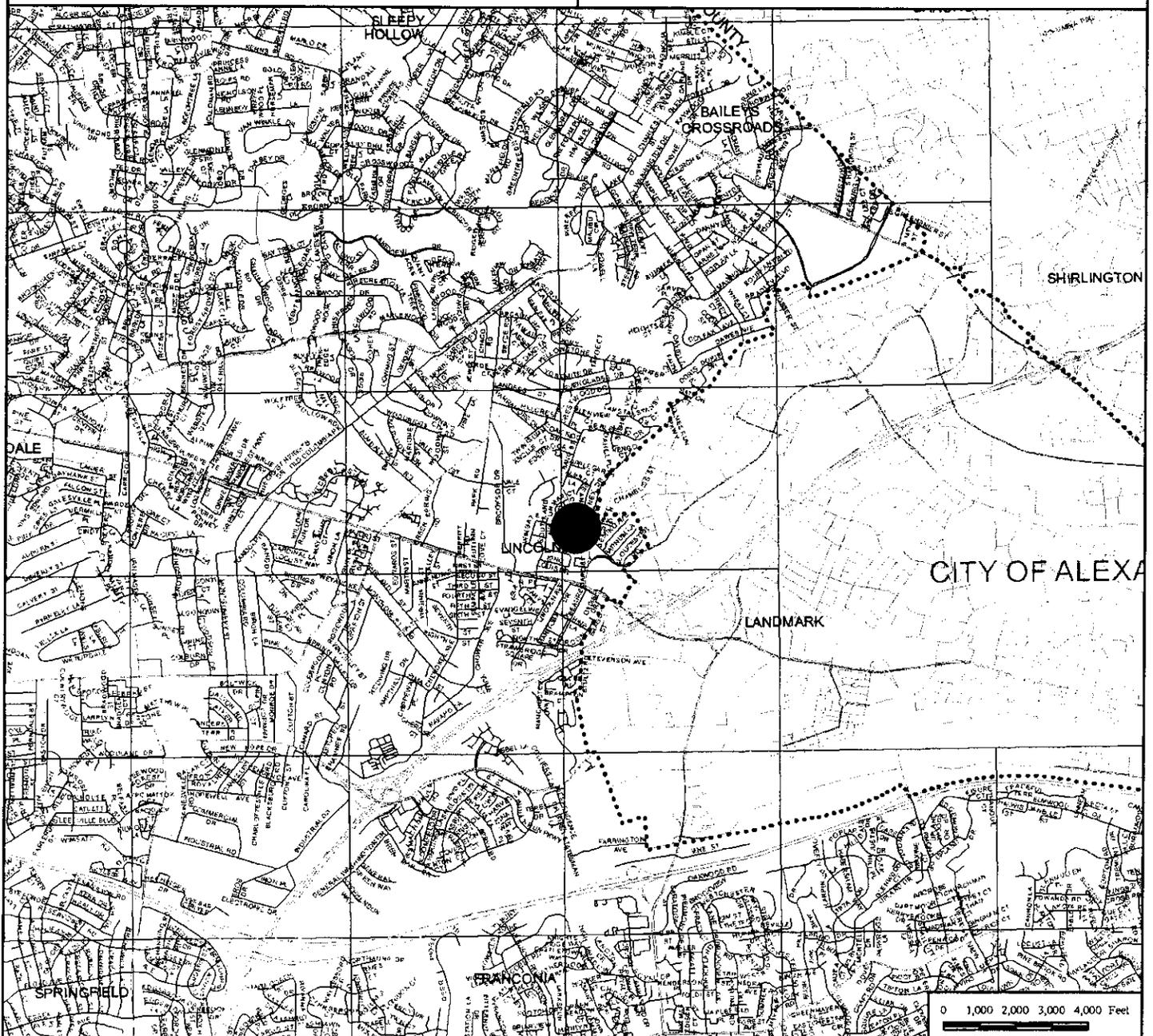
Zoning: FROM R- 2 TO PDH- 8
Overlay Dist:
Map Ref Num: 072-2- /01/ /0035 /01/ /0038 /01/ /0039

Final Development Plan

FDP 2007-MA-010

Applicant: EASTWOOD PROPERTIES, INC.
Accepted: 03/30/2007
Proposed: RESIDENTIAL AND SECONDARY USE
Area: 2.25 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:
Located: APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION OF LINCOLNIA ROAD AND NORTH CHAMBLISS STREET

Zoning: PDH- 8
Overlay Dist:
Map Ref Num: 072-2- /01/ /0035 /01/ /0038 /01/ /0039



Rezoning Application

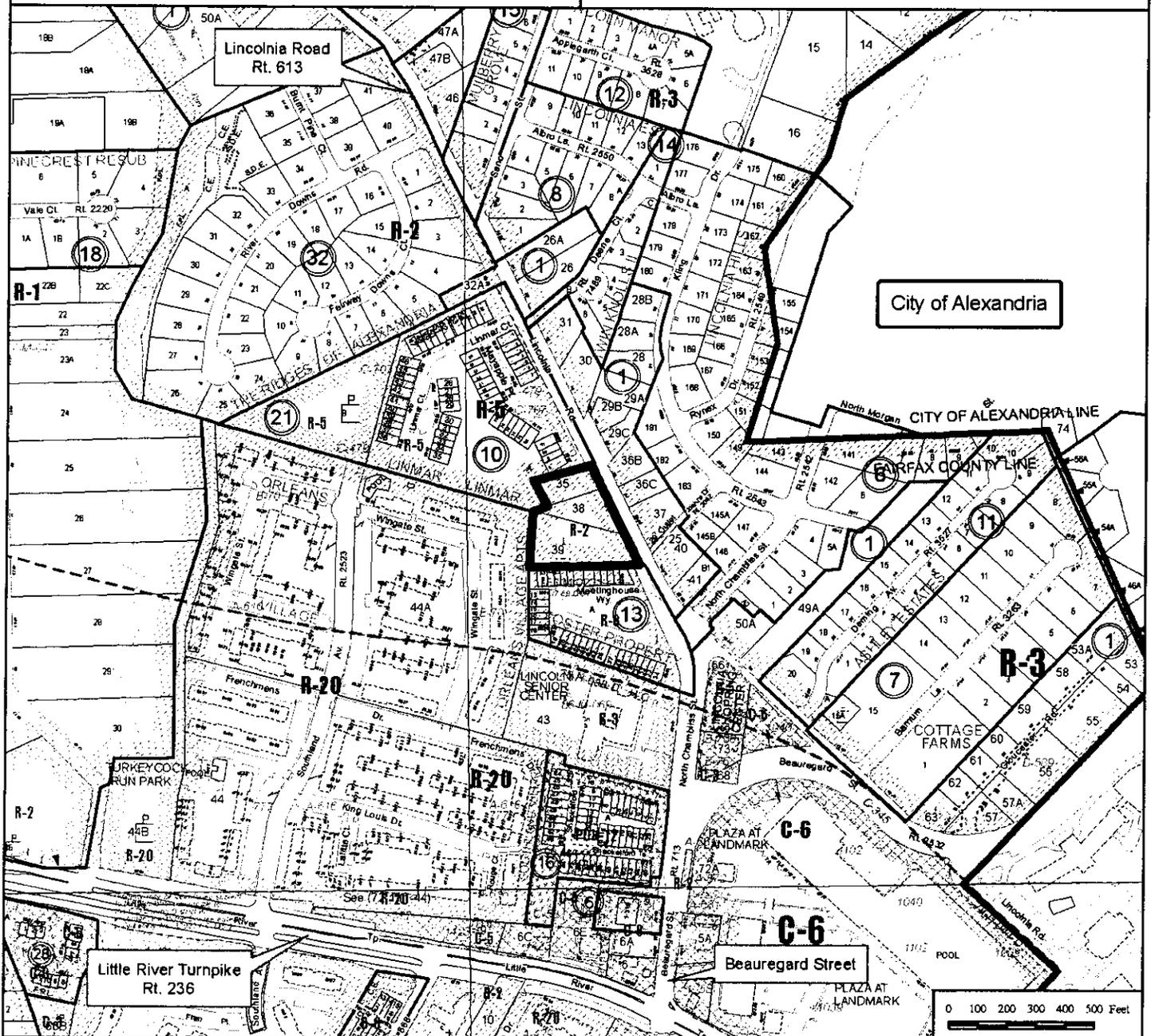
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GENERAL NOTES:

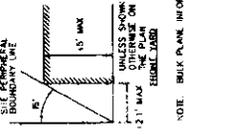
- THE PROPERTIES DELINEATED ON THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN (CON/FDP) ARE IDENTIFIED ON FAIRFAX COUNTY ZONING ASSESSMENT MAP # 72-2-1(1). PARCELS 35, 36, AND 38 EACH PARCEL IS CURRENTLY ZONED R-2.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM A FIELD RUN TOPOGRAPHIC SURVEY CONDUCTED BY BC CONSULTANTS IN MARCH, 2005. THE TOPOGRAPHY IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS FROM A FIELD RUN BOUNDARY SURVEY CONDUCTED BY BC CONSULTANTS IN OCTOBER, 2005.
- THE PROPERTIES SHOWN ON THE CON/FDP ARE LOCATED IN THE MASON MAGISTERIAL DISTRICT, THE CAMERON T-5 SANITARY SEWER SUB-STATION AND THE CAMERON RUN WATERSHED.
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING REQUESTS:
 - A MODIFICATION OF THE TRANSITIONAL SCREEN, TO THAT AS SHOWN ON THE PLAN, AND A LINCOLN ROAD IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE. IF A TRANSITIONAL SCREEN IS REQUIRED TO BE SHOWN ON THE PLAN, A BOARD ON BOARD FENCE IS PROPOSED ALONG THE SOUTHERN PROPERTY BOUNDARY WHERE THE ADJACENT EXISTING TOWNHOUSES ARE LOCATED. NO TRANSITIONAL SCREENS OR BARRIERS ARE REQUIRED ALONG THE NORTHERN OR WESTERN BOUNDARIES.
 - A MAJOR OF THE 200 ± 1.1 PRIVACY YARD IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 6, SECTIONS 6-107, PARAGRAPH 2 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
 - ACCORDING TO THE COUNTY WDF TRAILS PLAN DATED 2002, A MAJOR PAVED PEDESTRIAN TRAIL (B' OR MORE) IS REQUIRED ALONG THE EAST SIDE OF LINCOLN ROAD. CONSEQUENTLY, THIS TRAIL WILL HAVE NO IMPACT ON THE SUBJECT PROPERTY.
 - THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
 - STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (SWM/BMP) WILL BE PROVIDED ON COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. SEE SHEETS 5, 6 AND 7 FOR THE REQUIRED SWM/BMP INFORMATION. THE MINIMUM STORMWATER INFORMATION CHECKLIST IS SHOWN ON SHEET 5.
 - THIS PLAN SHOWS ALL KNOWN (WITHOUT THE BENEFIT OF A TITLE REPORT) EXISTING UNDERGROUND OR ABOVE GROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
 - ALL NECESSARY PUBLIC UTILITIES ARE DEEMED ACCESSIBLE TO THE SITE AND WILL BE EXTENDED TO THE PROPERTY LINE. THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
 - THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAWS.
 - A CEMETERY CURRENTLY EXISTS ON THE SITE. ITS LOCATION AND A PROPOSED EXPANSION AREA ARE SHOWN ON THE PLAN. THE PROPOSED RESIDENTIAL DEVELOPMENT WILL NOT ENOUGHEN INTO THE CEMETERY OR DISTURB ANY OF THE BURIAL SITES.
 - ANY AND ALL OFF-SITE GRADING, PARKING, ACCESS AND UTILITY CROSSINGS SHALL BE ALLOWED WITH PERMISSION OF THE ADJACENT PROPERTY OWNERS AND/OR THEIR ASSOCIATED HOMEOWNERS ASSOCIATION.
 - ALL STREETS SHALL CONFORM TO EITHER FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
 - IN ACCORDANCE WITH ARTICLE 16, PART 4, SECTION 16-403, PARAGRAPH 4 OF THE FAIRFAX COUNTY ZONING ORDINANCE, MINOR MODIFICATIONS TO AN APPROVED FINAL DEVELOPMENT PLAN (FDP) MAY BE PERMITTED WHEN IT IS DETERMINED THAT SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED FDP AND THAT SUCH MODIFICATIONS DO NOT AFFECT THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE COMMUNITY. SUCH MODIFICATIONS TO THE PLAN SHALL BE LIMITED TO DESIGN, VEHICULAR CIRCULATION OR REQUIREMENTS OF VDOT AND FAIRFAX COUNTY.
 - THE APPROXIMATE LIMITS OF CELESTIAL SHADING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE TO BE MAINTAINED AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE. HOWEVER, IN CONSULTATION WITH FAIRFAX COUNTY'S DEPARTMENT OF URBAN FORESTRY MANAGEMENT, IT IS RECOMMENDED THAT 70'-0" ZONING TAGS MAY BE PROVIDED IN THE FENCE TO AVOID TREES PROPOSED TO BE PRESERVED OR FOR THE CEMETERY. DISTURBANCE WITHIN THE CEMETERY WILL BE LIMITED TO CLEAN-UP, REPAIR OR MAINTENANCE. NO EXISTING BURIAL SITES WILL BE DISTURBED. TREES WITHIN THE CEMETERY MAY BE PRUNED, DISEASED, DAMAGED OR DEAD TREES WITHIN THE CEMETERY MAY BE REMOVED. TO THE EXTENT POSSIBLE, IN CONSULTATION WITH URBAN FORESTRY MANAGEMENT.
 - RETAINING WALLS IN EXCESS OF FOUR (4) FEET IN HEIGHT MUST AND WILL BE SHOWN ON THE PLAN. RETAINING WALLS WITH HEIGHTS UP TO FOUR (4) FEET ARE NOT SHOWN ON THE PLAN. THE EXISTENT AND LOCATION OF THESE WALLS (LESS THAN OR EQUAL TO FOUR (4) FEET) WILL NOT BE KNOWN UNTIL FINAL ENGINEERING.
 - THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES (WHERE PROPOSED ALONG) SHOULD BE MAINTAINED AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING ENGINEERING AND MODIFIED IN CONSULTATION WITH URBAN FORESTRY MANAGEMENT DIVISION (UFMD). CUTOPTS OR ZONING TAGS MAY BE PROVIDED IN THE FENCE TO AVOID TREES PROPOSED TO BE PRESERVED. ON OR ADJACENT TO THE PROPERTY BOUNDARIES, TREES SHALL BE MAINTAINED AND PRESERVED TO THE EXTENT POSSIBLE. THE PROPERTY BOUNDARIES (AT THE DOG-PARK) AND THE METAL FENCE (AT THE CEMETERY) MAY ALSO BE MADE TO AVOID TREES PROPOSED TO BE PRESERVED.
 - IN ACCORDANCE WITH THE PROVISIONS OF P.M. 12-04023.1 AND WITH APPROVAL OF THE DIRECTOR, LIMITED GRADING WITHIN THE MINIMUM BUFFER ZONE MAY BE ALLOWED WITH APPROPRIATE TREE PRESERVATION MEASURES IN CONSULTATION WITH UFMD.
 - IN SOME AREAS, DUE TO SPACE LIMITATIONS, TREES MAY BE PLANTED WITHIN FOUR (4) FEET OF A RESTRICTIVE SURFACE OR BARRIER, NO TREE DEDRIT WILL BE TAKEN FOR TREES UNDER THESE CIRCUMSTANCES.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

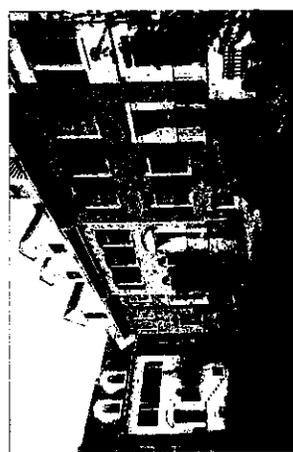
- VICINITY MAP AS SHOWN ON THE PLAN.
- APPLICANT AND CONTRACT PURCHASER OF PARCELS 35 AND 38: EASTWOOD PROPERTIES, INC. OWNER OF PARCEL 35: ANNA SAHISI. OWNER OF PARCEL 36: EASTWOOD PROPERTIES, INC. (P&A), WILLIAM J. MUSICK. ANNA SAHISI.
- TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2 FOR ADDITIONAL INFORMATION.
- SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- APPROXIMATE LOCATION AND ARRANGEMENT OF PROPOSED STRUCTURES AND USES AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2 FOR ADDITIONAL INFORMATION.
- PROPOSED CIRCULATION AS SHOWN ON THE PLAN. SEE GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
- MAJOR OPEN SPACE AND COMMUNITY FACILITIES AS SHOWN ON THE PLAN.
- REFER TO THE SITE TABULATIONS ON SHEET 1 FOR REQUIRED AND PROPOSED PARKING SPACE INFORMATION.
- EXISTING AND PROPOSED STREET INFORMATION AND REQUIRED DIMENSIONS AS SHOWN ON THE PLAN.
- THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA AS THERE ARE NO TLOORLANS, RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THE SITE.
- INFORMATION REGARDING EXISTING VEGETATION AS SHOWN ON THE EXISTING VEGETATION MAP AND EXISTING CONDITIONS, SHEET 4.
- THE APPROXIMATE LOCATION OF A STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) FACILITY IS SHOWN ON THE PLAN. REFER TO GENERAL NOTE B AND SHEETS 5, 6 AND 7 FOR REQUIRED SWM/BMP INFORMATION.
- EXISTING UTILITY EASEMENT INFORMATION AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9 THERE ARE NO GENERAL ASSES HAVING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SITE.
- A CEMETERY CURRENTLY EXISTS ON THE SITE. REFER TO GENERAL NOTE 12 FOR ADDITIONAL INFORMATION CONCERNING THIS CEMETERY.
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND PROPOSED SCREENING MEASURES, VEHICULAR ACCESS AND REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLAN.
- EXISTING STRUCTURES AND OTHER REQUIRED INFORMATION ARE SHOWN ON THE EXISTING VEGETATION MAP AND EXISTING CONDITIONS, SHEET 4.
- REFER TO THE SITE TABULATIONS ON SHEET 1 FOR PROPOSED NUMBER OF DWELLING UNITS AND DENSITY.
- REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OPEN SPACE CALCULATIONS.
- SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
- SPECIAL AMENITY AREAS HAVE BEEN PROVIDED. THEIR APPROXIMATE LOCATIONS HAVE BEEN SHOWN ON THE PLAN ON SHEET 1 AND DETAILED ON SHEET 3.
- DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

- VICINITY MAP AS SHOWN ON THE PLAN.
- PROPERTY LINE INFORMATION AS SHOWN ON THE PLAN.
- REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OVERALL SITE AREA.
- SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- EXISTING STREET INFORMATION, PROPOSED IMPROVEMENTS AND REQUIRED DIMENSIONS AS SHOWN ON THE PLAN.
- TOPOGRAPHY AS SHOWN ON THE PLAN. SEE GENERAL NOTE 2 FOR ADDITIONAL INFORMATION.
- APPROXIMATE LOCATION AND ARRANGEMENT OF PROPOSED STRUCTURES AND USES AS SHOWN ON THE PLAN.
- NOT APPLICABLE.
- REQUIRED DIMENSIONS FOR THE EXISTING STRUCTURES ARE SHOWN ON THE EXISTING VEGETATION MAP AND EXISTING CONDITIONS, SHEET 4. REQUIRED DIMENSIONS FOR THE PROPOSED STRUCTURES ARE SHOWN ON SHEET 1.
- BULK PLANE INFORMATION SHOWN ELSEWHERE ON THIS SHEET AND IS PROVIDED FOR INFORMATIONAL COMPARISON ONLY.
- PROPOSED CIRCULATION AS SHOWN ON THE PLAN, LOCATION AND WIDTH OF ALL STREETS, DRIVEWAYS, ENTRANCES TO PARKING AREAS AND PARKING STRUCTURES, WALKWAYS, BIKECELL PATHS AND/OR BRIDGE PATHS ARE SHOWN ON THE PLAN OR REFER TO THE TYPICAL SINGLE FAMILY ATTACHED UNIT PLAN BELOW. SEE GENERAL NOTE 6 FOR COMPREHENSIVE PLAN TRAILS REQUIREMENTS.
- REFER TO THE SITE TABULATIONS ON SHEET 1 FOR REQUIRED AND PROPOSED PARKING SPACE SPACES ARE NOT REQUIRED.
- MAJOR OPEN SPACE AND DEVELOPED RECREATIONAL FACILITIES ARE SHOWN ON THE PLAN.
- PROPOSED LANDSCAPING, SCREENING MEASURES AND DELINEATION OF EXISTING VEGETATION IS SHOWN ON THE PLAN. SEE GENERAL NOTE 12 FOR INFORMATION CONCERNING PRESERVATION OF EXISTING VEGETATION MAP AND EXISTING CONDITIONS, SHEET 4. VEGETATION AS SHOWN ON THE EXISTING VEGETATION MAP AND EXISTING CONDITIONS, SHEET 4.
- THE LOCATION OF AN ON SITE CEMETERY IS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 12 FOR ADDITIONAL INFORMATION CONCERNING THIS CEMETERY.
- PROPOSED UTILITIES AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 10.
- THE APPROXIMATE LOCATION OF A STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) FACILITY IS SHOWN ON THE PLAN. REFER TO GENERAL NOTE B AND SHEETS 5, 6 AND 7 FOR REQUIRED SWM/BMP INFORMATION.
- EXISTING UTILITY EASEMENT INFORMATION AS SHOWN ON THE PLAN OR REFER TO GENERAL NOTE 9.
- THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA AS THERE ARE NO FLOODPLAINS, RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THE SITE.
- DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.



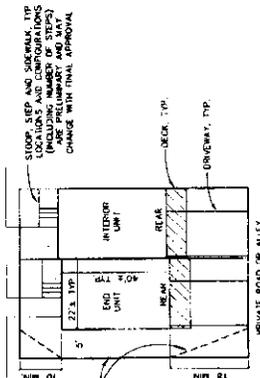
NOTE: BULK PLANE INFORMATION TAKEN FROM THE R-8 ZONE AND IS SHOWN FOR INFORMATIONAL COMPARISON PURPOSES ONLY. NOT TO SCALE.



NOTE: THE ARCHITECTURAL ELEVATION SHOWN HEREON IS TO GIVE THE QUALITY OF THE PROPOSED UNITS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY CHANGE BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE FEATURES ABOVE GRADE, EXCLUDING ATC. THIS ELEVATION APPLIES TO UNITS 1 THROUGH 7. UNITS 1 THROUGH 7 WILL BE THREE (3) STORES ABOVE GRADE, EXCLUDING ATC.

TYPICAL SINGLE FAMILY ATTACHED UNIT PLAN

NOT TO SCALE



ANGLE OF BULK PLANE

NOT TO SCALE

**A GLOSSARY OF TERMS USED
FREQUENTLY IN STAFF REPORTS CAN BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Eastwood Property, Inc., requests approval to rezone approximately 2.25 acres from the R-2 (Residential, 2 dwelling units/acre) District to the PDH-8 (Planned Development Housing, 8 dwelling units/acre) District, and approval of a Conceptual/Final Development Plan (CDP/FDP), to permit the development of a total of 12 single-family attached homes and the expansion of an existing cemetery as a secondary use. The residential development will be developed on tax map parcels 72-2 ((1)) 35 and 38. The existing cemetery and the proposed cemetery expansion is located on tax map parcel 72-2 ((1)) 39. The submitted application proposes an overall density of 5.33 dwelling units per acre (du/ac) including the cemetery area (6.94 du/ac excluding the cemetery area) with 25.9% of the site retained as open space (excluding the cemetery area.)

Waivers and Modifications:

- Waiver of the 200 Square Foot Privacy Yard for single-family attached residences within the PDH District.
- Modification of the transitional screening requirements and a waiver of the barrier requirements along the eastern boundary.

A reduced copy of the proposed Conceptual Development Plan and Final Development Plan (CDP/FDP) is included in the front of this report. The proffers, development conditions, affidavit and the statement of justification are included as Appendices 1 through 4.

LOCATION AND CHARACTER

Site Description:

The 2.25 acre subject property is located on the west side of Lincolnia Road, approximately 400 feet north of the intersection of Lincolnia Road and North Chambliss Street. The site is presently developed with two single-family detached dwellings and a cemetery. The dwelling units are proposed for demolition and the existing cemetery is proposed to be preserved and expanded.

Surrounding Area Description:

The subject property is located on the west side of Lincolnia Road and is surrounded by the following uses:

Direction	Use	Zoning	Plan
North	Residential townhouses (single-family attached residences)	R-5	Residential, 5-8 du/ac
South	Residential townhouses (single-family attached residences)	R-8	Residential, 5-8 du/ac
East	Residential (single-family detached)	R-3	Residential, 2-3 du/ac
West	Residential (multi-family apartments)	R-12	Residential, 16-20 du/ac

BACKGROUND

No previous rezoning, special exception, or special permit applications apply to the subject properties.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area: Area I
Planning District: Lincolnia Planning District
Planning Sector: L1-Pinecrest Community Planning Sector
Plan Map: Residential Use, 5-8 du/ac and Public Facilities

Plan Text:

In the Fairfax County Comprehensive Plan, Area I volume, 2007 Edition, Lincolnia Planning District, as amended through September 11, 2006, Pinecrest Community Planning Sector (L1) on pages 17 and 18, the Plan states:

"Parcels 72-2((1)) 35 and 38 are planned for residential use at 5-8 du/ac. parcel 72-2((1)) 39 is planned for institutional use. As an option, parcels 72-2((1)) 35, 38 and 39 may be appropriate for up to a total of 12 units with full parcel consolidation, if the following conditions are met:

- *Residential development should be located on parcels 72-2((1)) 35 and 38 with parcel 72-2((1)) 39 to be maintained for cemetery use and open space.*
- *The existing cemetery use is preserved and enhanced with landscaped buffering and monument signs to better demarcate the boundary of the cemetery and parking is provided at the cemetery for cemetery visitors.*

- *Storm water management infrastructure may be appropriate for the cemetery property (parcel 72-2((1)) 39) provided that it is designed and located in a manner that does not adversely impact the cemetery.”*

DESCRIPTION OF CDP/FDP

Conceptual/Final Development Plat (Copy at the front of staff report)

Title of CDP/FDP: Lincolnia Road Property

Prepared By: BC Consultants

Original and Revision Dates: January 2007, with revisions through August 29, 2007

The CDP/FDP consists of seven (7) sheets showing the following information:

	Contents
Sheet 1	Conceptual/Final Development Plan, Site Tabulation, Tree Cover Calculations, Legend, Vicinity Map
Sheet 2	General Notes, Typical Single-Family Attached Unit Plan, Architectural Elevations, Angle of Bulk Plane
Sheet 3	Amenity Areas and Details
Sheet 4	Existing Vegetation Map and Summary Table, Tree Survey Schedule, and Existing Structure Table
Sheet 5	Preliminary SWM/BMP Design, Calculations, Outfall Narrative and Related Maps/Computations
Sheet 6	Preliminary SWM/BMP Design Extent of Review
Sheet 7	Preliminary SWM/BMP Design Extent of Review

The following features are depicted on the CDP/FDP:

Site Layout: The proposed layout includes the consolidation of three parcels for the purpose of constructing 12 single-family attached dwelling units at an overall density of 5.33 dwelling units per acre on tax map parcels 72-2((1)) 35 and 38 to the north, and improving the existing conditions of a cemetery located on tax map parcel 72-2((1)) 39 to the south. The proposed dwelling units are connected in two separate rows (Lots 1-7 and Lots 8-12) with each row oriented parallel to Lincolnia Road. Lots 1-7 will face Lincolnia Road to the east while Lots 8-12 will face the open space area to the west. The existing cemetery is located to the south and perpendicular from the proposed dwelling units. A dog park, barbeque area and reflection garden are proposed for passive recreation and will be located between the proposed dwelling units and the cemetery. A stormwater pond and cemetery expansion area will be located south of the existing cemetery along the southern boundary line.

Sheet 2 of the CDP/FDP includes an architectural elevation of the proposed dwelling units, which depicts 2½-story attached dwelling units with brick façades, gabled dormers, storm shutters, elevated and arched doorways, decorative metal fencing, and other architectural details. Each dwelling unit will be a maximum of 45 feet in height. The applicant has proffered to design the fronts and the exposed sides of the dwelling units (Lots 1, 7, 8 and 12) with brick materials, exclusive of windows, doors, shutters and trim. Vinyl, hardi-plank or other similar cementitious siding products, or a combination of these will be used on the backs of the units, exclusive of windows, doors, shutters and trim. If vinyl siding is used, the applicant has also proffered to use a product listed on the Vinyl Siding Institute list of Certified Products and Colors which all meet or exceed ASTM D3679 standards for quality and performance.

The proposed dwelling units will have an approximate lot size of 1,500 square feet, and a building footprint of 880 square feet (22' width x 40' length). The established minimum yards for these lots consist of ten foot (10) front yards, five (5) foot side yards and eighteen (18) foot rear yards. Decks are provided in the rear of each dwelling unit and extend approximately 4 to 5 feet from the top of the first floor (above the garage). A waiver of the 200 square foot privacy yard for single-family attached residences within the PDH District is requested.

Proposed improvements to the existing cemetery include increased landscaping, new signage, a new black wrought iron fence around the entire cemetery, and a new shared access point with onsite parking for the cemetery. The applicant has proffered to develop the property in accordance with the Virginia Antiquities Act and to perform additional testing for potential unmarked graves to meet expectations of the Cultural Resource Management Branch of the Park Authority. Signage for the residential and the cemetery uses will be located on the north and south sides of the shared access point and will be subject to Article 12 of the Zoning Ordinance.

Proposed Dedicated Right-of-Way

The applicant has proffered to provide 45 feet from the centerline of Lincolnia Road for public right-of-way and to construct improvements along the subject property's entire frontage on Lincolnia Road subject to VDOT. The CDP/FDP depicts a potential dedication area for the public right of way along the entire frontage of the subject property on Lincolnia Road. A 5-foot wide sidewalk is shown along the west side of the right of way.

Access & Parking

One access point is provided from Lincolnia Road, which immediately splits and leads into a proposed parking lot for the existing cemetery and an internal private 24-foot wide alley. The private alley allows residents to drive their vehicles to rear-loaded garages, located behind their dwelling units. According to the PFM

(Plate # 4-7, see Appendix 17), no parking is permitted along the curbs of the proposed 24-foot wide private street.

Off-street parking is provided for the residential development within two-car garages and 18-foot long driveways (also providing two (2) parking spaces) for each newly created lot. Five (5) additional visitor parking spaces are proposed and yield 53 parking spaces for the residential use. Seven (7) additional parking spaces are provided for the cemetery. The following chart is a summary of the proposed parking for the site:

12 lots x 4 parking spaces per lot	= 48
5 off-street parking spaces	= +5
8 cemetery spaces	<u>= +7</u>
	60 total parking spaces on site

Resource Protection Areas and Environmental Quality Corridor and 100 - Year Floodplain

No flood plains, resource protection areas or environmental quality corridors exist on the site; however, a cemetery currently does and is proposed to remain and be expanded as a secondary use. The proposed cemetery expansion area and residential development will not encroach into the existing cemetery or disturb the burial sites. As previously stated, the applicant has proffered to develop the property in accordance with the Virginia Antiquities Act and to perform additional testing for potential unmarked graves to meet expectations of the Cultural Resource Management Branch of the Park Authority.

Open Space & Landscaping

Approximately 25.9% of the site will remain as open space, which includes the stormwater management pond, a proposed dog park, barbeque area and reflection garden, but excludes the existing cemetery and proposed cemetery expansion area. Sheet 3 shows the proposed amenities within the open space to include benches, barbeque grills, tables and a dog park station. Sheet 3 also shows cross-sections of the wrought iron, chain link and board on board fences proposed on the site. These proposed fences will have a maximum height of 6 feet. The location of the fences is depicted on Sheet 1 and Sheet 3 of the CDP/FDP which shows a chain link fence with black vinyl fabric surrounding the dog park, and a wrought iron fence with brick columns surrounding the existing cemetery and the proposed cemetery expansion area. The proposed board on board fence is located along the southern property line and connects to the proposed wrought iron fence along the western boundary line just south of the dog park. Landscaping is proposed along the fences. A note on Sheet 2 of the CDP/FDP indicates that the proposed fence locations may be modified to allow cutouts and zigzags to avoid trees worthy of preservation in consultation with Urban Forest Management (UFM). The applicant has also proffered to this proposal.

No active recreational amenities will be provided on-site. However, the CDP/FDP depicts various passive recreational amenities, such as a paved sidewalk throughout the residential development that offers gathering opportunities; benches, chairs, tables, grills, and a landscaped dog park; barbeque area and reflection garden.

Except for the existing cemetery area, the majority of the site will be cleared and regraded. Sheet 4 of the CDP/FDP includes a tree survey schedule which indicates that most of the existing trees on the site will be removed and identified specific trees to be retained. The applicant has made the appropriate commitments to preserve the trees identified for preservation.

The landscape plan on Sheet 1 depicts the planting of large deciduous trees along the site's southern and eastern property lines. Scattered ornamental/evergreen trees and shrub massing will be provided along the western property boundary, as well as along the northern and southern property lines, and the proposed passive recreational areas. Note 20 on Sheet 2 of the CDP/FDP indicates that trees may be planted within 4 feet of a restrictive surface or barrier (in between the driveways) but will not be credited towards the required tree cover.

Retaining Walls

No retaining walls in excess of 4 feet are shown on the CDP/FDP. However, Note 17 on Sheet 2 of the CDP/FDP indicates that retaining walls at or below 4 feet may be required at final engineering.

Stormwater Management

Sheet 5 of the CDP/FDP includes the stormwater management narratives, the best management practices, and the outfall narrative. Stormwater management detention is provided through the use of an on-site dry pond that is located on the southwest side of the property and is accessed from the cemetery parking lot by grass-ring pavers with a 20-foot easement leading to the pond. Best management practices will be met through the dry pond and four filteras shown on Sheet 5 of the CDP/FDP. Outfall from the stormwater management pond will lead to neighboring off-site stormwater management systems to the south and east.

ANALYSIS

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable

housing, and being responsive to the unique site specific considerations of the property. For the complete Residential Development Criteria text, please review Appendix 16.

Site Design (Development Criterion #1)

This criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. The development should provide for a logical design with appropriate relationships within the development.

The Comprehensive Plan designates parcels 72-2((1)) 35 and 38 for residential use at 5-8 du/ac and parcel 72-2((1)) 39 for institutional use. As an option, the Plan indicates that 12 units may be appropriate with full parcel consolidation, if the residential development is located on parcels 72-2((1)) 35 and 38 and the existing cemetery use is maintained on parcel 72-2((1)) 39. The Plan also recommends the existing cemetery to be enhanced with additional landscaped buffering and that it include monument signs and parking for cemetery visitors. Stormwater management infrastructure may also be located on the cemetery property (parcel 72-2((1)) 39) provided that it is designed and located in a manner that does not adversely impact the cemetery.

Consolidation

The applicant has met the consolidation goals of the Comprehensive Plan by including the three (3) subject property parcels in the application and limiting the residential development to parcels 72-2((1))35 and 38. The cemetery is proposed to be maintained, preserved, and expanded on parcel 72-2((1)) 39. Surrounding subdivisions have been developed in accordance with the Plan, leaving the three (3) subject property parcels as the only unconsolidated elements.

Layout

The existing cemetery use on the subject property limits the design opportunities for the applicant. Notwithstanding, Staff believes that the proposal works from a logical and functional design point of view. The applicant has integrated the residential use with the existing cemetery use through a single access point from Lincolnia Road, which immediately splits and leads into a proposed parking lot for the cemetery and an internal, private 24-foot wide alley for the dwelling units. The private alley allows residents to drive their vehicles to rear-loaded garages behind their dwelling units and away from the parking for cemetery visitors. In addition, the proposal includes a landscape plan which provides passive recreational amenities (dog park, reflection garden and barbeque area) for the residents and supplemental landscaping for the cemetery. A wrought iron fence is provided around the existing cemetery to delineate the cemetery boundary. Sidewalks are provided in the development to connect the residential development with the proposed dog park, barbeque area and reflection garden. Benches, chairs, tables and grills are also provided as passive recreational amenities.

Open Space, Landscaping, and Amenities

The CDP/FDP indicates that 25.9% of the site will remain as open space, which exceeds the minimum PDH-8 requirement of 25% open space. The majority of the open space will include the stormwater management pond; walking path; and amenity areas. The applicant proposes an accessible, usable, and integrated passive recreational area within the development by providing a 5-foot wide sidewalk along Lincolnia Road and a 4-foot wide sidewalk throughout the development which links the dwelling units with the open space and three amenity areas. Benches, tables, chairs and barbeque grills will be provided within these areas.

The applicant has proffered to establish a Homeowners Association to maintain the open space, common areas, amenities and private roads on the subject property. Within these proffers, the applicant has also committed to facilitate the creation of a not-for-profit corporation to maintain the cemetery grounds, parking lot, sign and wrought iron fencing around the cemetery.

Additional landscaping is proposed in the front and rear of each dwelling unit, within the amenity areas, along the boundary lines and in front of the proposed fences. The front yard of each dwelling unit will include almost 200 square feet of private open space, as well as a second floor 100 square foot outdoor deck in the rear yards. The applicant has proffered to provide a more detailed landscape plan consistent with the quality and quantity of vegetation shown on the CDP/FDP and as approved by Fairfax County Urban Forest Management at the time of site plan approval. The proposed dwelling units will have brick façades along all fronts and sides, gabled dormers, storm shutters, elevated and arched doorways, and other architectural details. The applicant is requesting a waiver of the 200 square foot privacy yard requirement for each single-family attached residence. Staff believes that the applicant has attempted to provide additional amenities and improvements throughout the site to balance this request and that the submitted plan is appropriate as designed.

Neighborhood Context (Development Criterion #2)

While developments are not expected to be identical with the existing development within which they are to be located, this Criterion states that they should fit into the fabric of the community.

Staff believes that the applicant's proposal fulfills this criterion, as the proposed density of 5.33 du/ac is compatible with the 5-8 du/ac density of the residential properties to the north and south and the 16-20 du/ac and 2-3 du/ac density to the west and east. The layout and design of the site is consistent with the adjacent development to the north and south in terms of unit types, internal access to the homes being provided by a private street, and similar architectural elements. The front street orientation of Lots 1-7 is consistent with the orientation of the existing single-family detached residents to the east and the proposed board on board

fence and landscaping along the western boundary adequately buffers the development from the existing multi-family apartments to the west. A request was made by the applicant for a modification of the transitional screening requirements and a waiver of the barrier requirements along the eastern boundary in favor of the front orientation of the single-family attached dwelling units and the proposed landscaping along the eastern boundary. Staff believes that the proposed front orientation of the dwelling units provides a more pedestrian friendly streetscape for Lincolnia Road and the existing single-family detached homes to the east. However, staff was concerned about the proposed screening for the cemetery expansion area located along the southern boundary line.

Issue: *Screening for the proposed cemetery expansion*

As shown on the CDP/FDP, the limits of the proposed cemetery expansion area are set back 6 feet from the southern property line, which is adjacent to existing single-family attached homes. The applicant has provided a 6-foot board on board fence along the southern boundary line and additional landscaping along the fence to help screen the proposed use. Staff was concerned that the proposed screening is not adequate to effectively screen the cemetery expansion area from the single-family attached homes.

Resolution:

Staff has recommended a development condition to ensure that supplemental landscaping is provided along the subject property's southern boundary line to provide a visual effect of Transitional Screening Type 1, as determined by Urban Forest Management (UFM). Imposition of this development condition will satisfy staff's concern.

Environment (Development Criterion #3) (see Appendix 6)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

Water Quality Management

Water quality control measures are provided to offset the added impervious surface areas. As previously discussed, the applicant proposes the use of an on-site dry pond and four filterstrips to provide stormwater management and best management practices, and to enhance water quality on the site. According to the water quality narrative on Sheet 5 of the CDP/FDP, the proposed facilities will provide BMP for 45 percent phosphorous removal. Any final determination regarding the adequacy of the stormwater management facilities will be made by staff in the Department of Public Works and Environmental Services at the time of site plan review.

Tree Preservation and Tree Cover Requirements (Development Criterion #4)
(see Appendix 7)

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site.

The Urban Forest Management Branch has reviewed the application and commented that all previous concerns have been adequately addressed with the proposal. The applicant has indicated on their plan that they will meet the minimum Tree Cover requirement for PDH-8, which is 20% or 17,490 square feet and has committed to preserving several trees on site located along the western and southern boundaries and within the existing cemetery boundaries. In addition to these provisions and to ensure that the existing tree cover is preserved as much as possible, the applicant has proffered the following:

- A tree preservation plan as part of the first and all subsequent site plan submissions;
- A tree value determination by a professional arborist experienced in plant evaluation;
- A tree bond to provide a remedy for any unintended disruption of trees required to be preserved;
- Root pruning and mulching measures;
- A tree preservation walk-through with a UFM representative, among others, to determine where the limits of clearing and grading can be adjusted to augment the area of tree preservation and ameliorate the survivability of trees at the limits' edge;
- Tree protection fencing;
- Site monitoring during clearing or removal of vegetation or structures.

Transportation (Development Criterion #5) (see Appendix 8)

Criterion 5 requires that developments provide safe and adequate access to the surrounding road network, and maintain the ability of local streets to safely accommodate traffic; that mass transit and pedestrian and other non-motorized transportation options be encouraged, and that interconnection of streets be provided where possible and appropriate. In addition, public streets are preferred, but alternative street designs may be appropriate where conditions merit. If the applicant uses private streets, justification for such should be provided.

The applicant is proposing a new residential development with one access point from Lincolnia Road, which immediately splits and leads into a proposed parking lot for the existing cemetery and an internal, private 24-foot wide alley. This design allows residents to park in rear-loaded garages and driveways, and allows cemetery visitors to park in a separate parking lot located on the southeast portion of the site. In addition, the applicant has proffered to provide 45 feet from the

centerline of Lincolnia Road for public right-of-way and to construct road improvements along the subject property's entire frontage along Lincolnia Road. A five (5) foot wide sidewalk is also proffered to be constructed along the frontage.

The Department of Transportation reviewed the application and indicated that the frontage pavement on Lincolnia Road should extend to tie into the pavement that currently exists to the south. The applicant has proffered to construct improvements along the property's entire frontage on Lincolnia Road including transition pavement to the south as shown on the CDP/FDP as approved by VDOT.

In Staff's opinion, the applicant is providing safe and adequate access to the surrounding road network by providing one access point and constructing road improvements along the subject property's entire frontage on Lincolnia Road. In addition, staff believes that the proposed private alley between two rows of proposed single-family attached dwelling units is appropriate and helps decrease the need for impervious surface on the site.

Public Facilities (Development Criterion #6)

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. (Specific Public Facilities issues are discussed in detail in Appendices 9 – 14).

Fairfax County Public Schools (Appendix 9)

The proposed development would be served by Parkland Elementary School, Holmes Middle School and Annandale High School. Each of these schools is projected to be below capacity by the 2011-2012 school year. The total number of students generated by this development is anticipated to be 4 students: 2 elementary, 1 middle and 1 high school student. This is an increase of 2 students above that which would be generated by the existing zoning district. An appropriate contribution to offset the school impact of the proposed development would be \$23,260 (2 students X \$11,630 per student). As requested, the applicant has proffered a contribution of \$23,260 for capital improvements to the Cluster 3 schools that will serve the residents.

Fairfax County Park Authority (Appendix 10)

According to Fairfax County Park Authority calculations, the proposed development will add approximately 35 new residents to the current population of the Mason Magisterial District. The applicant proposes to provide on-site passive recreation amenities and a pedestrian path throughout the site. Based on the Zoning Ordinance Sections 6-110 and 16-404, a contribution of \$955 per non-

ADU (affordable dwelling unit) residential unit is required for outdoor recreational facilities to serve the development population. With 12 new non-ADUs proposed, the Ordinance-required contribution is \$11,460.

In addition to on-site resources, the residents of the development will need off-site park and recreational facilities, such as ballfields and basketball courts. In order to offset the impact this will have on Park Authority resources, the applicant has offered to provide an additional \$9,275 (\$265 per estimated resident) to the Park Authority for recreational development off-site, but within the development's service area. In total, the applicant has proffered to contribute \$20,735 to the Park Authority.

Fire and Rescue (Appendix 12)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #410, Bailey's Crossroads. The requested rezoning currently meets fire protection guidelines.

Fairfax County Water Authority (Appendix 13)

The subject property is located within the Fairfax Water service area. Adequate domestic water service is available to the site from existing 12-inch water main located at the property. Additional water main extensions may also be required.

Environmental & Site Review Division, Stormwater Management, DPWES
(Appendix 14)

As previously stated, stormwater management detention is provided through the use of an on-site dry pond that is located on the southwest side of the property (parcel 72-2 ((1)) 39) and is accessed from the cemetery parking lot by grass-ring pavers with a 20-foot easement leading to the pond. Best management practices will also be met through the dry pond and four filteras shown on Sheet 5 of the CDP/FDP. Outfall from the stormwater management pond will lead to neighboring off-site stormwater management systems to the south and east. Staff has reviewed the proposal and determined that the application generally meets the stormwater management requirements and the Comprehensive Plan recommendations. Final determinations regarding the compliance of the stormwater management and best management facilities with the County's Public Facility's Manual will be made at the time of site plan review by DPWES. No resource protection areas or flood plains are located on the subject property.

Sanitary Sewer Analysis (Appendix 15)

The property is located in the Cameron Run (I-3) Watershed, and would be sewered into the Alexandria Sanitation Authority Treatment Plant. Adequate sanitary sewer capacity from an existing 8-inch line located on Lincolnia Road approximately 20 feet from the property is available to support the proposed use.

Affordable Housing (Development Criterion #7)

This Criterion states that a goal of Fairfax County is to ensure an adequate supply of housing for low- and moderate-income families, those with special accessibility requirements, and those with other special needs. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

The applicant is not subject to the affordable dwelling unit ordinance. However, the applicant has proffered at the time of the first building permit issuance to contribute a sum equal to one-half of one percent (0.5%) of the projected sales price for each new dwelling unit on the Property to the Fairfax County Housing Trust Fund, as determined by the Department of Housing and Community Development, in consultation with the Applicant.

Heritage Resources (Development Criterion #8) (Appendix 10 and 11)

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.

The Fairfax County Park Authority (FCPA) Cultural Resource Management and Protection Section (CRMPS) has reviewed the application and indicated that the subject property has high potential for yielding significant archaeological resources due to the former presence of General Kearney's Camp (a Civil War Site) on the site. The applicant has proffered to conduct a Phase I archaeological study prior to the commencement of any land disturbing activities, and will present the results to the FCPA Cultural Resource Management and Protection Branch. The proffer further states that a Phase II/III study will be conducted if warranted.

In addition to potential archaeological resources on the site, the subject property has an existing cemetery on parcel 72-2((1)) 39 with unclear boundaries. The applicant has submitted a boundary delineation study entitled "*Results of a Cemetery Delineation Conducted at St Paul's Cemetery, Fairfax County, VA,*" a copy of which is located in the case file in the Zoning Evaluation Division of DPZ. Staff from the FCPA Cultural Resource Management and Protection Branch reviewed the study and were concerned about a burial discovered in the backhoe trench used to survey the cemetery boundary lines and the sizable area along the northern boundary of the cemetery not tested (see Appendix 11). The applicant proffered to obtain written documentation from FCPA Cultural Resource Management and Protection Branch that no further testing is necessary or to perform the additional testing recommended by the FCPA Cultural Resource Management and Protection Branch. This proffer acknowledges that the development of the property is subject to the Virginia Antiquities Act. Therefore, this proffer commitment satisfies staff's concerns.

Additionally, in order to further address the Comprehensive Plan guidance for the existing cemetery on the site, staff recommends two development conditions to further enhance the existing cemetery. The first condition will require the applicant to straighten existing headstones, replace/repair broken pathways and provide supplemental landscaping as determined by Urban Forest Management. The second condition will require coordination with the History Commission to determine if a historic marker is merited for the existing cemetery site. If a historic marker is merited, the marker shall be provided and funded according to the specifications of the History Committee. Imposition of these conditions will address staff concerns about meeting Plan guidance for the cemetery.

ZONING ORDINANCE PROVISIONS (Appendix 18)

P-District Standards

The requested rezoning of the 2.25 acre site to the PDH-8 District must comply with the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

Sect. 6-101 Purpose and Intent

This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units.

As previously mentioned, the development proposes 12 single-family attached dwelling units at a density of 5.33 du/ac. The CDP/FDP indicates that 25.9% of the site will remain as open space, which exceeds the minimum PDH-8 requirement of 25% minimum open space. The proposed open space will include the stormwater management pond, the walking path, and amenity areas (a dog park, reflection garden and barbeque area). As noted, the applicant's proposed design layout is largely controlled by the site's existing cemetery, which is not included as open space, but serves as a quiet memorial space. Despite this constraint, Staff believes that the proposed site design integrates well within itself and with the adjacent developments with regard to its architectural design, scale, and compatibility.

Sect. 6-107 (Par. 1) Minimum District Size

This section states that a minimum of two acres is required for approval of a PDH District. The area of this rezoning application is 2.25 acres. Therefore, this standard has been satisfied.

Sect. 6-109. Maximum Density

This section states that the maximum density for the PDH-8 District is 8 dwelling units per acre (du/ac). The applicant proposes a density of 5.33 du/ac; therefore, this standard has been satisfied

Sect. 6-110. Open Space

Par. 1 requires a minimum of 25% open space for a PDH-8 District without ADUs. Par. 2 requires recreational facilities be provided in the amount of \$955/unit. The application proposes to dedicate 25.9% of the site as open space. The applicant has also proffered to provide the required monetary contribution to the FCPA. This standard has been satisfied.

Article 16. Sections 16-101 and 16-102**Sect. 16-101 General Standards**

Standard 1 requires conformance with the Comprehensive Plan recommendations. The Comprehensive Plan states parcels 72-2 ((1)) 35 and 38 are planned for residential use at 5-8 du/ac and parcel 72-2 ((1)) 39 is planned for institutional use. As an option, parcels 72-2 ((1)) 35, 38 and 39 may be appropriate for up to a total of 12 units with full parcel consolidation provided that the residential development is limited to parcels 72-2 ((1)) 35 and 38, and the existing cemetery on parcel 72-2 ((1)) 39 is preserved and enhanced with landscaped buffering and monument signs to better demarcate the boundary of the cemetery. Furthermore, parking should be provided for the cemetery and stormwater management located in a manner that does not adversely impact the cemetery.

The applicant has consolidated these three separate parcels, limited residential development to parcels 72-2 ((1)) 35 and 38, proposed several improvements to the existing cemetery and has located the stormwater management facility in a manner that does not adversely impact the cemetery. Staff believes that the applicant has met the Plan guidance by consolidating the parcels; limiting the residential development to the northern portion of the site; improving the cemetery with increased landscaping, new signage, new fencing, a parking lot and by providing additional review of existing cemetery conditions. The applicant has provided a cemetery delineation study and has proffered to perform additional testing and review of the cemetery to the satisfaction of FCPA Cultural Resource Management and Protection Branch. In addition, the applicant has proposed similarly designed residences that are compatible in scale, design, and lot size with the adjacent developments to the north and south. Therefore, this standard has been satisfied.

Standard 2 requires that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The P-District affords applicants flexibility in both unit types and bulk regulations.

Using this flexibility, the applicant has offered a functional and cohesive design that integrates the site's existing cemetery with a new residential development that includes passive recreational areas/amenities, all of which would be very difficult to accomplish using a conventional zoning district. In staff's evaluation, this standard has been satisfied.

Standard 3 requires protection and preservation of scenic assets. As previously noted, aside from the existing cemetery, the majority of the site will be cleared and re-graded. On Sheet 4 of the CDP/FDP, the applicant has indicated that several trees will be preserved along the western and southern boundaries as well as within the existing cemetery boundaries. The applicant has proffered to provide a tree preservation plan, a tree bond, various tree protection measures, and to work with UFM to save additional trees on the site that merit preservation. In addition, the applicant has proffered to a more detailed landscape plan consistent with the quality and quantity of vegetation shown on the CDP/FDP and as approved by Urban Forest Management at the time of site plan approval. As such, staff believes that this standard has been satisfied.

Standard 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. Similar to how the adjacent areas to the north and south have developed, the subject property is being proposed as a single-family attached subdivision. Likewise, the adjacent properties are developed according to the recommendations of the Comprehensive Plan. No other unconsolidated parcels in the surrounding neighborhood are available for development. Staff believes this standard has been addressed.

Standard 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. Adequate public facilities are available and the applicant has made appropriate monetary contributions to offset potential impacts to area schools and parks. Therefore, this standard has been satisfied.

Standard 6 requires that coordinated linkages among internal facilities and services as well as connections to major external facilities and services be provided at a scale appropriate to the size of the development. The CDP/FDP depicts a new residential development with one access point from Lincolnia Road, which immediately splits and leads into a proposed parking lot for the existing cemetery and an internal, private, 24-foot wide alley. This design allows residents to park in rear-loaded garages and driveways, which are located behind their dwelling units, and allows cemetery visitors to park in a separate parking lot located on the southeast portion of the site. In addition, the applicant has proffered to provide 45 feet from the centerline of Lincolnia Road for public right-of-way and to construct road improvements along the subject property's entire frontage along Lincolnia Road. A five (5) foot sidewalk is also proffered to be constructed along the frontage. Additional sidewalks are provided within the proposed development to connect the residences to the proposed dog park, barbeque area and reflection garden. Staff believes this standard has been satisfied.

Sect. 16-102 Design Standards

Design Standard 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. In this instance, the most comparable conventional district is the R-8 District. A comparison of these requirements and the proposed bulk regulations for the lots is shown in the table below.

R-8 Zoning District (per Single-Family Attached regulations)		
Standard	Required R-8	Provided with FDP
District Size	5 acres	2.25 acres
Minimum Lot Area	No requirement	±1,500 SF
Lot Width	18 feet	+22 feet
Front Yard	15° angle of bulk plane, but no less than 5 feet. 45 Feet ABP: 12 feet	10 feet (Peripheral Boundary)
Side Yard	15° angle of bulk plane, but no less than 10 feet. 45 Feet ABP: 12 feet	5 feet (Peripheral Boundary)
Rear Yard	30° angle of bulk plane, but no less than 20 feet. 45 Feet ABP: 26 feet	18 feet (Peripheral Boundary)
Density	8 du/ac	5.33 du/ac
Height	35 feet	45 feet
Open Space	20%	25.9%
Tree Cover	20%	20%
Parking (2.7 spaces/du)	2.7 x 12 = 33	53

As illustrated in the Bulk Standards chart, the proposed residential development meets the district size, density and lot width requirements in an R-8 District. However, the yard setbacks are less than would be required in the R-8 District and the proposed building heights exceed the requirement. Since the applicant has provided additional landscaping along the northern and western property lines, staff believes that the residential development is appropriately screened and that this standard is satisfied.

Design Standard 2 states that the open space, parking, loading, sign and all other similar regulations shall have general application in all planned developments. The CDP/FDP depicts that 25.9% of the site will remain as open space. This area

will include the stormwater management pond, the dog park, barbeque area, reflection garden and the walking paths. The proposed plan exceeds the minimum parking requirements and has no loading requirement. Two signs are proposed; one for the residential development and one for the cemetery. The proposed proffers state that no temporary sign shall be placed on or offsite by the Applicant or at the Applicant's direction. Regardless, all proposed signage will be required to meet the requirements outlined within Article 12 of the Zoning Ordinance. Staff believes that this standard has been satisfied.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. As previously noted, the CDP/FDP depicts a new residential development with one access point from Lincolnia Road, which immediately splits and leads into a proposed parking lot for the existing cemetery and an internal private 24-foot wide alley. This design allows residents to park in rear-loaded garages and driveways, which are located behind their dwelling units, and allows cemetery visitors to park in a separate parking lot located on the southeast portion of the site. The applicant has also proffered to construct these private streets in conformance with the Public Facilities Manual (PFM) and include materials and depth of pavement consistent with the PFM. In addition, sidewalks approximately 5 feet in width are provided along the Lincolnia frontage and throughout the development to connect amenity areas on site. Staff believes that this standard has been satisfied.

WAIVERS AND MODIFICATIONS

Waiver of the 200 Square Foot Privacy Yard

Section 6-107 of the Zoning Ordinance requires that each single-family attached unit within the PDH District provide a privacy yard having a minimum area of 200 square feet, unless waived by the Board in conjunction with the approval of a development plan. As previously mentioned, the applicant's proposed design layout is largely controlled by the existing cemetery on the subject property. Cemetery uses are permitted as a Group 2 interment use in the PDH-8 District. In place of the privacy yard, the applicant proposes to preserve 25.9% of the site (excluding the cemetery) as open space, versus the required 25%. As noted, the applicant proposes to provide an accessible, usable, and integrated passive recreational area within the development by providing a 5-foot wide sidewalk that links each residence, open space, and amenity area onsite. The proposed amenity areas consist of three separate gathering places with benches, tables, chairs, and barbeque grills. Landscaping is proposed throughout the site and within the amenity areas. The front yard of each single-family attached dwelling unit will include almost 200 square feet of private open space, as well as a second floor outdoor deck consisting of approximately 100 square feet in the rear yards. As previously noted, the applicant is proposing rear-loaded garages which will be accessed by 18-foot long driveways. The proposed outdoor deck will extend over

the proposed driveway of each single-family attached dwelling. Staff believes that this standard has been satisfied.

Modification of the Transitional Screening and waiver of the Barrier requirements

The proposal is required to provide a Transitional Screening 1 (25 foot wide landscape buffer) and Barrier A or B (42-48 inch tall brick wall or fence) to the adjacent single-family detached units to the east and along the southern and southwestern property lines between the cemetery use and the adjacent single family attached residences. Par. 3 of Sect. 13-304 of the Zoning Ordinance permits the transitional screening and barrier requirements to be modified and/or waived where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. In this proposal, the applicant has oriented seven of the twelve proposed residential units to front on Lincolnia Road, which affords a better presentation to the street facing the existing single-family detached homes across the street. Landscaping is also proposed to be in front of these dwelling units to help break up their facades fronting Lincolnia Road. Staff supports the modification and waiver requests to the east in favor of the proposed building orientation fronting Lincolnia Road and the proposed streetscape. Along the southern and southwestern property lines, the applicant has proposed a six foot high, board-on-board fence with supplemental plantings to buffer the cemetery use. Staff is satisfied that this treatment, in combination with the mature tree canopy within the existing cemetery, will adequately buffer the adjacent residential properties.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant's request to rezone the 2.25 acre property from the R-2 to the PDH-8 District to permit the development of 12 single-family attached dwelling units at an overall density of 5.33 dwelling units per acre and to preserve and enhance an existing cemetery is in conformance with the recommendations of the Comprehensive Plan. The CDP/FDP depicts a layout that is functional, provides for 25.9% open space and enhances an existing cemetery. The application fulfills the Plan Objectives, the Residential Development Criteria, and meets the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of RZ 2007-MA-010, subject to proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2007-MA-010, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a waiver of the 200 square foot Privacy Yard requirement for single-family attached dwelling units.

Staff recommends approval of a modification of the transitional screening requirements and a waiver of the barrier requirements along the eastern, southern and a portion of the western boundaries in favor of that shown on the CDP/FDP.

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

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

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

APPENDICES

1. Draft Proffers
2. FDP 2007-MA-010 Development Conditions
3. Affidavit
4. Statement of Justification and St Paul's Cemetery Delineation Study
5. Comprehensive Plan Citations
6. Environmental Analysis
7. Urban Forest Management Analysis
8. Transportation Analysis
9. Fairfax County Public Schools
10. Fairfax County Park Authority
11. Fairfax County Park Authority Cultural Resource Management and Protection Section (CRMPS) Memorandum
12. Fire and Rescue
13. Fairfax County Water Authority
14. Environmental & Site Review Division, SWM, DPWES
15. Sanitary Sewer Analysis
16. Residential Development Criteria
17. Fairfax County Public Facilities Manual Plate Number 4-7, STD Number TS-5A
18. Zoning Ordinance Provisions
19. Glossary

Proffers**Eastwood Properties, Lincolnia Road****RZ 2007-MA-010****August 29, 2007**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Applicant and Owners, in this rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Map as Tax Map References 72-2((1))35, 38, and 39 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-8 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owners and Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by BC Consultants, Inc., consisting of 7 sheets, dated January, 2007, revised through August 29, 2007.

2. Maximum Lot Yield. The development shall consist of a maximum of 12 single family attached units. Except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including house location and sizes may be permitted in accordance with Section 16-403 of the Zoning Ordinance.
3. Establishment of HOA. Prior to site plan approval, the Applicant shall demonstrate that the Property will be governed by a Homeowners Association (HOA) and be subject to a Declaration of Covenants, Conditions and Restrictions consistent with the requirements of Article 2 of the Zoning Ordinance.
4. Dedication to HOA. In conjunction with the appropriate site plan review process, open space, common areas, private roads, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA, with the exception of uses and amenities on Parcel A which shall be conveyed to the “not for profit” corporation required by Proffer 6 below.
5. Maintenance. Open space, common areas, private roads, the wood fence along the lot lines (with the exception of that portion of the fence on Parcel A), and other amenities not located on Parcel A or on private lots shall be maintained by the HOA.
6. Management of Cemetery. To provide for ongoing maintenance and management of the cemetery use, the Applicant shall facilitate the formation of a not-for-profit corporation organized under the relevant provisions of the Code of Virginia to operate the cemetery

located on Parcel A. The not-for-profit corporation shall be responsible for the maintenance of the cemetery grounds, that portion of the cemetery entrance road and parking area located on Parcel A, the cemetery sign, the wrought iron fencing around the existing and proposed cemetery areas, the wood fence along the southern lot line adjacent to Parcel A, and any landscaping located on Parcel A. Written evidence documenting the formation of this corporation shall be provided to Fairfax County prior to or concurrent with the formation of the HOA.

7. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicants of the maintenance responsibility for the Stormwater Management/Best Management Practices (SWM/BMP) facilities, private road, common area landscaping, fencing, and any other open space amenities, and the existence and location of an active cemetery and its associated expansion area and shall acknowledge receipt of this information in writing. The deeds of conveyance and HOA documents shall expressly contain these disclosures.

8. Garages. A minimum of two side-by-side parking spaces shall be provided within the garage of each new dwelling unit. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Board of Supervisors and the HOA and this restriction shall be included in the HOA documents.

9. Energy Conservation. All dwellings on the Property shall meet the thermal guidelines of the CABO Model Energy Program for energy efficient homes, or its equivalent as determined by DPWES for either gas or electric energy systems, as may be applicable.

10. Signs. No temporary signs (including “popsicle” style paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance and Chapter 7 of Title 33.1, and Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or offsite by the Applicant or at the Applicant’s direction. The Applicant shall direct its agents and employees involved with the Property to adhere to this proffer.

11. Construction Hours. Construction shall only occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, 8:00 a.m. and 6:00 p.m. on Saturday and 9:00 a.m. and 6:00 p.m. on Sunday. Construction activities shall not occur on the holidays of Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas, Easter, and New Years Day. The construction hours shall be posted on the property. The allowable hours of construction as specified in this proffer shall be listed within any contract with future sub-contractors associated with construction on the site.

12. Architecture. The fronts of the dwelling units and the sides of the units on Lots 1, 7, 8, and 12 will be constructed with brick and/or stone materials, exclusive of windows, doors, shutters and trim. Vinyl, hardi-plank or other similar cementitious siding products or a combination of these shall be used on the backs of the units, exclusive of windows,

doors, shutters and trim. If vinyl siding is used, it shall be a product listed on the Vinyl Siding Institute list of Certified Products and Colors which all meet or exceed ASTM D3679 standards for quality and performance.

13. Lot Typical. The minimum front, side and rear yards for interior and end units shall be consistent with that shown on the typical lot layout on the CDP/FDP. Decks, bays, windows, patios, chimneys, areaways, mechanical equipment and other similar appurtenances may encroach into minimum yards as established on the “lot typical” generally described on the CDP/FDP, as permitted by Section 2-412 and Article 10 of the Zoning Ordinance, as applicable.

II. TRANSPORTATION

14. Right-of-Way Dedication. At the time of recordation of the first record plat or upon demand, whichever occurs first, right-of-way to 45.0 feet from the centerline of Lincolnia Road, as shown on the CDP/FDP, shall be dedicated and conveyed to the Board of Supervisors in fee simple with density reserved subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance.
15. Frontage Improvements. Prior to the issuance of the first Residential Use Permit, the Applicant shall construct improvements along the Property’s entire frontage on Lincolnia Road including transition pavement to the south as shown on the CDP/FDP, as approved by the Virginia Department of Transportation (VDOT). A 5-foot sidewalk shall also be

provided across the entire Lincolnia Road frontage as part of the road improvements on Lincolnia Road, as approved by VDOT.

16. Private Drive. The private drive shall be constructed by the Applicant with materials and to the pavement thickness standard of public streets as set forth in the Public Facilities Manual (PFM), subject to DPWES approval. Prior to entering into a contract of sale, prospective purchasers shall be notified of the existence of the private drive and the associated maintenance obligations and such information shall be included in the HOA documents.
17. Length of Driveways. The driveway on each residential lot shall have a minimum length of 18 feet of pavement available for parking measured from the garage to the lot line.
18. Public Access Easements. A public access easement in a form approved by the County Attorney shall be recorded on the private drive within the development, the parking lot associated with the cemetery and upon the access road to the stormwater management facility.

III. HOUSING TRUST FUND

19. Housing Trust Fund. At the time of the first building permit issuance, the Applicant shall contribute a sum equal to one-half of one percent (0.5%) of the projected sales price for each dwelling unit on the Property to the Fairfax County Housing Trust Fund, as

determined by the Department of Housing and Community Development in consultation with the Applicant to assist the County in its goal to provide affordable dwellings. The projected sales price shall be based upon the aggregate sales price of all of the units, as if those units were sold at the time of the issuance of the first building permit and is estimated through comparable sales of similar type units.

IV. ENVIRONMENTAL

20. Stormwater Management Facilities and Best Management Practices Techniques.

Stormwater Management and Best Management Practices (BMP's) shall be provided, as approved by DPWES, in the area shown on the CDP/FDP. The area surrounding the detention facility shall be landscaped to the maximum extent possible with native, non-invasive species, as determined by the Urban Forest Management, in accordance with the planting policies of the Board of Supervisors and as generally shown on the CDP/FDP.

21. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner possible as determined by Urban Forest Management, DPWES.

22. Tree Preservation. The applicant shall submit a tree preservation plan as part of first and all subsequent site plan submissions which shall include those trees shown to be preserved on the CDP/FDP. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forest Management (UFM), DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter or greater and located within 20 feet to either side of the limits of clearing and grading shown on the CDP/FDP for the entire site. The tree survey shall also include areas of clearing and grading not shown on the CDP/FDP resulting from engineering requirements, such as off-site clearing and grading for utilities and stormwater outfall. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, soil treatments, mulching, fertilization, and others as necessary, shall be included in the plan.

23. Tree Value Determination. The Applicant shall retain a professional with experience in plant appraisal, such as a certified arborist or landscape architect, to determine the replacement value of all trees shown to be preserved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the Site Plan. The replacement value shall take into consideration

the age, size and condition of these trees and shall be determined by the “Trunk Formula Method” contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM, DPWES.

24. Tree Bonds. In order to provide a remedy for any unintended disruption to trees required to be preserved under these proffers, at the time of site plan approval, the Applicant shall both post a cash bond and a letter of credit or similar corporate surety bond payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the previous proffer (hereinafter the “bonded trees”) that die or are dying due solely to unauthorized construction activities. The Applicant shall have no obligation for trees that die or are dying for reasons unrelated to unauthorized construction activities. The letter of credit or corporate surety bond shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty three percent (33%) of the amount of the letter of credit or corporate surety bond.

During the time period in which the Tree Bond is required to be held, should unauthorized construction activity cause any bonded trees to die, or be removed, the Applicant shall replace such trees at its expense. As stated above, the Applicant shall have no obligation to replace trees that die or are dying for causes unrelated to unauthorized activities. The replacement trees shall be of equivalent size, species, and/or canopy cover as approved by UFM and shall incorporate native plant species. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to

unauthorized activity. This payment shall be determined based on the “Trunk Formula Method” and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the site performance bond, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant. At the time of approval of the final RUP, the Applicant may request a release of any monies remaining in the cash bond and a reduction in the letter of credit or corporate surety bond to an amount up to twenty percent (20%) of the total amounts originally committed provided they are in good standing with the tree proffer commitments.

Any funds remaining in the letter of credit or cash bond will be released concurrently with the site performance bond release, or sooner, if approved by UFM.

25. Root Pruning and Mulching. The Applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot (4') high, fourteen (14) gauge welded wire attached to six foot (6') steel posts driven eighteen inches (18") into the ground and placed no further than ten feet (10') apart, or other forms of tree protection fencing approved by UFM, DPWES for all tree preservation areas including off-site trees adjacent to the limits of clearing and grading, subject to owner's consent. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by UFM, 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, vibratory plow to a depth of eighteen inches (18").

- 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.
- Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the Phase II Erosion and Sedimentation activities are complete, mulch shall be applied at a depth of four inches (4") extending ten feet (10') inside the undisturbed area without the use of motorized equipment.
- A UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

In accordance with the provisions of PFM 12-0402.1 and with approval of the Director, limited grading within the critical root zone of trees to be preserved may be allowed with appropriate tree preservation measures in consultation with UFM.

26. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation; increase the survivability of trees at the edge of the limits of clearing and grading; facilitate the removal of trees adjacent to the limits of clearing and grading; facilitate tree preservation activities such as root pruning or fencing; or facilitate the installation of erosion and sediment control devices. Such adjustment shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation, but it is noted that unless a dead or dying tree presents a safety hazard, attempts will be made to retain the tree. The dead or dying tree may be topped in order to be retained if that

eliminates the problem of a safety hazard. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

27. Tree Protection Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing, as proffered above. Tree protection fencing shall be installed prior to any clearing and grading activities including the demolition of any existing structures at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified during the tree preservation walk through with an UFM representative. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Five (5) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing, UFM and the office of the Mason District Supervisor shall be notified and given the opportunity to inspect the site to assure 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 UFM.

28. Site Monitoring. During any clearing or tree/vegetation or structure removal or transplantation of vegetation on the subject site, 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 UFM. The applicant shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions, and UFM approvals. The inspection/monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM, DPWES. The Mason District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

29. Landscaping. Landscaping shall be consistent with the quality, quantity and general location shown on the Landscape Plan included on the CDP/FDP. At the time of planting, the minimum caliper for large deciduous trees shall be two (2) inches, the minimum caliper for small and compact deciduous trees shall be one inch and the minimum height for evergreen trees shall be seven (7) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. Such landscape plans shall

provide tree coverage and species diversity consistent with the Public Facilities Manual (PFM) criteria, as determined by UFM.

30. Fences. The final location and configuration of the board on board fence (where proposed along the southern and western property boundaries) shall be field located and may be modified in consultation with UFM. Cutouts or 'zig-zags' may be provided in the fence to avoid trees proposed to be preserved, on or adjacent to the property boundaries. Similarly, adjustments in the final location and configuration of the chain link fence (at the Dog Park) and the wrought iron fence (at the cemetery) may also be made to avoid trees proposed to be preserved.

V. Recreation Facilities

31. Recreation Contribution. Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property. Per Section 6-409, recreational facilities such as tot lots, fitness courses, gazebos or other similar structures, playgrounds, recreational trails walking paths, excluding trails required by the Comprehensive Plan, and similar features may be used to fulfill this requirement. At the time of site plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$955.00 per unit as required by Article 6 of the Zoning Ordinance. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered

amount of \$955.00 per unit to the Fairfax County Park Authority (“FCPA”) for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Mason District.

32. Park Authority Contribution. In addition to Recreation Contribution proffer above, the Applicant shall contribute \$9,275 to the Fairfax County Park Authority prior to the issuance of the first Residential Use Permit on the Property, for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Mason District.

VI. SCHOOLS

33. Schools. A contribution of \$23,260 shall be made to the Board of Supervisors for transfer to FCPS and designated for capital improvements for Cluster 3 schools serving this area. The contribution shall be made at the time of, or prior to, issuance of the first Building Permit for the approved units.

VII. ARCHAEOLOGY

34. Phase 1 Archaeological Study. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological study on those areas of the Property identified by the Cultural Resources Management Protection Section (CRMPS) of the Fairfax County Park Authority and provide the results of such study to CRMPS. The

study shall be conducted by a qualified archaeological professional approved by CRMPS. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to CRMPS. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS.

34. Graves. Development of the Property shall be subject to the Virginia Antiquities Act (Code of Virginia, Section 10.1-2300 et seq.) Prior to site plan approval, the Applicant shall either obtain written documentation from the Cultural Resources Management Branch of the Fairfax County Park Authority that no further testing is necessary regarding the possible presence of burials sites outside of the limits the marked cemetery on the Property or shall perform additional testing as described in the Park Authority memorandum from Liz Crowell dated July 11, 2007 to the satisfaction of Cultural Resource Management Branch of the Park Authority.

VIII. Successors and Assigns

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

VIII. Counterparts

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

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

H. Michael Ipsan

Title Owner of TM 72-2((1))35

H. Michael Ipsan

Stacey A. Ipsan

Title Owner of TM 72-2((1))35

Stacey A. Ipsan

Monroe E. Williams

Title Owner of TM 72-2((1))35

Monroe E. Williams

Evelyne P. Williams

Title Owner of TM 72-2((1))35

Evelyne P. Williams

Carol L. Musick

Title Owner of TM 72-2((1))35

Carol L. Musick

Satish Amim

Title Owner of TM 72-2((1))38

Satish Amim

EASTWOOD PROPERTIES, INC.
CONTRACT PURCHASER
of TM 72-2((1))35 and 38
TITLE OWNER OF TM 72-2((1))39

By: Eastwood Properties, Inc.

Name _____

Richard L. Labbe

Title: President/Secretary/ Treasurer

PROPOSED DEVELOPMENT CONDITIONS

FDP 2007-MA-010

September 6, 2007

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2007-MA-010 for residential development with a cemetery as a secondary use, located at Tax Map 72-2 ((1)) 35, 38 and 39 on the west side of Lincolnia Road approximately 400 feet north of the intersection of Lincolnia Road and North Chambliss Street, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Lincolnia Road Property" prepared by BC Consultants, consisting of seven (7) sheets dated January 2007, with revisions through August 29, 2007.
2. Supplemental landscaping shall be provided along the subject property's southern and southwestern boundary lines adjacent to the proposed cemetery expansion area in order to provide the visual effect of Transitional Screening Type 1, as determined by Urban Forest Management (UFM).
3. All signs shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.
4. There shall be no parking along the private street curb located adjacent to the cemetery area. Appropriate signage specifying "no parking" shall be provided along the curb.
5. Additional improvements within the limits of the existing cemetery shall include, but not be limited to, straightening existing headstones; replacing/repairing broken pathways; and providing supplemental landscaping as determined by Urban Forest Management.
6. The private not-for-profit corporation responsible for maintaining the cemetery use shall coordinate with the established Homeowners' Association to ensure adequate maintenance of the landscaping provided in the Landscape Plan on the CDP/FDP.
7. Coordination with the History Commission shall be performed to determine if a historic marker is merited on the cemetery site. If a historic marker is merited, the marker shall be provided and funded according to the specifications of the History Committee.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

REZONING AFFIDAVIT

DATE: AUG 27 2007
 (enter date affidavit is notarized)

I, Lori R. Greenlief, Land Use Planner, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

954906

in Application No.(s): RZ/FDP 2007-MA-010
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Eastwood Properties, Inc. Agent: Richard L. Labbe	3050 Chain Bridge Road, Suite 103 Fairfax, VA 22030	Applicant/Agent Contract Purchaser of Tax Map Nos. 72-2((1)) parcels 35, 38 Title Owner of Tax Map No. 72-2((1)) parcel 39
H. Michael Ipsan Stacey A. Ipsan Monroe E. Williams Evelyne P. Williams Carol L. Musick	7309 Farr Street c/o Carol L. Musick Annandale, VA 22003	Title Owners of Tax Map No. 72-2((1)) parcel 35
Satish (nmi) Amin	P.O. Box 2941 Springfield, VA 22152	Title Owner of Tax Map No. 72-2((1)) parcel 38

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: AUG 27 2007
 (enter date affidavit is notarized)
RZ/FDP 2007-MA-010

954908

for Application No. (s): _____
 (enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The BC Consultants, Inc. Agents: Dennis D. Dixon Peter L. Rinek	12600 Fair Lakes Circle Suite 100 Fairfax, VA 22003	Engineers/Agents
McGuireWoods LLP Agents: Carson Lee Fifer, Jr. Gregory A. Riegler Jonathan P. Rak David R. Gill Joanna C. Frizzell Mark M. Viani Sheri L. Hoy Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: AUG 27 2007
(enter date affidavit is notarized)

954906

for Application No. (s): RZ/FDP 2007-MA-010
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Eastwood Properties, Inc.
3050 Chain Bridge Road, Suite 103
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Richard L. Labbe, sole shareholder

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

Richard L. Labbe, President/Secretary/Treasurer

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: AUG 27 2007
(enter date affidavit is notarized)
RZ/FDP 2007-MA-010

954908

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The BC Consultants, Inc.
12600 Fair Oaks Circle
Suite 100
Fairfax, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

James H. Scanlon

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: AUG 27 2007
(enter date affidavit is notarized)

954906

for Application No. (s): RZ/FDP 2007-MA-010
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

Alphonso, Gordon R.
Anderson, Arthur E., II
Anderson, Donald D.
Andre-Dumont, Hubert
Bagley, Terrence M.
Baril, Mary Dalton
Barnum, John W.
Barr, John S.

Beane, John C.
Becker, Scott L.
Becket, Thomas L.
Beil, Marshall H.
Belcher, Dennis I.
Bell, Craig D.
Boland, J. William
Brown, Thomas C., Jr.

Busch, Stephen D.
Cabaniss, Thomas E.
Cacheris, Kimberly Q.
Cairns, Scott S.
Capwell, Jeffrey R.
Carter, Joseph C., III
Cason, Alan C.

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: AUG 27 2007

954905

for Application No. (s): RZ/FDP 2007-MA-010
 (enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
 1750 Tysons Boulevard, Suite 1800
 McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- | | | |
|-------------------------------|---------------------------|--------------------------|
| Cogbill, John V., III | Getchell, E. Duncan, Jr. | King, Sally Doubet |
| Costan, James M. | Gibson, Donald J., Jr. | King, Donald E. |
| Cromwell, Richard J. | Glassman, Margaret M. | Kittrell, Steven D. |
| Culbertson, Craig R. | Glickson, Scott L. | Kratz, Timothy H. |
| Cullen, Richard (nmi) | Gold, Stephen (nmi) | Krueger, Kurt J. |
| Cutchins, Clifford A., IV | Goldstein, Phillip (nmi) | La Fratta, Mark J. |
| de Cannart d'Hamale, Emmanuel | Goodall, Larry M. | Lawrie, Henry deVos, Jr. |
| De Ridder, Patrick A. | Gordon, Alan B. | Lias-Booker, Ava E. |
| Dickerman, Dorothea W. | Grandis, Leslie A. | Lieberman, Richard E. |
| Dillon, Lee Ann | Greenberg, Richard T. | Little, Nancy R. |
| DiMattia, Michael J. | Grieb, John T. | Long, William M. |
| Dimitri, James C. | Harmon, Jonathan P. | Mack, Curtis, L. |
| Dorman, Keith A. | Harmon, T. Craig | Manning, Amy B. |
| Douglass, W. Birch, III | Harmon, Yvette (nmi) | Marianes, William B. |
| Dyke, James Webster, Jr. | Hartsell, David L. | Marshall, Gary S. |
| Edwards, Elizabeth F. | Hayden, Patrick L. | Marsico, Leonard J. |
| Evans, David E. | Hayes, Dion W. | Martin, George Keith |
| Feller, Howard (nmi) | Heberton, George H. | Martinez, Peter W. |
| Fennebresque, John C. | Horne, Patrick T. | Mason, Richard J. |
| Fifer, Carson Lee, Jr. | Isaf, Fred T. | Matthews, Eugene E. III |
| Foley, Douglas M. | Iselin, Benjamin B. | McArver, R. Dennis |
| Fox, Charles D. IV | Jackson, J. Brian | McCallum, Steven C. |
| France, Bonnie M. | Jarashow, Richard L. | McElligott, James P. |
| Freedlander, Mark E. | Jeffcoath, Brenton D. | McElroy, Robert G. |
| Freye, Gloria L. | Kanazawa, Sidney (nmi) | McFarland, Robert W. |
| Fuhr, Joy C. | Katsantonis, Joanne (nmi) | McIntyre, Charles Wm. |
| Germaise, Susan L. | Keenan, Mark L. | McRill, Emery B. |
| | | Menges, Charles L. |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: AUG 27 2007

954906

(enter date affidavit is notarized)

RZ/FDP 2007-MA-010

for Application No. (s):

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- | | | |
|-----------------------|-------------------------|---------------------------|
| Menson, Richard L. | Riopelle, Brian C. | Stone, Jacquelyn E. |
| Michels, John J., Jr. | Robertson, David W. | Strickland, William J. |
| Milton, Christine R. | Robinson, Stephen W. | Summers, W. Dennis |
| Murphy, Sean F. | Rogers, Marvin L. | Suzumoto, Mark L. |
| Newman, William A. | Rohman, Thomas P. | Swartz, Charles R. |
| Nunn, Daniel B., Jr. | Rosen, Gregg M. | Tarry, Samuel L., Jr. |
| Oakey, David N. | Russell, Deborah M. | Thornhill, James A. |
| O'Grady, Clive R. G. | Rust, Dana L. | Tirone, Joseph G. |
| O'Grady, John B. | Samuels, Lawrence R. | Van der Mersch, Xavier G. |
| O'Hare, James P. | Satterwhite, Rodney A. | Van Etten, David B. |
| Oostdyk, Scott C. | Schewel, Michael J. | Vick, Howard C., Jr. |
| Padgett, John D. | Schill, Gilbert E., Jr. | Walker, Howard W. |
| Pankey, David H. | Schmidt, Gordon W. | Walker, John Tracy, IV |
| Parker, Brian K. | Sellers, Jane Whitt | Walsh, James H. |
| Pellegrini, John B. | Senica, John L. | Watts, Stephen H., II |
| Plotkin, Robert S. | Shelley, Patrick M. | Wells, David M. |
| Pristave, Robert J. | Sipprelle, Keith A. | Werlin, Leslie M. |
| Pusateri, David P. | Skinner, Halcyon E. | Westwood, Scott E. |
| Rak, Jonathan P. | Slone, Daniel K. | Whittemore, Anne Marie |
| Rappaport, Richard J. | Smith, James C., III | Williams, Steven R. |
| Reid, Joseph K., III | Smith, Stuart (nmi) | Williamson, Mark D. |
| Ricciardi, James P. | Spahn, Thomas E. | Wilson, Ernest G. |
| Richardson, David L. | Spitz, Joel H. | Wood, R. Craig |
| Riegle, Gregory A. | Stallings, Thomas J. | Young, Kevin J. |
| Rifken, Lawrence E. | Steen, Bruce M. | Younger, W. Carter |
| Riley, James B., Jr. | Stein, Marta A. | Zirkle, Warren E. |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: AUG 27 2007

954906

for Application No. (s): RZ/FDP 2007-MA-010
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

(Former Equity Partner List)

- | | | |
|------------------------|----------------------------|-------------------------|
| Aaronson, Russell T. | Gordon, Mark L. | Pickens, B. Andrew, Jr. |
| Adams, Robert T. | Grimm, William K. | Price, James H., III |
| Ames, W. Allen, Jr. | Hampton, Glen W. | Sable, Robert G. |
| Aucutt, Ronald D. | Harrington, James T. | Schoeneberger, Keith P. |
| Baran, Barbara (nmi) | Hodes, Scott (nmi) | Serritella, William D. |
| Bart, Hollis Gonerka | Howard, Marcia Morales | Smith, Stephen R. |
| Blanco, Jim L. | Johnston, Barbara Christie | Starkman, Gary L. |
| Bolotov, Yuri A. | Joslin, Rodney D. | Sterling, David F. |
| Bracey, Lucius H. Jr. | Kane, Richard F. | Stroud, Robert E. |
| Broadus, William G. | Keefe, Kenneth M., Jr. | Tetzlaff, Theodore R. |
| Burke, John W., III | Kidder, Jacquelyn F. | Tashjian-Brown, Eva S. |
| Burkholder, Evan A. | King, Michael H. | Valeta, Peter J. |
| Burrus, Robert L. Jr. | King, William H., Jr. | Waddell, William R. |
| Casey, James J. | Klenk, Timothy C. | Wanguard, Robert E. |
| Courson, Gardner G. | Lee, John Y. | Williams, Stephen E. |
| Cranfill, William T. | Lutter, Paul A. | Zehill, Louis W. |
| Crystal, Jules I. | McGuigan, Philip P. | Yorke, John B. |
| Deem, William W. | McGuire, Mark J. | |
| den Hartog, Grace R. | McMenamin, Joseph P. | |
| Di Cioccio, Stephen J. | Melson, David E. | |
| Dudley, Waller T. | Mulroy, Thomas R. | |
| Ezell, Sandra Giannone | Nizio, Francis (nmi) | |
| Flemming, Michael D. | Page, Rosewell II (nmi) | |
| Franklin, Stanley M. | Pelton, Russell M. | |
| Gillece, James P., Jr. | | |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: AUG 27 2007
(enter date affidavit is notarized)

954906

for Application No. (s): RZ/FDP 2007-MA-010
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

AUG 27 2007

DATE: _____
(enter date affidavit is notarized)

954906

for Application No. (s): RZ/FDP 2007-MA-010
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Carson Lee Fifer, Esquire (McGuireWoods LLP) donated in excess of \$100.00 to Supervisor Michael Frey. Richard L. Labbe (Eastwood Properties, Inc.) donated in excess of \$100 to Supervisor Michael Frey.

Within the twelve-month period prior to the public hearing on this application, the law firm of McGuireWoods LLP, listed in Par. 1(a) of the affidavit as the applicant's attorney/agent, hosted a fundraising event for the re-election of Gerald Connolly to the Fairfax County Board of Supervisors, the costs of which exceeded \$100.00

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

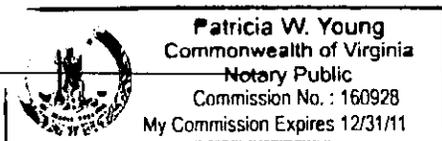
Applicant Applicant's Authorized Agent

Lori R. Greenlief, Land Use Planner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27th day of AUGUST 2007, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Patricia W. Young
Notary Public

My commission expires:



Rezoning Attachment to Par. 3

DATE: AUG 27 2007
(enter date affidavit is notarized)
RZ/FDP 2007-MA-010

254906

for Application No. (s): _____
(enter County-assigned application number (s))

James W. Dyke, Jr., Esquire, (McGuireWoods LLP) donated in excess of \$100 to Connolly for Chairman.

Jonathan P. Rak, Esquire (McGuireWoods LLP) donated in excess of \$100 to Connolly for Chairman.

Gregory A. Riegle, Esquire (McGuireWoods LLP) donated in excess of \$100 to Connolly for Chairman.

Carson Lee Fifer, Jr., Esquire (McGuireWoods LLP) donated in excess of \$100 to Connolly for Chairman.

(check if applicable)

There are more disclosures to be listed for Par. 3, and Par. 3 is continued further on a "Rezoning Attachment to Par. 3" form.

STATEMENT OF JUSTIFICATION

Rezoning Application for Lincolnia Road filed by Eastwood Properties, Inc.
For Property Located at Fairfax County Tax Map 72-2((1))35, 38, 39

February 21, 2007
Revised June 7, 2007

INTRODUCTION

The subject application (the "application"), filed by Eastwood Properties, Inc., is a request to rezone approximately 2.26 acres of property from the R-2 District to the PDH-8 District to permit the development of twelve (12) single family attached dwellings. The subject property is located on the west side of Lincolnia Road, generally north of its intersection with North Chambliss Street in the Mason District. It is surrounded on the south by property zoned R-8 and developed with townhouses, on the north by property zoned R-5 and developed with townhouses, on the west by property zoned R-20 and developed with multi-family dwellings and on the east, across Lincolnia Road, by property zoned R-3 and developed with single family detached homes.

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

The Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by BC Consultants, shows twelve (12) lots to be developed with single family attached dwellings. A single access point (private road) for all 12 homes and the cemetery is shown off of Lincolnia Road. Six (6) additional parking spaces are shown south and west of the homes. A total of 64 parking spaces are shown on the plan; the minimum parking requirement is 28 spaces. The units will have two-car garages with room in the driveway for two cars in addition to 6 visitor spaces. The existing cemetery is shown to be preserved south of the homes and will be fenced. A proposed cemetery expansion area is shown south of the cemetery. Eight (8) of the 64 parking spaces are shown near the cemetery. A stormwater management facility is shown in the southwest corner of the site. Approximately 25.1% open space is shown on the site not including the cemetery area. With the cemetery, the open space percentage increases to 42.8%. Several passive open space areas are shown throughout the site; a reflection garden, a seating area and a dog walk/barbeque area. The resultant density is 6.78 dwelling units per acre (DU/A) without using the existing cemetery or expansion area in the density calculation. Extensive landscaping is shown within the open space areas on site. A waiver of transitional screening and barrier requirement is requested along the eastern (front) lot line. Waivers of the 200 square foot privacy yard and a modification of the standards for private drive aisle width are also necessary.

It is important to the heirs of the cemetery residents and members of the surrounding community that the cemetery be preserved and maintained. It is envisioned

that the cemetery areas and associated parking will be in a separate lot owned and maintained by a private non-profit organization started by the applicant.

COMPREHENSIVE PLAN

Plan Language

The application property is located within the Pinecrest Community Planning Sector of the Lincolnia Planning District in Area I. It was the subject of a recent South County Area Plan Review item. The new adopted Plan text is shown below:

Parcels 72-2((1))35 and 38 are planned for residential use at 5-8 du/ac. Parcel 72-2(91))39 is planned for institutional use. As in option, Parcels 72-2((1))35, 38 and 39, may be appropriate for up to a total of 12 units with full parcel consolidation, if the following conditions are met:

- Residential development should be located on parcels 72-2(91))35 and 38 with parcel 72-2((1))39 to be maintained for cemetery use and open space.
- The existing cemetery use is preserved and enhanced with landscaping buffering and monument signs to better demarcate the boundary of the cemetery and parking is provided at the cemetery for cemetery visitors.
- Stormwater management infrastructure may be appropriate for the cemetery property (Parcel 72-2((1))39) provided that it is designed and located in a manner that does not adversely impact the cemetery.

The application achieves full parcel consolidation as envisioned in the Plan language. The conditions of cemetery preservation and enhancement, parking, usage of the lots and location of stormwater management are all met. The character of the proposed subdivision is compatible with the surrounding area which is developed with a wide variety of residential uses ranging from single family detached homes to multi-family units.

The proposal also complies with the Comprehensive Plan objectives outlined in the Residential Development Criteria as explained below.

Residential Development Criteria

- Site Design:

Consolidation: The application consolidates three (3) lots in a logical and proportional manner consistent with redevelopment in the area and consistent with the Comprehensive Plan option language.

Layout: The proposed layout provides a logical, functional and relational pattern for development of the property. The lots provide the opportunity for personal

open space and amenity areas in addition to the community area provided within the subdivision.

Open Space: The open space requirements meet or exceed the minimum required for the PDH-8 District.

Landscaping: A wide variety of landscaping from large ornamental trees to perennial/annual beds is shown within the community space areas on the site.

Amenities: Landscaped open space in three different configurations is shown throughout the development. An appropriate contribution for the provision of recreational amenities will be provided for off-site facilities, if necessary.

- **Neighborhood Context**

The proposed community is consistent with the established context in terms of use, intensity and character. The size of the proposed lots and the orientation of the dwellings are compatible with the established redevelopment pattern on the surrounding properties.

- **Environment**

Preservation: The existing cemetery, which is important to the surrounding community, will be preserved and enhanced.

Slopes and Soils: There are no problem soils or slopes on the property.

Water Quality and Drainage: Potential water quality and drainage issues have been addressed through the proposed SWM/BMP pond in the southwestern corner of the site.

Noise, Lighting: The addition of these 12 homes should not create noise or lighting issue for the existing residences. There are no external noise issues for the future residents of this community.

Energy: Through proffers, the Applicant will commit to comply with the energy efficiency guidelines of the International Building Code for energy efficient homes.

- **Tree Preservation and Tree Cover**

The Applicant will proffer that the trees specified in the May 16, 2007 memo from the Urban Forester in Comment 1 as high priority for preservation can be preserved subject to final grading. The applicant will work with the Arborist at that time to develop specific methods for ensuring the trees are not damaged by grading or construction to the greatest extent possible. Additional dialogue with

the Urban Forester at this time is certainly welcome to discuss the possible methods for preservation.

- Transportation
Dedication to 45 feet from the centerline of Lincolnia Road is shown on the CDP/FDP for future improvements to that facility.
- Public Facilities
The applicant plans to offset the public facility impact with appropriate proffers.
- Affordable Housing
The provision of affordable dwelling units is not applicable to this development. The applicant will proffer to a contribution to the Housing Trust Fund equal to 0.5% of the value of all the units approved on the property.
- Heritage Resources
It has been brought to our attention that a Phase 1 Archeological Study may be necessary. This issue will be addressed in the proffers.

The proposed planned development conforms to the adopted Comprehensive Plan with respect to type, character and density of use. The use of a P district zoning achieves the preservation of existing cemetery and other open space areas whereas these features would not be preserved with development under a conventional zoning district.

ZONING ORDINANCE

To the best of our knowledge, the proposed development of the subject property conforms to all currently applicable land development ordinances, regulations and adopted standards.

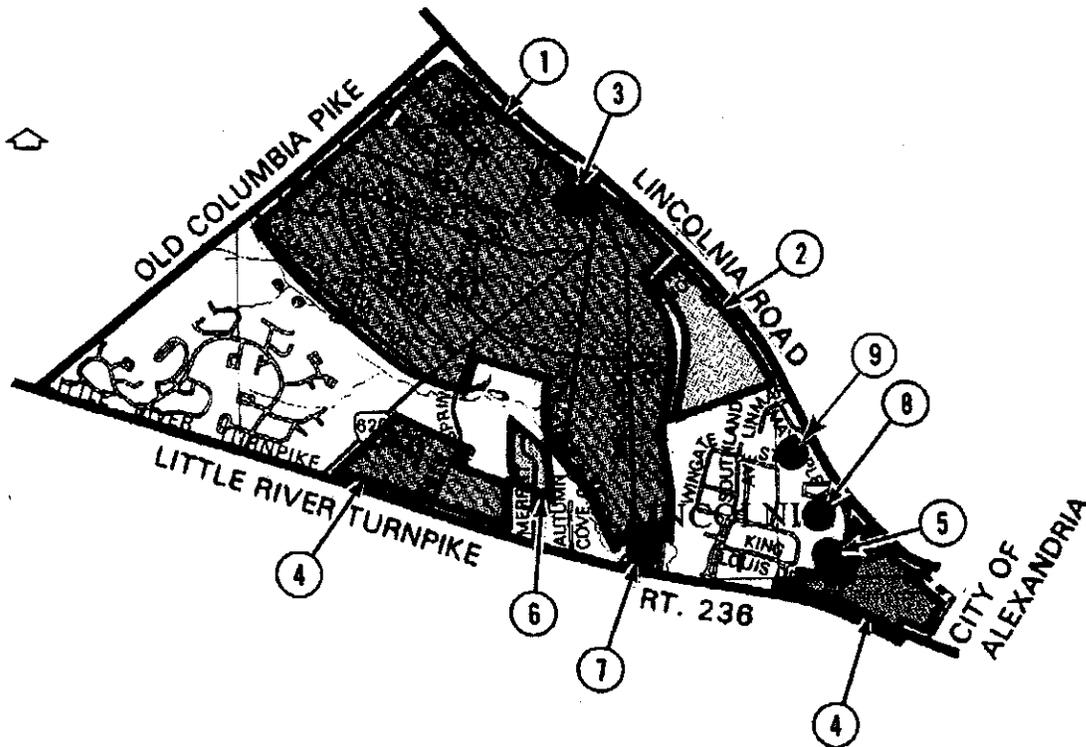
There are no known hazardous or toxic substances to be generated, utilized, stored, treated nor disposed of on this site.

Should you have any questions regarding this statement or other documents associated with this filing or require additional information, please contact me. Thank you for your assistance.

Respectfully submitted,



Lori Greenlief
Land Use Planner, McGuireWoods LLP



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

FIGURE 8

2. The area north of Orleans Village and Linmar townhouses and south of Grace Baptist Church west to Turkeycock Run is planned for residential use at 1-2 dwelling units per acre.
3. Parcel 72-1((1))59 in the southwestern quadrant of the intersection of Braddock Road and Lincolnia Road is planned for residential use at 1-2 dwelling units per acre and developed for institutional uses. As conditions for any future changes or redevelopment proposed for this site:
 - Site development and provide screening and buffering to minimize the impact on adjacent areas planned for low density residential use; and
 - Design the development to be sensitive to the environmental constraints of the property, especially so as not to increase off-site storm drainage problems.
4. Limit commercial development on the north side of Route 236 to the area between Braddock Road and the Autumn Glen townhouse development at Merritt Road and to the existing development in the vicinity of Beauregard Street. As redevelopment occurs, provide pedestrian access to and from residential neighborhoods.
5. Parcel 72-2((1))44B, south of the Lincolnia Senior Center, is planned for multi-family residential development at 12-16 dwelling units per acre or single family attached residential development not to exceed 12 dwelling units per acre provided that 1) development of this site does not preclude roadway improvements planned for Beauregard Street and Lincolnia Road; 2) access to the site should be oriented to take into account the approved interchange concept for the Route 236/Beauregard Street flyover; 3) since access to Beauregard Street may become more limited with the future construction of the interchange, additional inter-parcel access should be encouraged to the west or south, to supplement the approved inter-parcel access through the Lincolnia Senior Center property; and 4) in lieu of on-site recreational facilities, consideration may be given to the enhancement of the recreational area behind the Lincolnia Senior Center, in order to better utilize and maintain this existing community recreational resource.
6. Parcels 72-1((1))27, 28, 29, 29A, 31, 32 and 34 on Merritt Road north of Autumn Glen townhouses are planned for residential use at 1-2 dwelling units per acre. With consolidation of all parcels, residential development up to 5 dwelling units per acre to continue the existing pattern of development is appropriate, provided that the project includes substantial open space along the perimeter of the tract, adjacent to the Turkeycock Run Stream Valley Park.
7. The vacant parcels located in the northwest quadrant of the intersection of Brookside Drive and Route 236, across from Turkeycock Run Park, are planned for residential development at 1-2 dwelling units per acre to be compatible with the adjacent single-family neighborhood. Dedicate portions of the tract to the Park Authority for inclusion in the Turkeycock Run Stream Valley Park.
8. Retain the Lincolnia Senior Center for public facilities use and in public ownership for school, local community and recreational use.
9. Parcels 72-2((1))35 and 38 are planned for residential use at 5-8 du/ac. Parcel 72-2((1))39 is planned for institutional use. As an option, Parcels 72-2((1))35, 38 and 39, may be

appropriate for up to a total of 12 units with full parcel consolidation, if the following conditions are met:

- Residential development should be located on parcels 72-2((1))35 and 38 with parcel 72-2((1))39 to be maintained for cemetery use and open space.
- The existing cemetery use is preserved and enhanced with landscaped buffering and monument signs to better demarcate the boundary of the cemetery and parking is provided at the cemetery for cemetery visitors.
- Storm water management infrastructure may be appropriate for the cemetery property (Parcel 72-2((1))39) provided that it is designed and located in a manner that does not adversely impact the cemetery.

Transportation

Transportation recommendations for this sector are shown on Figure 9. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Parks and Recreation

Figure 10 addresses park and recreation recommendations for this sector. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails

Trails planned for this sector are delineated on Figure 11 and on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available at the Maps and Publications Sales Desk. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 23, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ/FDP 2007-MA-010**
Lincolnia Road Property

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the final development plan dated March 30, 2007 as amended through July 2, 2007. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 5 through 7, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.

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Regina Coyle, Director

RZ/FDP 2007-MA-010

Page 2

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed. . . .

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . . “

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 14, the Plan states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality

Issue:

Staff had raised some initial concerns regarding the proposed stormwater management facility. Those concerns related to the location, sizing and adequate outfall of the proposed stormwater management pond. The applicants were asked to provide additional information regarding the proposed facility to ensure that all of these concerns were adequately addressed. Staff had also requested that the applicants consider one or more Low Impact Development measures to enhance water quality control for the proposed development.

Resolution:

The applicants have provided additional information regarding the proposed dry pond which satisfies questions raised by staff in the Department of Planning and Zoning as well as staff within the Department of Public Works and Environmental Services (DPWES). The applicants have also added four filterstrips to the proposed development to enhance water quality improvement measures noted for the proposed development. Any final determination regarding the adequacy of stormwater management facilities will be made by staff in the Department of Public Works and Environmental Services at the time of site plan review.

Tree Preservation

Issue:

The original plans depicted a number of trees for preservation which were not clearly healthy enough to withstand the stress imposed by land disturbing activities. The applicants were asked to provide additional information regarding the existing vegetation map and tree save plan to ensure that proposed tree save areas would be viable and not ultimately create a potential hazard for any new residents of the proposed development.

Resolution:

The applicants provided a revised tree survey which noted individual trees and their relative health and viability. The latest tree preservation plan is based on that survey. Staff is satisfied that this issue has been adequately addressed.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

August 3, 2007

TO: William J. O'Donnell, Jr. AICP, Planner II
Zoning Evaluation Division, Department of Planning and Zoning

FROM: Ineke Dickman, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Lincolnia Road Property, RZ/FDP 2007-MA-010, 013928-ZONA-001-1

This review is based on the CDP/FDP 2007-MA-0010 stamped "Received, Department of Planning and Zoning, July 25, 2007" as well as the accompanying proffers, Eastwood Properties, Lincolnia Road, RZ 2007-MA-010, July 23, 2007.

Almost all comments made by the Urban Forest Management Division in our letter dated July 17, 2007 have been adequately addressed in this submission except for the following issue.

1. In Proffer 25, 5th line down after "all tree preservation areas" add "including off-site trees adjacent to the limits of clearing".
2. Proffer 25, change "subdivision plan" to "site plan."

Please let me know if you have any questions.

AID/
UFMID #: 125502

cc: RA File
DPZ File

Department of Public Works and Environmental Services
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County of Fairfax, Virginia

MEMORANDUM

July 17, 2007

TO: William J. O'Donnell, Jr. AICP, Planner II
Zoning Evaluation Division, Department of Planning and Zoning

FROM: Ineke Dickman, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Lincolnia Road Property, RZ/FDP 2007-MA-010, 013928-ZONA-001-1

This review is based on the CDP/FDP 2007-MA-0010 stamped "Received, Department of Planning and Zoning, July 2, 2007." A site visit was conducted on May 1, 2007.

- 1. Comment:** The existing vegetation map indicates that some trees will be preserved and others will be removed. Some of the trees that are proposed to be removed are located on the property boundary or off-site. Co-owned property boundary trees and off-site trees cannot be removed unless written approval has been obtained from the adjacent property owner(s).

Recommendation: Applicant shall obtain and provide written approval from adjacent property owner(s) if any of the co-owned or off-site trees are to be removed.

- 2. Comment:** Although certain trees on or along the property boundaries are shown to be preserved on the existing vegetation map, the limit of clearing on the CDP/FDP is shown at the property boundary, new trees are shown in the locations of trees to be preserved per the existing vegetation map and these existing trees to be preserved are not shown on the CDP/FDP.

Recommendation: Move the limit of clearing at a minimum 15 feet away from the property boundary in those locations where trees are proposed to be preserved to minimize impact and to facilitate their survival. Show the trees to be preserved on the CDP/FDP and do not show proposed vegetation in those locations. No grading shall take place within the critical root zone of trees to be preserved per PFM 12-0402.1.

- 3. Comment:** The board on board fence proposed along the southern and western property boundaries will have a negative impact on the trees on or adjacent to the property boundaries unless the installation of the fence and location of the fence posts is done in such a way as to avoid the major supporting roots of trees proposed to be preserved on or adjacent to the property boundary.

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Recommendation: Provide cutouts or zig-zags in the board on board fence where trees are proposed to be preserved on or adjacent to the property boundaries. This can be done with a note and should be incorporated in the proffers.

- 4. Comment:** The CDP/FDP is confusing as some existing trees within and adjacent to the cemetery are shown in addition to the proposed vegetation. However the legend does not show a symbol for existing vegetation and there is no indication if these trees are to be preserved.

Recommendation: Clearly indicate on the CDP/FDP which trees are proposed to be preserved and distinguish between the existing and proposed tree symbols.

- 5. Comment:** This is a repeat of a previous UFMD comment: Many of the proposed trees are located in landscaping areas that do not meet the minimum width requirement or minimum distance requirement of 4' away from any restrictive surface, including fences, curbs, etc.

Recommendation: Provide landscaping areas that meet the minimum width and size requirements of the Public Facilities Manual and locate all proposed trees at a minimum 4' away from any restrictive surface. Provide landscaping that meets all the requirements for a landscape plan as per the PFM.

- 6. Comment:** Proffer 22 and following refer to the submittal of a tree preservation plan for trees shown to be preserved on the CDP/FDP. In light of the previous comments it is not clear if any of the trees shown to be preserved on the existing vegetation map actually can be preserved and they are presently not shown as "preserved" on the CDP/FDP.

Recommendation: Although a tree preservation plan should be required when trees are proposed to be preserved, UFMD feels it is important to show which trees are proposed to be preserved on the CDP/FDP as it would be futile to go through submitting a tree preservation plan with tree values if no trees are proposed to be preserved. Also include trees 20 feet from the limit of clearing and grading of the cemetery in the tree preservation plan and value determination.

- 7. Comment:** Proffers 25 and 29 refer to a "subdivision" plan submittal. Townhouses will be approved under site plan submission.

Recommendation: Change the language to "site plan".

- 8. Comment:** Proffer 27 and 28 refer to "Lee" District Supervisor. The site is in the Mason District.

July 17, 2007

Page 3 of 3

Recommendation: Change the language to "Mason" District.

9. **Comment:** Proffer 29 specifies a minimum caliper for large deciduous trees of three (3) inches. It is difficult to obtain three (3) inch caliper trees and if they are specified on the approved plan UFMD will require that three (3) inch caliper trees are planted prior to bond release. The chances of survival for larger trees are not as good as smaller trees.

Recommendation: UFMD does not recommend use of three (3) inch caliper trees, but recommends two (2) inch caliper instead. Change the language of the proffer accordingly.

Please let me know if you have any questions.

AID/

UFMID #: 125502

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

May 16, 2007

TO: William J. O'Donnell, Jr. AICP, Planner II
Zoning Evaluation Division, DPZ

FROM: Ineke Dickman, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Lincolnia Road Property, RZ/FDP 2007-MA-010

This review is based on the CDP/FDP 2007-MA-0010 stamped "Received, Department of Planning and Zoning, March 30, 2007." A site visit was conducted on May 1, 2007.

Site Description: The northern section of the property contains two single family residences with associated buildings and partially maintained lawns. The southern portion of the site contains a cemetery and a grassy area. Individual trees are scattered throughout the property and include species such as ailanthus, black locust, black cherry, eastern redcedar, hickory, white and chestnut oak, red, silver and Norway maple and American holly. Although the majority of these are not worthy of preservation there are a few that are noteworthy and in very good condition that should be considered a priority for preservation. These include two approximately 8 and 10" dbh eastern redcedars at the eastern edge of the cemetery, two American hollies at the southern edge of the cemetery and two very large (approx. 30" dbh) chestnut oaks close to the southern boundary with the existing townhouse development, as well as a smaller (8") chestnut oak in close proximity. Two more redcedars, one approximately 12" dbh, the other approx. 6" dbh are also in good condition and should be a priority for preservation.

- 1. Comment:** In the Statement of Justification it says that "As shown on the CDP/FDP, the preservation of existing mature vegetation is accomplished where possible on the site". However, the entire site is proposed to be cleared and there are no efforts at all to save any of the existing trees. There are two eastern redcedars in good condition at the eastern side of the cemetery, two hollies at the southern edge of the cemetery, and two large and one small chestnut oaks at or near the southern property boundary that are all in very good condition and should be considered a high priority for preservation. Another eastern redcedar (approx. 12" dbh) is located north east of the cemetery and one approx. 8" dbh redcedar is located at the southeast corner of the property. These also should be considered for preservation.



Recommendation: Applicant should provide clear efforts to preserve individual trees that are in very good condition and that may be part of the historic character of the cemetery, as well as provide screening for the residences to the south. Applicant should locate, identify and evaluate the aforementioned trees and any others worth preserving, show these on the CDP/FDP and redesign the project to save as many trees as possible.

To further insure trees are preserved UFMD suggests the following (preliminary) proffer language:

A. The landscape plan submitted as part of the site plan shall conform to the (CDP/FDP), as determined by Urban Forest Management Division (UFMD) of Fairfax County Department of Public Works and Environmental Services ("DPWES"). Minor modifications may be permitted by UFMD to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed.

B. At the time of site plan submission, the applicant shall submit a tree preservation plan prepared by a professional with experience in the preparation of tree preservation plans which consists of a tree survey that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the CDP/FDP to be preserved and conserved, as well as all on and off-site trees, living or dead with trunks 6 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 20 feet of the approved limits of clearing and grading for review and approval by the Urban Forest Management Division. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as crown pruning, root pruning, mulching, fertilization and others as necessary, shall be included in the tree preservation plan.

C. The trees designated to be saved shall be protected by chain link fencing, a minimum of 4 feet in height, attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, placed at the dripline of the trees and shall be shown on the demolition and phase II erosion and sediment control sheets. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or landscape architect and accomplished in a manner that does not harm existing vegetation that is required to be preserved/conserved. At least three days prior to the commencement of any clearing, grading, or demolition activities and prior to the installation of tree protection fencing, UFMD shall be notified in writing and given the opportunity to inspect the site to assure that all individual trees to be

preserved have been correctly delineated. UFM shall provide written notice to the applicant as to whether or not the areas have been delineated correctly. If it is determined by UFMD that the areas are not delineated correctly, no grading or construction activities shall occur on the subject property until the delineation is corrected and field verified by UFMD.

The applicant shall provide signs that identify and help protect all areas to be left undisturbed and all trees proposed to be saved. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.

- 2. Comment:** Preliminary tree cover calculations have not been provided and it is unclear how the tree cover requirements of Article 13 of the Zoning Ordinance will be met for this site.

Recommendation: Applicant should provide preliminary tree cover calculations to demonstrate how tree cover requirements will be met on this site.

- 3. Comment:** Transitional screening Type 1 and barrier A or B are required along the eastern (front) property boundary and has not been provided.

Recommendation: Provide a 25 foot transitional screening yard and barrier A or B along the eastern boundary, or a request to waive these requirements should be submitted to and voted on by the Board of Supervisors.

- 4. Comment:** It is unclear how the applicant proposes to landscape this site. Many of the proposed trees are located in landscaping areas that do not meet the minimum width requirement or minimum distance requirement of 4' away from any restrictive surface, including fences, curbs, etc.

Recommendation: Provide landscaping areas that meet the minimum width and size requirements of the Public Facilities Manual and locate all proposed trees at a minimum 4' away from any restrictive surface. Provide landscaping that meets all the requirement for a landscape plan as per the PFM.

- 5. Comment:** Limits of clearing are coinciding with all property boundaries. There are existing redcedars and other vegetation on the adjacent property to the north and potentially also along the southern and western property boundaries.



Lincolnia Road Property, RZ/FDP 2007-MA-010

May 16, 2007

Page 4 of 4

Recommendation: Limits of clearing should be moved at least 15 feet away from the property boundaries where there is existing vegetation present off-site on the adjacent properties.

Please contact Ineke Dickman at 703-324-1770 if you have any questions.

AID/

UFMID #: 125502

cc: RA File
DPZ File

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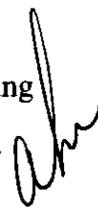


County of Fairfax, Virginia

MEMORANDUM

DATE: June 14, 2007

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief 
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2007-MA-010)

SUBJECT: Transportation Impact

REFERENCE: RZ/FDP 2007-MA-010, Eastwood Properties, Inc. – Lincolnia Road
Traffic Zone: 1410
Land Identification: 72-2 ((1)) 35, 38, 39

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated January 2007, and revised through June 7, 2007. The applicant proposes to rezone 2.25 acres from an R-2 District to a PDH-8 District for 12 single-family attached dwelling units (du) with a density of 6.52 du/ac without using the existing cemetery or expansion area in the density calculation. Access to Lincolnia Road is provided by a private street.

- The northern end of the private street should have a backup/turnaround area.
- The frontage pavement on Lincolnia Road should extend to tie in to that which exists to the south.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

**Fairfax County Public Schools
Office of Facilities Planning Services**

TO: Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Gary Chevalier, Director
Office of Facilities Planning Services

SUBJECT: Schools Impact Analysis
RZ 2007-MA-010, Eastwood Properties, Inc.

DATE: April 27, 2007

MAP: 72-2 ((1))35, 38, 39

PLANNING UNIT: 2479 – Cluster 3

ACREAGE: 2.25 acres

REQUEST: The application requests rezoning from R-2 to PDH-8 in order to develop 12 single family attached (townhouse) residential units.

Schools currently that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/06 Capacity	9/30/06 Membership	2007-2008* Membership	Memb/Cap Difference 2007-2007	2011-2012 Membership	Memb/Cap Difference 2011-2012
Parklawn ES	K-6	695	609	615	80	607	88
Holmes MS	7-8	950	738	715	235	710	240
Annandale HS	9-12	2350	2365	2288	62	2237	113

**2007-2008 Membership based on spring projection updates, Facilities Planning Services*

Approval of the proposed application could increase projected student membership as shown in the following analysis:

School Level	Proposed Zoning PDH-8			Existing Zoning R-2			Student Increase
	Units	Ratio	Students	Units	Ratio	Students	
K-6	12	x .194	2	4	x .239	1	1
7-8	12	x .052	0	4	x .070	0	0
9-12	12	x .110	1	4	x .170	1	0
		Total	3		Total	2	2

Comments: The proposed rezoning for townhouse development could result in 2 additional students over what might be anticipated under the present R-2 zoning for single family housing. Based on the approved proffer guidelines, the students generated by this application would justify a proffered contribution of \$23,260 (\$11,630 x 2). It is further recommended that all proffered contributions be directed to the school pyramid and/or to Cluster III schools which encompasses this area. The foregoing information does not take into account the potential impact of other pending or future proposals that could impact the same schools.

cc: Kaye Kory, School Board Member, Mason District
Illryong Moon, School Board Member, At-Large
Stephen A. Hunt, School Board Member, At-Large
Janet S. Oleszek, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer FCPS

Fairfax County Public Schools
Office of Facilities Planning Services

Cecelia Krill, Cluster III, Assistant Superintendent
Susan Akroyd, Principal, Parklawn Elementary School
Roberto Pamas, Principal, Holmes Middle School
John Ponton, Principal, Annandale High School

Source: FY 2008-2012, Facilities Planning Services Office, Enrollment Projections, FY2008-12 CIP
Note: Five-year projections are those currently available and will be updated yearly. School attendance areas are subject to yearly review.



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager 
Park Planning Branch

DATE: May 29, 2007

SUBJECT: RZ/FDP 2007-MA-010, Lincolnia Road Property
Tax Map Number(s): 72-2 ((1)) 35, 38 and 39

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated February 21, 2007, for the above referenced application. The Development Plan shows 12 new single-family, attached homes on a 2.25-acre parcel to be rezoned from R-2 to PDH-8 with proffers. Based on an average household size of 2.90 in the Lincolnia Planning District, the development could add 35 new residents to the Mason Supervisory District.

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 6, p. 8)

“Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.”

“Policy a: Offset residential development impacts to parks and recreation resources, facilities and service levels based on the adopted facility service level standards (Appendix 2). The provision of suitable new park and recreational lands and facilities will be considered in the review of land development proposals in accordance with Residential Development Criteria - Appendix 9 of the Land Use element of the Countywide Policy Plan.”

“Policy b: To implement Policy a. above, residential land development should include provisions for contributions, or dedication, to the Park Authority of usable parkland and facilities, public trails, development of recreational facilities on private open space, and/or provision of improvements at existing nearby park facilities.”

Barbara A. Byron
RZ/FDP 2007-MA-010, Lincolnia Road Property
5/29/07
Page 2

2. Resource Protection (The Policy Plan, Parks and Recreation Objective 5, p. 7)

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.

Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

3. Resource Protection (Area I, Lincolnia Planning District, Overview, p. 8)

“Older, developed portions of the County often have fair to poor surface water quality. This is due primarily to nonpoint source pollution in the form of runoff which contains high levels of fertilizers, pesticides, sediment and hydrocarbons. Older suburban areas such as Lincolnia do not have the benefit of state-of-the-art water quality control practices. Therefore, they are a particular challenge to the County's efforts to improve surface water quality and meet the spirit of the Chesapeake Bay Act. In addition to surface water, the Lincolnia Planning District overlays an aquifer recharge area. Land uses that threaten groundwater quality, particularly commercial and industrial development, hazardous materials storage and underground storage tanks, need special attention.

4. Heritage Resources (The Policy Plan, Heritage Resources, Objective 1, p. 3)

“Objective 1: Identify heritage resources representing all time periods and in all areas of the County.

Policy a: Identify heritage resources well in advance of potential damage or destruction.”

5. Heritage Resources (The Policy Plan, Heritage Resources Objective 3, page 4)

“Objective 3: Protect significant historical resources from degradation or damage and destruction by public or private action.”

6. Heritage Resources (Area I, Lincolnia Planning District, Overview, p.8)

“Large portions of the Lincolnia Planning District have not been surveyed to determine the presence or absence of heritage resources. It is important that these areas be examined before they are developed and appropriate action taken to record, preserve and/or recover the significant resources. Of special note is the potential for significant historic and prehistoric archaeological resources in the yards of older residential neighborhoods where cutting and filling were a minor element in their construction.”

ANALYSIS AND RECOMMENDATIONS

Recreational Impact:

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Sections 6-110 and 16-404, the applicant shall provide \$955 (unit contribution will increase to \$1,500 if rezoning approval occurs after December 31, 2007) per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 12 non-ADUs proposed, the Ordinance-required contribution is \$11,460.

The P-district recreation funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite (such as an outdoor pool and tot lots). As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide (such as picnic areas, ballfields, and basketball courts).

In order to offset the additional impact caused by the proposed development, the applicant should provide an additional \$9,275 (\$265 per estimated resident) to the Park Authority for recreational facility development at one or more of our sites located within the service area of this development. The Development Plan does show a tot lot to be built within the development. The applicant should dedicate \$9,275 to the Park Authority and any balance of the \$11,460 that is not spent onsite for recreational facilities.

Natural Resource Impact:

1. The Fairfax County Park Authority property, Turkey Cock Run Stream Valley is downstream of the applicants' property. Turkey Cock Run is classified as having "Poor" habitat value, receiving only 77 points out of 200 in the Stream Physical Assessment Survey of 2003. However this same study found that the stream has potential for restoration.
2. The applicant is proposing to build an onsite dry pond that will collect the 2-year and 10-year storm events and to install several Filteras to control the stormwater discharge from the development. Although these techniques are adequate to meet the County stormwater detention standards, the Park Authority requests that the applicant consider redesigning their stormwater management pond to the extended 1-year dry pond design or to utilize other lower impact designs to maximize the potential of the stormwater feature. The one year storms typically cause more erosion impacts to streams due to their frequency.

Additional stormwater control from this site will provide more protection for the health of the downstream environment.

3. The applicant proposes extensive plantings of ornamental, deciduous and evergreen shrubs and trees. We request that all species in the landscape plantings be native or non-invasive species, given the proximity of this redevelopment to parkland. For a list of non-native, invasive species in the state of Virginia refer to the DNH website at <http://www.dcr.virginia.gov/dnh/invinfo.htm> .

Cultural Resources Impact:

1. The Park Authority Cultural Resource Management and Protection Section (CRMPS) conducted an archival review of the subject property. The review identified records indicating a cemetery (44FX1159) and "Gen. Kearney's Camp" on the property, the latter being on mapping associated with the Board of Supervisors sponsored Civil War Sites Inventory. As a result, the property has a high potential for significant archaeological sites.
2. The applicant has proposed to make the cemetery an out lot, which means that within the known boundaries as delineated by the applicant, no archaeological work is necessary. However, cemeteries are known to have graves that extend beyond the marked boundaries, thus an investigation to determine the presence or absence of human remains prior to construction is warranted. Cemeteries and human remains are protected by state law. Should any human remains be discovered, they must be dealt with according to the provisions of the Virginia Antiquities Act.
3. The Park Authority recommends that the property be subjected to a Phase I archaeological survey, using a scope of work provided by the CRMPS. This should include an adequate investigation to discover any graves that might be present outside the boundary of the known cemetery. This can be accomplished either with the use of remote sensing or by excavating to remove the topsoil and identify the grave shafts. Methodology to be used should be discussed with the CRMPS staff.
4. If any grave shafts are discovered, the Virginia Department of Historic Resources should be consulted. If any other archaeological resources are found by the Phase I survey and determined to be potentially significant then a Phase II assessment should be done. If any sites are determined to be significant then either they should be avoided or Phase III data recoveries should be performed in accordance with a scope of work provided by the CRMPS. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of Phase I, II and/or III studies should be submitted for approval to the CRMPS (Attention: Liz Crowell).

5. The applicant should also be made aware that there are specific archaeological requirements under Section 106 of the National Historic Preservation Act, which are associated with federally licensed or funded development. If Section 106 applies then any archaeological work under this recommendation should also be coordinated in advance with the Virginia Department of Historic Resources.

cc: Cindy Walsh, Acting Director, Resource Management Division (RMD)
Meghan Fellows, Naturalist II, RMD
Liz Crowell, Manager, CRMPS
Chron Binder
File Copy



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: William O'Donnell
DPZ Zoning Evaluation Department

FROM: Liz Crowell
Cultural Resource Management and Protection Section Manager

DATE: July 11, 2007

SUBJECT: *RZ/FDP 2007-MA-010, Eastwood Properties*

I reviewed the report, *Results of a Cemetery Delineation Conducted at St. Paul's Cemetery, Fairfax County Virginia*, by Tammy Bryant and Christine Jirikowic, Thunderbird Archeology. The goal of the report was to determine whether burials might extend beyond the marked boundaries of the cemetery. Several areas were trenched and one burial was discovered as a result of the study.

I have a number of concerns.

- Since one burial was discovered in a backhoe trench, I wondered why the consultant did not test to ensure that there were no burials immediately to the southwest of it. Burials often occur in rows about 3 feet apart. I would have tested in that location to make sure the row did not continue.
- I am also concerned that a sizable area along the northern boundary was not tested. It is described on the graphic as a septic drain field and it may be disturbed in its entirety, however I would have recommended that further testing be conducted in this area to ensure this conclusion.
- The letter of June 8, 2007 indicates that a wrought iron fence will be erected. Testing should occur at the time of the fence installation in any previously untested areas to ensure that there is no disturbance to any potential burials that could be present.

Regardless of any testing that has occurred on the property, the discovery of human burials is subject to the stipulations of the Virginia Antiquities Act (Code of Virginia, Section 10.1-2300 et seq.). If burials are discovered during construction, it would require that construction in that area cease. The developer would be obliged to call Joanna Wilson at the Virginia Department of Historic Resources (804) 367-2323, X 140. She would be able to advise you of the process, which can be time-consuming.

Should you have any further questions, please do not hesitate to call me at (703) 534-3881, X402.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 6, 2007

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning application RZ 2007-MA-010 and Final Development Plan FDP 2007-MA-010

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #410, **Baileys Crossroads**
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
www.fairfaxcounty.gov



Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING AND ENGINEERING
DIVISION**

JAMIE BAIN HEDGES, P.E.
DIRECTOR
(703) 289-6325
Fax (703) 289-6398

May 2, 2007

Ms. Barbara A. Byron, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 07-MA-010
FDP 07-MA-010
Lincolnia Road Property

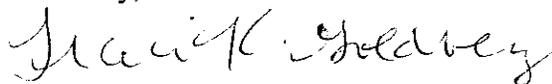
Dear Ms. Byron:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm, with comments pertaining to the proposed water system layout.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. Due to the limited detail of these plans, Fairfax Water will provide comprehensive comments regarding water facilities design upon submittal of final site plan.

If you have any questions regarding this information please contact Samantha Kearney at (703) 289-6313.

Sincerely,



Traci K. Goldberg, P.E.
Manager, Planning

Enclosure



County of Fairfax, Virginia

MEMORANDUM

JUL 13 2007

DATE:

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer *QK*
Environmental and Site Review Division, West
Department of Public Works and Environmental Services

REFERENCE: Rezoning and Final Development Plan Application, RZ/FDP 2007-MA-010,
Plan Dated July 2, 2007, LDS Project #13928-ZONA-001-3, Tax Map
#072-2-01-0035, 0038, 0039 (Property), Cameron Run Watershed, Mason
District

We have reviewed the subject revised plan and determined that the plan application generally meets the stormwater management requirements.

If further assistance is desired, please contact me at 703-324-1720.

QK/mw

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application Files

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359





County of Fairfax, Virginia

MEMORANDUM

MAY 24 2007

DATE:

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer 
Site Review West, Environmental and Site Review Division
Department of Public Works and Environmental Services

REFERENCE: Rezoning and Final Development Plan Application, RZ/FDP 2007-MA-010, LDS Project 13928-ZONA-001, Tax Map #072-2-01-0035, 0038, 0039 (Property), Cameron Run Watershed, Mason District

We have reviewed the subject submission and offer the following comments related to stormwater management (SWM):

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the Property.

Floodplain

There is no regulated floodplain on the Property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Site Outfall

The outfall will need to be analyzed to the point at which the total drainage is at least 100 times greater than the development site.

SWM

The check list on plan Sheet 5 indicates the use of Filterstrips, locations should be shown on the plan. Use of Low Impact Development is encouraged.

If further assistance is desired, please contact me at 703-324-1720.

QK/mw

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application Files

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359





County of Fairfax, Virginia

MEMORANDUM

JUN 15 2007

DATE:

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer 
Site Review West, Environmental and Site Review Division
Department of Public Works and Environmental Services

REFERENCE: Rezoning and Final Development Plan Application, RZ/FDP 2007-MA-010, Plan Dated June 8, 2007, LDS Project 13928-ZONA-001-2, Tax Map #072-2-01-0035, 0038, 0039 (Property), Cameron Run Watershed, Mason District

We have reviewed the subject revised plan and offer the following comments related to stormwater management (SWM):

SWM

The plan indicates the use of four Filterrras. Locations together with the drainage areas should be shown on the plan.

If further assistance is desired, please contact me at 703-324-1720.

QK/mw

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application Files

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: August 6, 2007

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025)
System Engineering & Monitoring Division
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ FDP 2007-MA-010
Tax Map No.

The following information is submitted in response to your request for a sanitary sewer analysis for subject rezoning application:

1. The application property is located in the CAMERON RUN (I-3) Watershed. It would be sewered into the Alexandria Sanitation Authority Treatment Plant.
2. Based upon current and committed flow, there is excess capacity available in the Alexandria Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An Existing 8 inch line pipe located in LINCOLNIA ROAD and APPROX. 20 FEET FROM the property is adequate for the proposed use at the present this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network Plan</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application + Previous Rezoning</u>		<u>Existing Use + Application + Comp</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
	Collector	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>
Submain	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Main/Trunk	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>	<u>_____</u>
Interceptor	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Outfall	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

5. Other pertinent information of comments:

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation*: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

b) *Layout*: The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;
- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the

development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
 - The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.

- d) *Streets*: Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

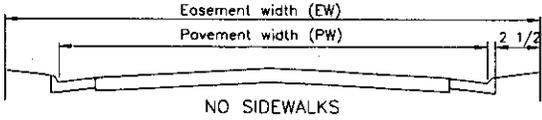
- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

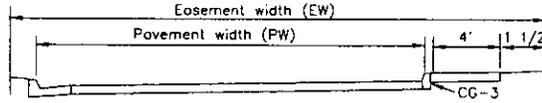
Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

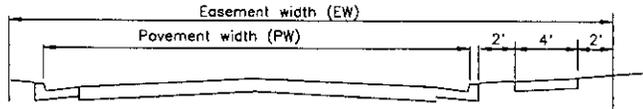
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



NO SIDEWALKS



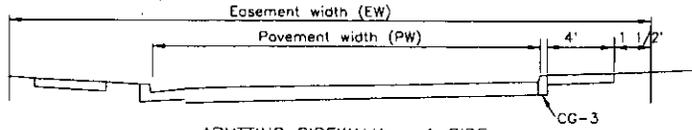
ABUTTING SIDEWALK - 1 SIDE



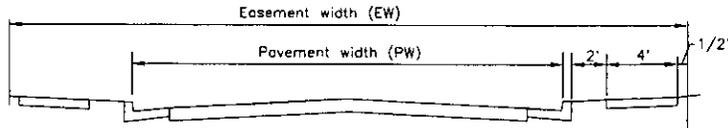
GRASS STRIP - SIDEWALK 1 SIDE

	* NO PARKING ft	NO PARKING ft	* PARKING ONE SIDE ft	PARKING ONE SIDE ft	* PARKING BOTH SIDES ft	PARKING BOTH SIDES ft
PW	24	26	30	30	36	36
EW	30	32	36	36	42	42
EW	32	N/A	38	N/A	44	N/A
EW	34	36	40	40	46	46
EW	38	40	44	44	50	50
EW	38	N/A	44	N/A	50	N/A

* Generations less than 250 TPD



ABUTTING SIDEWALK - 1 SIDE
GRASS STRIP - SIDEWALK 1 SIDE



GRASS STRIP SIDEWALK - 2 SIDES

NOTES:

1. For pavement section, see Section 7-0502.
2. Trails shall be in separate easements when provided.
3. Optional curb and gutter standards CG-6, CG-6R, CG-7, and CG-7R. Curb cut, driveway and storm structure transition details will be provided when CG-7 and CG-7R are used.
4. For single family detached condominium, single family detached (only in those zoning districts where permitted), patios and garden courts with 5 or less lots, geometrics of street may conform to pipestem lot standards. Methods and details for providing adequate turnarounds shall be as required by the Director.
5. Sidewalks and trails shall be provided in accordance with Section 8-0000 et seq.
6. For all entrances, a 3/4" lip shall be maintained across the frontage of the driveway at the gutter pan.

Ref. Sec. 7-0101,
7-0406.7B,7-0502.1A.

Rev. 1-00

PRIVATE STREETS
TOWNHOUSE, PATIO,
GARDEN COURT, ETC.

PLATE NO.

STD. NO.

4-7

TS-5A

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

- 1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
- 2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
- 3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
- 4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
- 5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
- 6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

- 1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
- 2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
- 3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code; includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		