



APPLICATION ACCEPTED: May 9, 2007
PLANNING COMMISSION: February 7, 2008
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

January 24, 2008

STAFF REPORT

APPLICATION PCA 2004-SP-036

SPRINGFIELD DISTRICT

APPLICANT:	Se W. An
PRESENT ZONING:	R-2
PARCEL:	88-1 ((1)) 28
ACREAGE:	1.01 acres
DU/AC:	2.0 du/ac
PLAN MAP:	Residential; 2-3 du/ac
PROPOSAL:	To amend RZ 2004-SP-036 previously approved for two single-family detached residences to permit site modifications for Stormwater Management and tree preservation and landscaping.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2004-SP-036, subject to the execution of proffers consistent with those contained in Appendix 1.

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.

O:\SMCKNI\PCA\PCA 2004-SP-036 Lee Chapel Road\REPORTS\PCA Cover.doc

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

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

The approval of this 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.

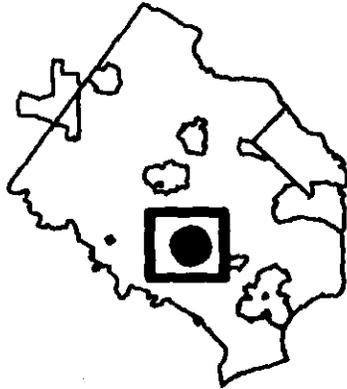
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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).

Proffered Condition Amendment

PCA 2004-SP-036

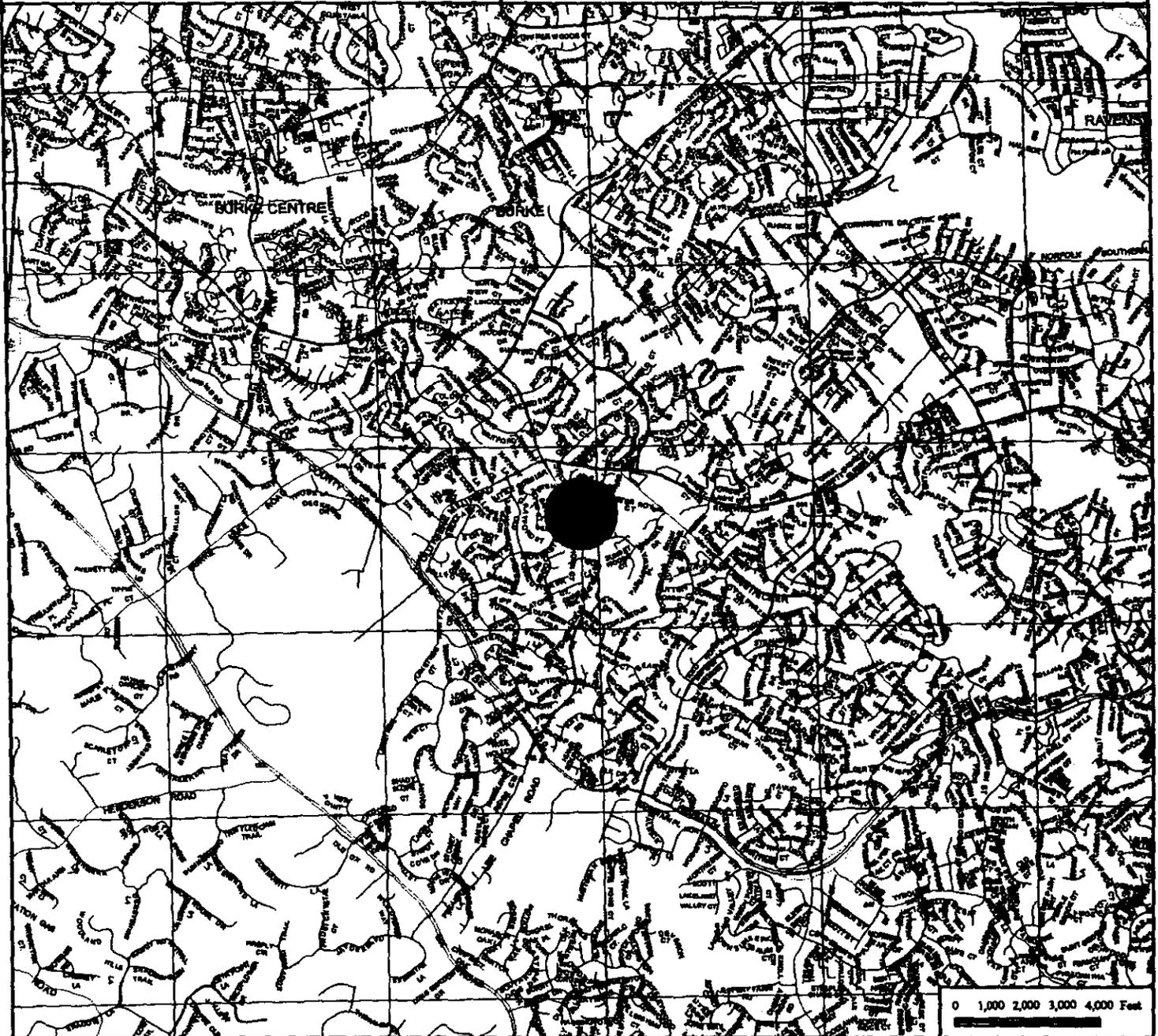


Applicant: SE W. AN
Accepted: 05/09/2007
Proposed: AMEND RZ 2004-SP-036 PREVIOUSLY APPROVED FOR RESIDENTIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS

Area: 1.014 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect:
Located: EAST SIDE OF LEE CHAPEL ROAD DIRECTLY OPPOSITE OF IRON MASTER DRIVE

Zoning: R-2
Overlay Dist:
Map Ref Num: 088-1- /01/ /0028



Proffered Condition Amendment

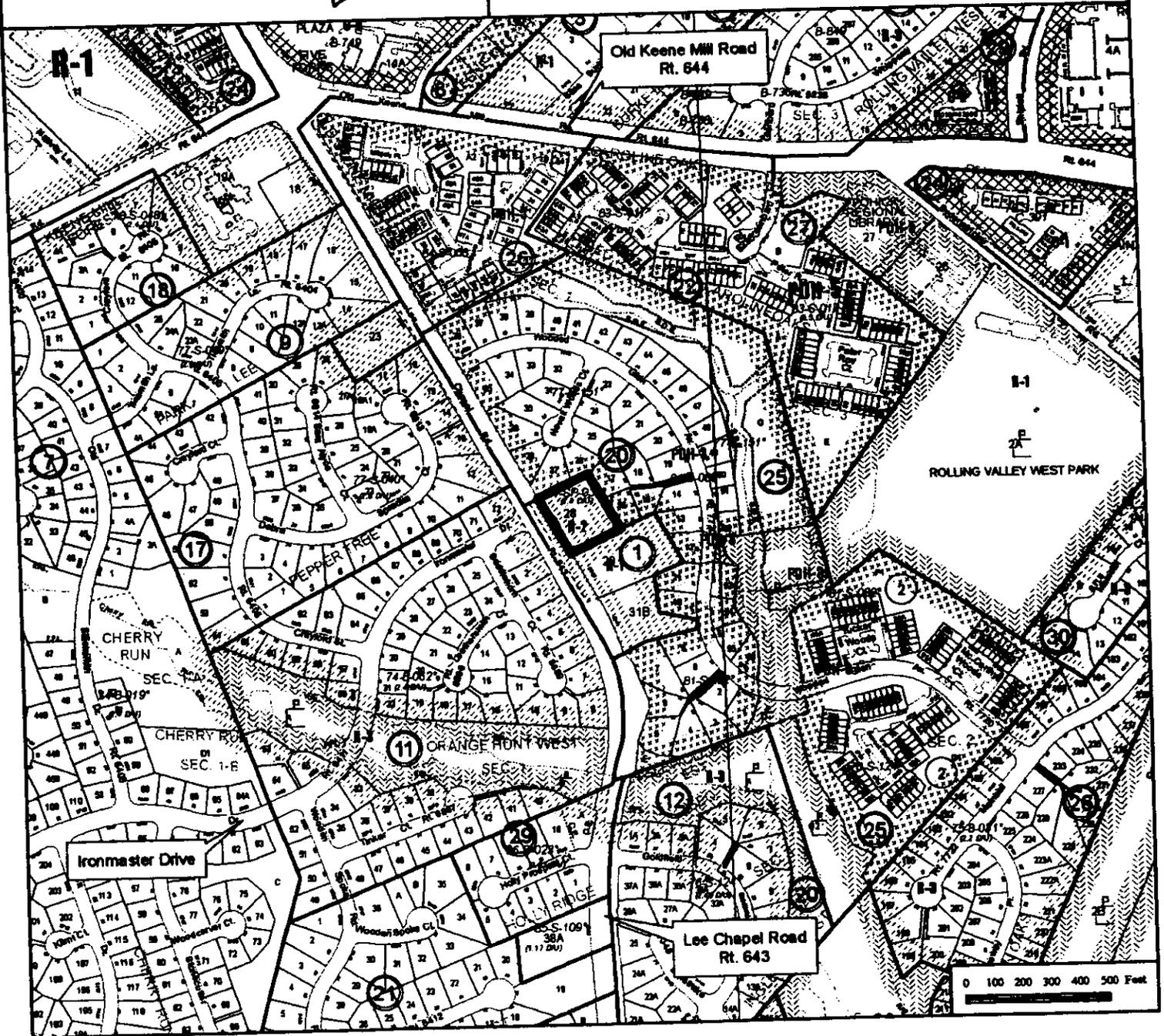
PCA 2004-SP-036

Applicant: SE W. AN
Accepted: 05/09/2007
Proposed: AMEND RZ 2004-SP-036 PREVIOUSLY APPROVED FOR RESIDENTIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS

Area: 1.014 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect:
Located: EAST SIDE OF LEE CHAPEL ROAD DIRECTLY OPPOSITE OF IRON MASTER DRIVE

Zoning: R-2
Overlay Dist:
Map Ref Num: 088-1- /01/ /0028

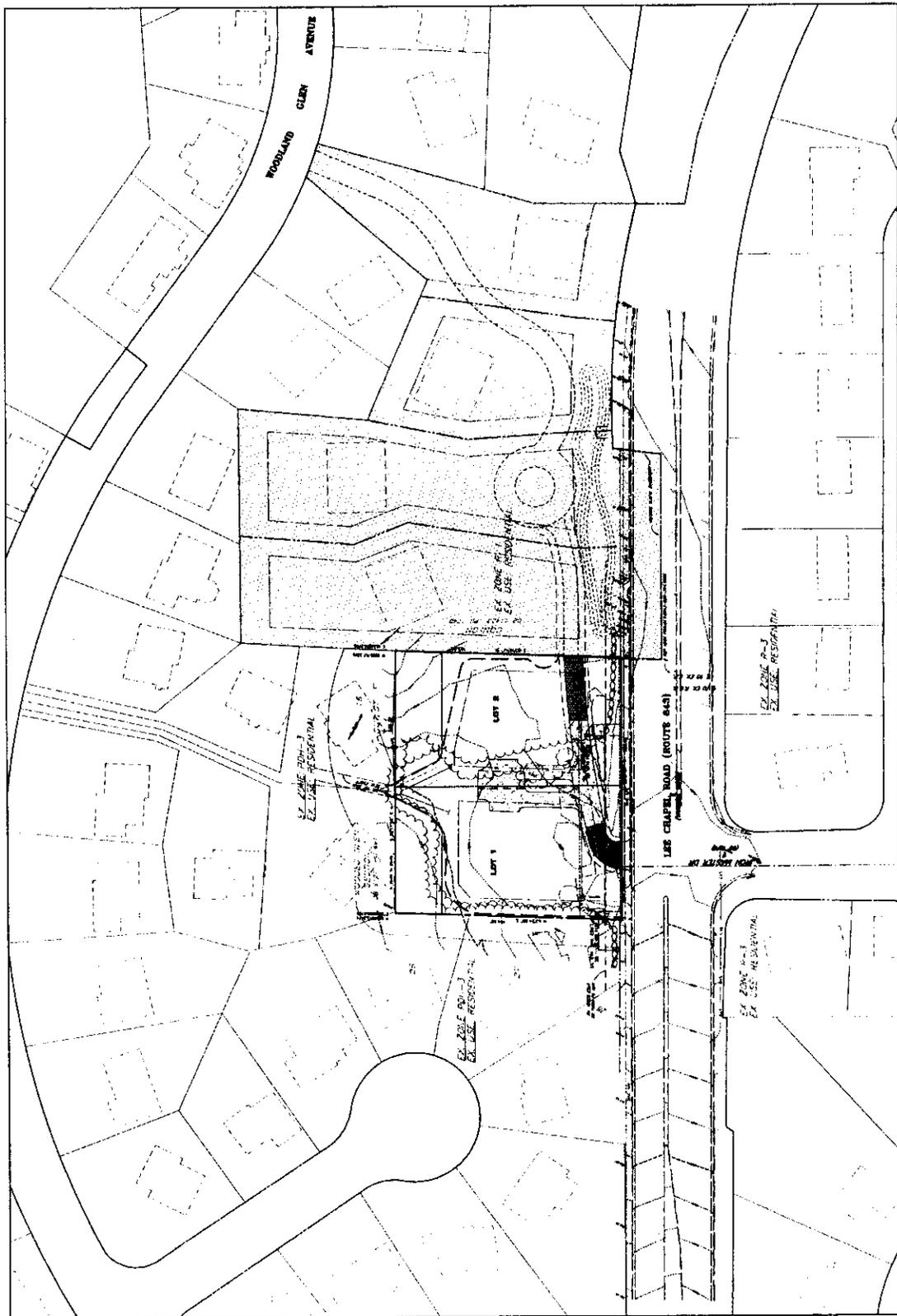


BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12800 Falls Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)448-8100 (703)448-8108 (Fax)
 www.bccon.com



**PROPER CONDITION AMENDMENT
 CONSOLIDATION PLAN
 LEE CHAPEL ROAD**
 FARMERS MARKET DISTRICT
 FARMERS MARKET DISTRICT, VIRGINIA

DATE: 11-14-07	REVISION: 1
DATE: 11-14-07	REVISION: 2
DATE: 11-14-07	REVISION: 3
DATE: 11-14-07	REVISION: 4
DATE: 11-14-07	REVISION: 5
DATE: 11-14-07	REVISION: 6
DATE: 11-14-07	REVISION: 7
DATE: 11-14-07	REVISION: 8
DATE: 11-14-07	REVISION: 9
DATE: 11-14-07	REVISION: 10
DATE: 11-14-07	REVISION: 11
DATE: 11-14-07	REVISION: 12
DATE: 11-14-07	REVISION: 13
DATE: 11-14-07	REVISION: 14
DATE: 11-14-07	REVISION: 15
DATE: 11-14-07	REVISION: 16
DATE: 11-14-07	REVISION: 17
DATE: 11-14-07	REVISION: 18
DATE: 11-14-07	REVISION: 19
DATE: 11-14-07	REVISION: 20
DATE: 11-14-07	REVISION: 21
DATE: 11-14-07	REVISION: 22
DATE: 11-14-07	REVISION: 23
DATE: 11-14-07	REVISION: 24
DATE: 11-14-07	REVISION: 25
DATE: 11-14-07	REVISION: 26
DATE: 11-14-07	REVISION: 27
DATE: 11-14-07	REVISION: 28
DATE: 11-14-07	REVISION: 29
DATE: 11-14-07	REVISION: 30
DATE: 11-14-07	REVISION: 31
DATE: 11-14-07	REVISION: 32
DATE: 11-14-07	REVISION: 33
DATE: 11-14-07	REVISION: 34
DATE: 11-14-07	REVISION: 35
DATE: 11-14-07	REVISION: 36
DATE: 11-14-07	REVISION: 37
DATE: 11-14-07	REVISION: 38
DATE: 11-14-07	REVISION: 39
DATE: 11-14-07	REVISION: 40
DATE: 11-14-07	REVISION: 41
DATE: 11-14-07	REVISION: 42
DATE: 11-14-07	REVISION: 43
DATE: 11-14-07	REVISION: 44
DATE: 11-14-07	REVISION: 45
DATE: 11-14-07	REVISION: 46
DATE: 11-14-07	REVISION: 47
DATE: 11-14-07	REVISION: 48
DATE: 11-14-07	REVISION: 49
DATE: 11-14-07	REVISION: 50
DATE: 11-14-07	REVISION: 51
DATE: 11-14-07	REVISION: 52
DATE: 11-14-07	REVISION: 53
DATE: 11-14-07	REVISION: 54
DATE: 11-14-07	REVISION: 55
DATE: 11-14-07	REVISION: 56
DATE: 11-14-07	REVISION: 57
DATE: 11-14-07	REVISION: 58
DATE: 11-14-07	REVISION: 59
DATE: 11-14-07	REVISION: 60
DATE: 11-14-07	REVISION: 61
DATE: 11-14-07	REVISION: 62
DATE: 11-14-07	REVISION: 63
DATE: 11-14-07	REVISION: 64
DATE: 11-14-07	REVISION: 65
DATE: 11-14-07	REVISION: 66
DATE: 11-14-07	REVISION: 67
DATE: 11-14-07	REVISION: 68
DATE: 11-14-07	REVISION: 69
DATE: 11-14-07	REVISION: 70
DATE: 11-14-07	REVISION: 71
DATE: 11-14-07	REVISION: 72
DATE: 11-14-07	REVISION: 73
DATE: 11-14-07	REVISION: 74
DATE: 11-14-07	REVISION: 75
DATE: 11-14-07	REVISION: 76
DATE: 11-14-07	REVISION: 77
DATE: 11-14-07	REVISION: 78
DATE: 11-14-07	REVISION: 79
DATE: 11-14-07	REVISION: 80
DATE: 11-14-07	REVISION: 81
DATE: 11-14-07	REVISION: 82
DATE: 11-14-07	REVISION: 83
DATE: 11-14-07	REVISION: 84
DATE: 11-14-07	REVISION: 85
DATE: 11-14-07	REVISION: 86
DATE: 11-14-07	REVISION: 87
DATE: 11-14-07	REVISION: 88
DATE: 11-14-07	REVISION: 89
DATE: 11-14-07	REVISION: 90
DATE: 11-14-07	REVISION: 91
DATE: 11-14-07	REVISION: 92
DATE: 11-14-07	REVISION: 93
DATE: 11-14-07	REVISION: 94
DATE: 11-14-07	REVISION: 95
DATE: 11-14-07	REVISION: 96
DATE: 11-14-07	REVISION: 97
DATE: 11-14-07	REVISION: 98
DATE: 11-14-07	REVISION: 99
DATE: 11-14-07	REVISION: 100



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

DESCRIPTION OF THE APPLICATION

- Proposal:** The Applicant, Se W. An, seeks a proffered condition amendment to amend RZ 2004-SP-036 previously approved for two single-family detached residences to permit site modifications for Stormwater Management and tree preservation and landscaping.
- Location:** East side of Lee Chapel Road, approximately 1,600 feet south of Old Keene Road
- Acreage:** 1.01 acres
- Proposed Density:** 2.0 du/ac
- Waivers Requested:** None Requested

LOCATION AND CHARACTER

Site Description:

The subject property is located on the east side of Lee Chapel Road, directly opposite Ironmaster Drive, approximately 1,600 feet south of Old Keene Mill Road. The 1.01 acre property formerly contained one dwelling, which has been removed from the property, though the driveway entrance on Lee Chapel Road remains. The site contains two large red oak trees in the northwest portion of the property that are to be removed due to damage caused by unauthorized clearing and grading activities on the site.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Detached	PDH-3	Residential, 2-3 du/ac
South	Single Family Detached	R-1	Residential, 2-3 du/ac
East	Single Family Detached	PDH-3	Residential, 2-3 du/ac
West	Single Family Detached	R-3	Residential, 2-3 du/ac

BACKGROUND

Site History:

- The Board of Supervisors approved RZ 77-S-151 on August 1, 1978, on parcels 88-1 ((1)) 25 and 28 Part, to rezone 20.74 acres from the RE-1 District to the R-12.5 District. On August 14, 1978, the Board approved a Zoning Ordinance Amendment that changed the designation of the RE-1 and R-12.5 Zoning Districts to R-1 and R-3, respectively. RZ 77-S-151 was approved for the development of no more than 52 single family detached dwelling units and included part of parcel 28, leaving a residual 1.25 acre parcel that is the subject of the current application. Due to subsequent condemnation for road improvements to Lee Chapel Road, the subject property was reduced in size from 1.25 acres to its current size, 1.01 acres.
- RZ 77-S-151 was subsequently consolidated with RZ 81-S-081 as part of RZ 81-S-082, which was approved with proffers by the Board of Supervisors on November 1, 1982, to permit the rezoning of 45.6 acres to the PDH-3 District for the development of 136 dwelling units. This rezoning application resulted in the Wooded Glen neighborhood located to the northeast of the subject property.
- On April 25, 2005, the Board of Supervisors approved RZ 2004-SP-036, to rezone the subject site from the R-1 District to the R-2 District, to permit residential development at a density of 2.0 dwelling units per acre (du/ac), subject to proffers dated April 1, 2005.
- In February 2006, the Department of Public Works and Environmental Services (DPWES) issued the applicant a notice of violation (Appendix 3) of Section 104-1-2 of the Fairfax County Code, for failure to obtain a Fairfax County land disturbance permit prior to construction. The notice directed the applicant to cease and desist all land disturbing activities, to seed and mulch the disturbed areas, to install appropriate erosion and sediment control measures needed to protect waterways and off site property, and to obtain the required permit and approved conservation plan. The applicant has satisfied the directives of the violation notice, except for the acquisition of the land disturbance permit. Therefore, the violation remains open at this time. As a result of the unauthorized land disturbance, the applicant also violated the Stormwater Management and tree preservation and landscaping sections of the approved proffers, which is the basis for the PCA application. No zoning violation has been issued to date.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Springfield Planning District; Area III
Planning Sector: Middle Run (P6) Planning Sector
Plan Map: Residential; 2-3 du/ac

There is no site specific Comprehensive Plan text for the application property. The Plan Map indicates that the site is planned for residential use at a density range of 2-3 du/ac.

ANALYSIS

Generalized Development Plan (Copy at front of staff report)

Title of GDP: Lee Chapel Road
Prepared By: BC Consultants
Original and Revision Dates: May, 2007, with revisions through November 16, 2007

The Generalized Development Plan (GDP) consists of 6 sheets showing the following information:

Sheet one (1) depicts the site layout and includes general notes concerning the water quality management areas, vicinity map, site tabulations and legend.

Sheet two (2) provides additional general notes; an architectural detail of the dwelling units to be constructed; typical lot layout; typical lot landscaping and planting details.

Sheet three (3) depicts the potential consolidation plan of the subject property with the adjacent lots to the south.

Sheet four (4) shows the location and type of existing site vegetation.

Sheets five (5) and six (6) provide Stormwater Management (SWM), BMP, and outfall computations and narratives.

The GDP proposes a site layout that depicts two (2) 18,000 square foot lots for the construction of a single family detached dwelling unit on each lot at a density of 2.0 dwelling units per acre (du/ac). Access to the lots will be provided from the eastern side of Lee Chapel Road using the existing curb cut entrance

to the property. Each dwelling unit will have a 2 car, side load garage with separate driveways on each lot connecting to the driveway entrance from Lee Chapel Road. The driveway will terminate at a hammerhead on Lot 2, providing sufficient space for automobiles to reverse direction to exit the property. Two new deciduous trees are proposed to be planted on each lot in place of the two large oak trees shown on Lot 1 that are to be removed. The proposed stormwater management areas, as well as additional landscaping, will be installed parallel to the driveway to serve as a buffer between the residential lots and Lee Chapel Road.

The approved rezoning application (RZ 2004-SP-036) for this site had proposed two outlots spanning north to south along the eastern portion of the property that were to remain as undisturbed open space for the purpose of meeting Chesapeake Bay Preservation Ordinance requirements for phosphorous removal. Clearing or grading activities were prohibited in these outlots. Subsequent to that approval, sanitary sewer lines were installed along the eastern property line in the middle of the proposed outlots that resulted in the damage and removal of native landscaping.

The applicant now proposes to extend the area that was originally designated as Outlot A and Outlot B, from the rear property line westward into the rear yard. Minus the center area (which now contains sanitary sewer lines and easements to serve Lot 1 and Lot 2), each proposed lot will have a Water Quality Management Area designated at the eastern portion of the property. The purpose of the Water Quality Management Areas, which shall extend westward a minimum of 40 feet from the rear property line, in conjunction with the proposed Stormwater Management Areas, is to meet the phosphorous removal requirements of the Chesapeake Bay Preservation Ordinance. These areas will be supplemented with additional native landscaping, subject to the approval of the Urban Forest Management Branch. Landscaping for each lot will be provided, consisting of foundation shrubs and small evergreen trees located between the driveways on each individual lot. Outlot C has been designed on Lot 2 of the subject property as a reservation of approximately 70 square feet, which would be dedicated to the property to the south upon future redevelopment of that property with single family detached dwellings. (Outlot C will provide additional lot width to the adjacent property so that it can meet the minimum lot width requirement of the Zoning Ordinance.)

The GDP illustrates a potential consolidation scenario between the subject property and the 2 properties to the south (88-1 ((1)) 29 and 31B). Sheet 3 portrays this scenario which would not be implemented until both of those lots (88-1 ((1)) 29 & 31B) are developed with single family detached dwelling units.

The intended purpose of the consolidation is to relocate access to the proposed lots from Lee Chapel Road to Wooded Glen Avenue. Upon successful consolidation, the curb cut entrance on Lee Chapel Road would be removed and replaced with curb and gutter frontage improvements, while a portion of the driveway on Lot 1 would be removed and the area restored. Sheet 1 of the GDP indicates the portions of the proposed driveway on Lots 1 and 2 that would be removed and constructed, and the proposed proffers address the timing of these consolidation activities that would not occur until both lots to the south develop with single family detached dwelling units with access to Wooded Glen Avenue (the applicant has proffered to escrow a contribution towards consolidation measures at the time of subdivision plan approval).

COMPREHENSIVE PLAN ANALYSIS

The Comprehensive Plan recommends residential development at a density of 2-3 du/ac for the subject property. The Applicant has proposed to construct 2 dwellings at an overall density of 2 du/ac. As this proposal has not changed from that of the previously approved rezoning application, this proposal remains in conformance with the density recommendations of the Comprehensive Plan.

Stormwater Management Analysis (See Appendix 4)

Issue: Water Quality Best Management Practices

The applicant intends to seek a waiver of the stormwater management detention requirements. The Department of Public Works and Environmental Services (DPWES) has responded to the applicant that a determination of this waiver request cannot be made until after the rezoning process. Though it is possible to receive a waiver of the stormwater detention requirements, the applicant must meet the Chesapeake Bay Preservation Ordinance's 40% phosphorous removal requirement. The applicant is required to incorporate best management practices (BMPs) into the development plan which achieve 40% phosphorous removal efficiency in accordance with Chesapeake Bay Preservation Ordinance (CBPO) requirements. No alternative stormwater management detention facilities have been provided by the applicant.

Resolution:

To meet the 40% phosphorous removal efficiency requirement for stormwater quality, the applicant has proffered to create Water Quality Management Areas (WQMA) A and B, along the eastern portion of both proposed lots and a

Stormwater Management Area is proposed for the western portion of each lot as depicted on the GDP. A written disclosure shall be included in the contracts of sale and in the deed for each lot to notify individual property owners of their responsibility to maintain the WQMAs as perpetually undisturbed open space for the benefit of meeting stormwater quality control requirements. The applicant has proffered to provide stormwater management in accordance to the PFM, as approved by the Director. No additional clearing and grading will be permitted in the Water Quality Management Areas, which will be planted with additional plants as approved by the Urban Forest Management Branch and DPWES. Final determination on specific stormwater management techniques will be made at site plan review.

Transportation Analysis (See Appendix 5)

As the transportation plan for this proposal has not changed from that of the previously approved rezoning application, there are no transportation issues with this application.

Environmental and Urban Forestry Analysis (See Appendix 6 and 7)

Issue: Tree Preservation and Landscaping

To ensure that the designated tree preservation areas remain undisturbed, the applicant shall carefully mark vegetation on site to limit further damage to vegetation proposed to be preserved.

Resolution:

A note has been added to the GDP indicating that root pruning will be done for all trees to be preserved within 10 feet of the Limits of Clearing and Grading. The Tree Preservation and Landscaping Proffer will carry forward with this application.

Fairfax County Park Authority (See Appendix 8)

Subsequent to the approval of the previous rezoning application for this site, the Park Authority has updated its requested contribution amount to offset the impacts to park facilities from new residential development. Based on the current adopted contribution formula, the applicant should contribute \$5,358 (or \$2,679 per unit) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property. The applicant has proffered to increase the contribution amount from \$1,590.00, as previously approved, to the current request of \$5,358.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-2 Zoning)		
Standard	Required	Provided
Lot Size	15,000 square feet (minimum) 18,000 square feet (average)	18,000 square feet (Lot 1) 18,000 square feet (Lot 2)
Lot Width	100 feet	117 feet (Lot 1) 110 feet (Lot 2)
Building Height	35 feet	35 feet maximum
Front Yard	35 feet	67 feet
Side Yard	15 feet	15 feet
Rear Yard	25 feet	*25 feet
Tree Cover	20%	20%
Transitional Screening & Barrier: None Required		

★ Note: There shall be no encroachment into the designated Water Quality Management Areas which extend further than the 25 feet rear yard setback.

The proposed PCA has been filed to amend the previously approved Stormwater Management and Tree Preservation and Landscaping proffers. The amendment is required in order to permit a redesign of the water quality management area boundaries and to remove two oak trees that were to be preserved, but have been severely damaged by grading activities on the site. Supplemental native landscaping will be provided, subject to the approval of the Urban Forest Management Branch.

WAIVERS AND MODIFICATIONS

No waivers or modifications are associated with this application.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proffers contained in Appendix 1 of the Staff Report.

Staff Recommendations

Staff recommends approval of PCA 2004-SP-036, subject to the execution of proffers consistent with those contained in Appendix 1.

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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Affidavit
3. Notice of Violation
4. RZ 2004-SP-036 Proffers and GDP
5. Stormwater Management Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Urban Forestry Analysis
9. Fairfax County Park Authority
10. Glossary of Terms

PCA 2004-SP-036
Lee Chapel Road Property
PROFFER STATEMENT

January 15, 2008

Pursuant to Section 15.2-2303 (A) of The Code of Virginia, as amended, and subject to the Board of Supervisors approval of PCA 2004-SP-036 for Property located at Tax Map 88-1-((1))-28 and to Section 18.18-204 of the Fairfax County Zoning Ordinance, Se W. An ("the Applicant"), for himself and its successors and assigns, hereby affirms the previous proffers applicable to the Subject Property, RZ 2004-SP-036 which will remain in full force and effect, except as amended as follows:

1. **Substantial Conformance.** The Applicant, for himself and its successors and assigns, hereby proffers that the area consisting of approximately 1.01 acres shall be developed in substantial conformance with the combined Generalized Development Plan (GDP) consisting of six (6) sheets, prepared by BC Consultants, entitled Lee Chapel Road Proffer Condition Amendment Plan, and dated May 2007, as revised through November 16, 2007 and as further modified by these proffered conditions.
2. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the proffered conditions may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP provided such changes are in substantial conformance with the GDP and proffers, and do not increase the total number of units.
3. **Maximum Density.** A maximum of 2 dwelling units shall be permitted on the Property.
4. **Energy Efficiency.** All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by the Department of Public Works and Environmental Services ("DPWES") for either electric or gas energy homes, as applicable.
5. **Driveway Access Easement.** At the time of subdivision plan approval, the Applicant shall dedicate a driveway access easement across Lots 1 and 2 as shown on the GDP. A written disclosure outlining the existence of the driveway access easement shall be placed in the contracts of sale and in the deed for each lot, and recorded in the land records of Fairfax County in a form approved by the County Attorney.
6. **Outlot C.** At the time of consolidation of the adjacent properties located at Tax Map Parcels 88-1 ((1)) 29 and 88-1((1)) 31B, the area reserved for lot width requirements for the adjacent property shown as Outlot "C" on the GDP, shall be conveyed in fee simple and at no cost to the property owners of Tax Map Parcels 88-1 ((1)) 29 and 88-1 ((1)) 31B.
7. **Water Quality Management Areas A and B.**
 - a. At the time of subdivision plan approval, the Applicant shall create Water Quality Management Areas A and B as shown on the GDP to preserve the existing vegetation and to provide perpetually undisturbed open space for the benefit of stormwater quality control requirements. Additional plantings shall be provided as required by DPWES in consultation with the Urban Forest Management Branch as shown. A written disclosure outlining the existence and

maintenance responsibilities for the water quality management areas shall be placed in the contracts of sale and in the deed for each lot, and recorded in the land records of Fairfax County in a form approved by the County Attorney. In the event that BMP requirements cannot be satisfied with the proposed design, or an alternative in substantial conformance with the GDP, a PCA shall be obtained.

- b. The applicant will provide stormwater management in accordance the PFM as approved by the Director. A stormwater quality device will be provided on each of the lots and will not encroach onto the adjacent lots. A written disclosure outlining the existence and maintenance responsibilities for these stormwater management areas shall be placed in the contracts of sale and in the deed for each lot, and recorded in the land records of Fairfax County in a form approved by the County Attorney.
8. **Garages.** The Applicant shall place a covenant on each dwelling unit that prohibits the use of the garage for any purpose that precludes motor vehicle storage. The covenant shall be in a form acceptable to the County Attorney and it shall be recorded among the land records of Fairfax County prior to the sale of the lots and shall run to the benefit of the Board of Supervisors. Garages shall be designed to accommodate two (2) vehicles.
9. **Driveways.** The minimum driveway length shall be 18 feet, measured from the front of the structure to the inside edge of the sidewalk to permit the parking of vehicles without overhanging into the sidewalk.
10. **Affordable Housing Trust Fund.** Upon issuance of the first building permit, the Applicant shall contribute to the Affordable Housing Trust Fund an amount equal to 0.5% of the projected sales price of each residential dwelling unit approved for construction on the Property, which sales price shall be determined by the Department of Housing and Community Development in consultation with the Applicant.
11. **Architectural Elevations.** The building elevations including building materials for the proposed units shall be generally consistent with the conceptual elevation as shown on sheet 2 of the GDP and as determined by DPWES.
12. **Density Credit.** All intensity of use attributable to land areas dedicated and conveyed to the Board or any other County agency pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.
13. **Illegal Signs.** No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or any builder or at the Applicant's or any builder's direction to assist in the initial sale of homes on the Property. Furthermore, the Applicant and every builder shall direct its agents and employees involved in the marketing and/or sale of the residential units on the Property to adhere to this Proffer.
14. **Successors and Assigns.** Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.
15. **Public Facilities Contribution.** At the time of subdivision plan approval, the Applicant shall contribute to the Fairfax County Park Authority the amount of \$5,358.00.

16. **Noise Attenuation.** With reference to Lee Chapel Road, the Applicant shall provide the following noise attenuation measures:
- a. In order to reduce interior noise to a level of approximately 45 dBA Ldn, the Applicant proffers that the new residential units shall be annotated on the subdivision plan and shall have the following acoustical attributes:
 1. Exterior walls shall have a laboratory sound transmission class (STC) of at least 39.
 2. Doors, windows and glazing shall have a laboratory STC of at least 28. If glazing constitutes more than twenty percent (20%) of any façade, they shall have the same laboratory STC rating as exterior walls.
 3. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials to minimize sound transmission.

17. **Tree Preservation and Landscaping**

- a. The Applicant shall submit a tree preservation plan as part of the first and all subsequent subdivision plan submissions. 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 Branch. 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 that are ten (10) inches or greater in diameter, and twenty (20) feet to either side of the limits of clearing and grading shown on the GDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP, and other areas in which trees can be preserved as a result of final engineering. 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 to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
- b. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence. Tree protection fencing four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the demolition, phase I & phase II erosion and sedimentation control sheets for the entire site.

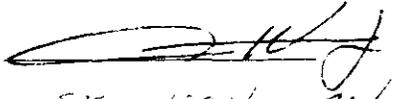
All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, Urban Forest Management and the District Supervisor shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

- c. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the tree protection fencing remains in place and the trees protected by said fencing are preserved. 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. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by Urban Forest Management.
 - d. The Applicant shall submit a detailed landscaping plan as part of the first and all subsequent plan submissions that is consistent with the landscaping shown on the PCA and these proffers. The landscaping plan shall utilize a variety of tree species of various sizes planted throughout the site. The native species may include, but are not limited to, white oak, red maple, red oak, American holly, American beech, willow oak, dogwood and others. Pursuant to the Public Facilities Manual ("PFM"), the Applicant shall receive additional tree cover credit if native and desirable trees comprise a minimum of 90% of all trees listed on site. The Applicant shall also receive additional tree cover credit for utilizing tree species and planting locations that are effective for energy conservation as determined by DPWES.
 - e. The Applicant shall remove any dead, dying, or hazardous, on-site, co-owned and off-site trees adjacent to the limits of clearing and grading, and replace the lost tree canopy, as determined by the UFMB. Off-site mitigation shall only be conducted with permission of the appropriate off-site owner, which permission shall be diligently pursued as determined by DPWES. Prior to subdivision plan approval, a replacement value shall be assigned by the Urban Forest Management Branch to all healthy on-site, co-owned or off-site trees measuring ten (10) inches or larger in diameter, which are located within ten (10) feet of the limits of clearing and grading as shown on the GDP. Trees recommended for removal on the tree preservation plan shall not be assigned a value. At the time of subdivision plan approval, the Applicant shall post cash or a letter of credit payable to the County of Fairfax to ensure removal and replacement of any such on-site, co-owned or off-site trees that are left dead, dying, or hazardous as a result of damage by normal construction activities, but not those harmed by construction activities that are not permitted by the approved Tree Preservation Plan. The calculated replacement values shall be reviewed and approved by the Urban Forest Management Branch prior to posting the cash bond or letter of credit. The terms of the letter of credit shall be subject to approval by the County Attorney. The replacement value of each designated tree shall be determined by a certified arborist according to the methods contained in the latest edition of the Valuation of Landscape Trees, Shrubs and Other Plants published by the International Society of Arboriculture, subject to review and approval by Urban Forest Management. From time to time, funds, or a portion thereof, may be drawn on the cash bond or letter of credit and expended for the purposes of this proffer. The remaining balance of the cash bond or letter of credit shall be refunded by Fairfax County at the time of final bond release. The replacement of trees by the County shall be in accordance with the guidelines of the Fairfax County Public Facilities Manual.
18. **Replacement Tree planting.** Two large trees in the front yard of Lot 1 shall be removed. Prior to subdivision approval, these trees shall be replaced with four 3" Caliper Willow Oak trees, or equivalent size and species as determined by UFM, and placed in the front yards of Lot 1 and Lot 2.

19. **Future Consolidation.** At such time as the adjacent properties identified as Tax Maps 88-1 ((1)) 29 and 88-1 ((1)) 31B are developed with residential dwelling units that are accessed through Wooded Glen Avenue, the measures shown on the GDP shall be executed as follows:
- a. The portion of the driveway entrance on Lee Chapel Road shall be removed as shown on the PCA, and the area shall be replanted by the Applicant to the satisfaction of the Urban Forest Management Branch.
 - b. Appropriate curb and gutter and 5-foot sidewalk connection improvements shall be provided by the Applicant to the satisfaction of the Fairfax County Department of Transportation where the curb cut on Lee Chapel Road is removed.
 - c. The driveway on Lot 2 shall be installed by the Applicant to provide access to Lots 1 and 2 through the adjacent properties with access from Wooded Glenn Avenue.
20. **Escrow.** At the time of subdivision plan approval, the Applicant shall provide to an escrow account to be managed by Fairfax County for implementing the measures described in Paragraph 19 and Paragraph 20 hereinabove.

TITLE OWNER:
TAX MAP 88-1 ((1)) 28

SE W. AN

BY: 
Name: SE WOODS AN
Its: owner.

REZONING AFFIDAVIT

DATE: June 5, 2007
 (enter date affidavit is notarized)

I, Peter L. Rinek, 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 96023a

in Application No.(s): PCA 2004-SP-036
 (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)
Se W. An	6601 Lee Chapel Road, Fairfax, VA 22015	Applicant/TitleOwner/Agent for Contract Purchaser
Sewan Enterprises, LLC	3314 Longwood Drive, Falls Church, VA 22041	Contract Purchaser
The BC Consultants, Inc. Peter L. Rinek Dennis D. Dixon James H. Scanlon	12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033	Engineer/Agent Agent Agent

(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(b)

DATE: June 5, 2007
(enter date affidavit is notarized)

96023a

for Application No. (s): PCA 2004-SP-036
(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 Lakes Circle, Suite 100
Fairfax, VA 22033

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: June 5, 2007
(enter date affidavit is notarized)

96023a

for Application No. (s): PCA 2004-SP-036
(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)
Sewan Enterprises, LLC
3314 Longwood Drive, Falls Church, VA, 22041

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)

Se W. An

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

(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 AFFIDAVIT

DATE: June 5, 2007
(enter date affidavit is notarized)

96023a

for Application No. (s): PCA 2004-SP-036
(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)

(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)

(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 AFFIDAVIT

DATE: June 5, 2007
(enter date affidavit is notarized)

96023a

for Application No. (s): PCA 2004-SP-036
(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

DATE: June 5, 2007
(enter date affidavit is notarized)

96023a

for Application No. (s): PCA 2004-SP-036
(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.)
NONE

(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)

Peter Rinek
[] Applicant [x] Applicant's Authorized Agent

PETER L. RINEK
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 5 day of June 2007, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: July 31, 2009



County of Fairfax, Virginia

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

2/16/2006

Certified Return Receipt #:
(If Applicable)

Se Woong An
326 Outhaul Lane
Burke VA 22015

NOTICE OF VIOLATION

PROJECT: LEE CHAPEL ROAD 6601 - LOT 28
PLAN NUMBER: 200002-WCP-002 **VIOLATION #:** 0001
MAP REFERENCE: 088-1-01-0028
LOT NUMBER:
INSPECTION AREA: 2

On 2/16/2006 I inspected the above referenced construction/premises and found the following violation(s):

Failure to obtain a Fx. Co. permit prior to construction.

This is a violation of the Fairfax County Code: Section 104-1-2 which reads as follows:

No person may engage in land-disturbing activity until he has submitted to the County a conservation plan for the land-disturbing activity and the plan has been reviewed and approved by the Director.

You are directed to correct this violation by 11/12/2007 before proceeding with further related work or further action will be taken. For violations of the Code of the County of Fairfax, Virginia, (County Code) Chapter 104, the County shall utilize conservation deposit funds to complete work upon expiration of time allotted by this notice. Corrective work being:

- Cease and desist all land disturbing activities.**
- Seed and mulch all denuded areas at the application rate of 2 tons per acre(refer : Virginia Erosion and Sediment Control Handbook**
- Obtain a permit and conservation plan within 30 days approved by Fairfax County prior to any additional work.**
- Install all erosion and sediment controls needed to protect waterways and off site property**

For your information, a \$210 inspection fee is assessed for each inspection resulting from an issued violation until conformance is achieved and the violation is released. For bonded projects, this fee will be payable at the next bonding action. For projects not requiring a bond, the fee will be payable prior to release of the conservation deposit.

C.B. Edwards, Inspector _____
12055 Government Center Parkway, 3rd Floor
Fairfax, Virginia 22035-5503
Phone: (703) 324-1950

Permittee or Authorized Agent of Permittee:

Signature _____ Print Name _____

Permittee Present? Yes No
(or Authorized Agent of Permittee)

I certify that the permittee or his/her duly authorized agent was afforded an opportunity to sign this form, but chose not to do so.
Inspector's Signature _____ Date _____

I, _____, served by hand a copy of this Notice of Violation to _____
on _____ 200 at _____.

cc: EFID Bond File
EFID Field File
Registered Land Disturber



RZ 2004-SP-036
Lee Chapel Road Property
PROFFER STATEMENT

April 1, 2005

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2004-SP-036, as proposed, for rezoning from the R-1 District to the R-2 District, and the owner Sewan Enterprises, LLC (the "Applicant"), for himself and his successors and assigns, hereby proffer that development of Tax Map Parcel 88-1-((1))-28 containing approximately 1.01 acres, shall be in accordance with the following proffered conditions:

1. **Substantial Conformance.** The Property shall be developed in substantial conformance with the Generalized Development Plan ("GDP") consisting of three (3) sheets prepared by BC Consultants, entitled Lee Chapel Road Generalized Development Plan, dated August, 2004, revised through February 17, 2005 and as further modified by these proffered conditions.
2. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the proffered GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP provided such changes are in substantial conformance with the GDP and proffers, and do not increase the total number of units.
3. **Maximum Density.** A maximum of 2 dwelling units shall be permitted on the Property.
4. **Energy Efficiency.** All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by the Department of Public Works and Environmental Services ("DPWES") for either electric or gas energy homes, as applicable.
4. **Driveway Access Easement.** At the time of subdivision plan approval, the Applicant shall dedicate a driveway access easement across Lots 1 and 2 as shown on the GDP.
5. **Outlot C.** At the time of consolidation between the Property and the adjacent properties located at Tax Map Parcels 88-1 ((1)) 29 and 88-1((1)) 31B, the area reserved for lot width requirements for the adjacent property shown as Outlot "C" on the GDP, shall be conveyed in fee simple and at no cost to the property owners of Tax Map Parcels 88-1 ((1)) 29 and 88-1 ((1)) 31B.
6. **Outlot A and Outlot B.** At the time of subdivision plan approval, the Applicant shall create Outlots A and B as water quality management areas as shown on the GDP to preserve the existing vegetation and to provide undisturbed open space for the benefit of stormwater quality control requirements. No clearing or grading shall be permitted in Outlots A and B and additional plantings shall be provided as required by DPWES in consultation with the Urban Forest Management Branch. The said Outlots shall be deeded to the future purchaser of Lots 1 and Lot 2, respectively. A written disclosure outlining the existence and maintenance

responsibilities for the water quality management areas shall be placed in the contracts of sale and in the deed for each lot, and recorded in the land records of Fairfax County in a form approved by the County Attorney.

7. **Stormwater Management.** At the time of subdivision plan submission, the applicant intends to request a waiver of stormwater management and a partial waiver of the stormwater quality control requirements as stated in Section § 101-2-2-(13) of the Fairfax County Code/Subdivision Ordinance and Section § 6-0401.2 of the Fairfax County Public Facilities Manual (PFM). If approved, Outlot A and Outlot B shall be created as water quality management areas, as provided in paragraph 7 hereinabove, to satisfy in part stormwater quality control requirements, as determined by DPWES. If the aforementioned stormwater management waivers are not granted by DPWES, then the Applicant may need to apply for a Proffered Condition Amendment (PCA) to provide stormwater management provisions on site.
8. **Berm.** To create a visual buffer, the Applicant shall construct a landscaped berm along the Property frontage on Lee Chapel Road as generally shown on the GDP.
9. **Garages.** The Applicant shall place a covenant on each dwelling unit that prohibits the use of the garage for any purpose that precludes motor vehicle storage. The covenant shall be in a form acceptable to the County Attorney and it shall be recorded among the land records of Fairfax County prior to the sale of the lots.
10. **Building Additions.** The Applicant shall place a covenant on each dwelling unit that prohibits building additions that do not meet the bulk requirements of the R-2 Zoning District. The covenant shall be in a form acceptable to the County Attorney and it shall be recorded among the land records of Fairfax County prior to the sale of the lots.
11. **Driveways.** The minimum driveway length shall be 18 feet, measured from the front of the garage door to the inside edge of the sidewalk to permit the parking of vehicles without overhanging into the sidewalk.
12. **Affordable Housing Trust Fund.** Upon issuance of the first building permit, the Applicant shall contribute to the Affordable Housing Trust Fund an amount equal to 0.5% of the projected sales price of each residential dwelling unit approved for construction on the Property, which sales price shall be determined by the Department of Housing and Community Development in consultation with the Applicant.
13. **Architectural Elevations.** The building elevations for the proposed units shall be generally consistent with the conceptual elevation as shown on sheet 2 of the GDP and as determined by DPWES.
14. **Density Credit.** All intensity of use attributable to land areas dedicated and conveyed to the Board or any other County agency pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.

15. **Illegal Signs.** No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or any builder or at the Applicant's or any builder's direction to assist in the initial sale of homes on the Property. Furthermore, the Applicant and every builder shall direct its agents and employees involved in the marketing and/or sale of the residential units on the Property to adhere to this Proffer.

16. **Successors and Assigns.** Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

17. **Public Facilities Contribution.** At the time of subdivision plan approval, the Applicant shall contribute to the Fairfax County Park Authority the amount of \$1,590.00.

18. **Noise Attenuation.** With reference to Lee Chapel Road, the Applicant shall provide the following noise attenuation measures:

a. In order to reduce interior noise to a level of approximately 45 dBA Ldn, the Applicant proffers that the new residential units shall be annotated on the subdivision plan and shall have the following acoustical attributes:

- 1 Exterior walls shall have a laboratory sound transmission class (STC) of at least 39.
- 2 Doors and glazing shall have a laboratory STC of at least 28. If glazing constitutes more than twenty percent (20%) of any façade, they shall have the same laboratory STC rating as exterior walls.
- 3 All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials to minimize sound transmission.

19. **Tree Preservation and Landscaping**

a. The Applicant shall submit a tree preservation plan as part of the first and all subsequent subdivision plan submissions. 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 Branch. 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 that are ten (10) inches or greater in diameter, and twenty (20) feet to either side of the limits of clearing and grading shown on the GDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation (2 red oak trees on Lot 1), those areas outside of the limits of clearing and grading shown on the GDP (Outlots A and B), and other areas in which trees can be preserved as a result of final engineering. 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 to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan:

- b. All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence. Tree protection fencing four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the demolition, phase I & phase II erosion and sedimentation control sheets for the entire site.

All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, Urban Forest Management and the District Supervisor shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

- c. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the tree protection fencing remains in place and the trees protected by said fencing are preserved. 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. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by Urban Forest Management.
- d. The Applicant shall submit a detailed landscaping plan as part of the first and all subsequent plan submissions that is consistent with the landscaping shown on the GDP and these proffers. The landscaping plan shall utilize a variety of tree species of various sizes planted throughout the site. The native species may include, but are not limited to, white oak, red maple, red oak, American holly, American beech, willow oak, dogwood and others. Pursuant to the Public Facilities Manual ("PFM"), the Applicant shall receive additional tree cover credit if native and desirable trees comprise a minimum of 90% of all trees listed on site. The Applicant shall also receive additional tree cover credit for utilizing tree species and planting locations that are effective for energy conservation as determined by DPWES.
- e. The Applicant shall remove any dead, dying, or hazardous, on-site, co-owned and off-site trees adjacent to the limits of clearing and grading, and replace the lost tree canopy, as determined by the UFMB. Off-site mitigation shall only be conducted with permission of the appropriate off-site owner, which permission shall be

diligently pursued as determined by DPWES. Prior to subdivision plan approval, a replacement value shall be assigned by the Urban Forest Management Branch to all healthy on-site, co-owned or off-site trees measuring ten (10) inches or larger in diameter, which are located within ten (20) feet of the limits of clearing and grading as shown on the GDP. Trees recommended for removal on the tree preservation plan shall not be assigned a value. At the time of subdivision plan approval, the Applicant shall post cash or a letter of credit payable to the County of Fairfax to ensure removal and replacement of any such on-site, co-owned or off-site trees that are left dead, dying, or hazardous as a result of damage by normal construction activities, but not those harmed by construction activities that are not permitted by the approved Tree Preservation Plan. The calculated replacement values shall be reviewed and approved by the Urban Forest Management Branch prior to posting the cash bond or letter of credit. The terms of the letter of credit shall be subject to approval by the County Attorney. The replacement value of each designated tree shall be determined by a certified arborist according to the methods contained in the latest edition of the Valuation of Landscape Trees, Shrubs and Other Plants published by the International Society of Arboriculture, subject to review and approval by Urban Forest Management. From time to time, funds, or a portion thereof, may be drawn on the cash bond or letter of credit and expended for the purposes of this proffer. The remaining balance of the cash bond or letter of credit shall be refunded by Fairfax County at the time of final bond release. The replacement of trees by the County shall be in accordance with the guidelines of the Fairfax County Public Facilities Manual.

20. **Future Consolidation.** At such time as the adjacent properties identified as Tax Maps 88-1 ((1)) 29 and 88-1 ((1)) 31B are developed with residential dwelling units that are accessed through Wooded Glen Avenue, the measures shown on the GDP shall be executed as follows:

- a. The portion of the driveway entrance on Lee Chapel Road shall be removed as shown on the GDP, and the area shall be replanted to the satisfaction of the Urban Forest Management Branch.
- b. Appropriate curb and gutter improvements shall be provided to the satisfaction of the Fairfax County Department of Transportation where the curb cut on Lee Chapel Road is removed.
- c. The driveway on Lot 2 shall be installed to provide access to Lots 1 and 2 through the adjacent properties with access from Wooded Glenn Avenue.

21. **Escrow.** At the time of subdivision plan approval, the Applicant shall contribute to an escrow account to be managed by Fairfax County for implementing the measures described in paragraph 20 hereinabove.

[SIGNATURES ON FOLLOWING PAGE]

GENERAL NOTES:

1. THE PROPERTY DEPICTED ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #44-1(01)1, PARCEL 28 AND IS CURRENTLY ZONED R-1.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON RECORDS, ADJACENT INFORMATION AND INFORMATION PROVIDED BY THE FAIRFAX COUNTY TAX ASSESSMENT DEPARTMENT. THE BOUNDARY INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THE PROPOSED DEVELOPMENT SHOWN HEREON IS DEVELOPED FROM COUNTY OR DATA. THE INFORMATION IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE DEVELOPER SHALL BE RESPONSIBLE FOR DESIGN OR CONSTRUCTION CHANGES DUE TO UNUSUAL LOCAL TOPOGRAPHIC OR HYDROLOGIC CONDITIONS.
4. THE PROPERTY SHOWN ON THIS GDP IS IN THE SPRINGFIELD DISTRICT AND THE POND CREEK WATERSHED.
5. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS, STATUTES AND ADOPTED STANDARDS AND COORDINATES.
6. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER SUPPLY AND SANITARY SERVICE BUREAU AGENCY FOR THIS DEVELOPMENT. SANITARY SERVICE SUPPLY IS LOCATED IN THE POND CREEK AREA.
7. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX COUNTY BOARD OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES UNLESS WAIVERS AND/OR MODIFICATIONS ARE REQUESTED PER GENERAL NOTE #8 ABOVE.
8. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
9. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL REFER TO COUNTY, STATE AND/OR FEDERAL LAW.
10. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
11. THE LIMITS OF CLEARING AND DRAINAGE WILL BE ADHERED TO AS PROTECTED.
12. ANY AND ALL OFF-STREAM CHANNELS, FLOW, ACCESS & UTILITY CROSSINGS SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS AND/OR THEIR ASSOCIATED HOMEOWNERS ASSOCIATION.
13. PUBLIC AND PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC UTILITIES MANUAL, SECTION 7 AND/OR 1001.
14. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, ANY AND ALL STRUCTURES SHALL BE CONSTRUCTED WITH FINISH ENGINEERING AND DESIGN. BUILDING HEIGHTS SHALL BE INCREASED OR DECREASED TO CONFORM TO THE TYPICAL BALUS (INCLUDING RESTRICTION LINES) AND LANDSCAPING AS SHOWN ON THE PLAN AND NOT REDUCED.
15. THERE ARE NO KNOWN STRUCTURES ON THE SITE. HOWEVER, ANY EXISTING STRUCTURES FOUND ON SITE ARE TO BE DEMOLISHED.
16. PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE BANE AREAS CAN BE ACHIEVED. THE OVERALL LANDSCAPING WILL BE IN ACCORDANCE WITH THE CURRENT PERM STANDARDS UNLESS OTHERWISE REQUESTED AT NOTE #8.

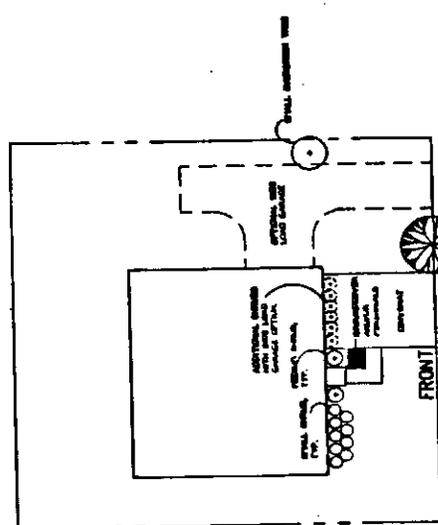


TREE PLANTING DETAIL
NOT TO SCALE

RE-USE COMMENTS:

1. AS SHOWN ON THE PLAN.
2. N/A
3. N/A
4. N/A
5. N/A
6. N/A
7. N/A
8. IMPROVEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
9. SELECTED TREES ON PROPERTY WILL BE PRESERVED. SEE PLAN FOR LOCATIONS.
10. VEHICULAR ACCESS IS PROVIDED FROM EXISTING LOT CHANGING ROAD AS SHOWN ON PLAN. ALL RELATED PERMITS, TAXES AS SHOWN ON PLAN. ADJACENT AND RECORDING REQUIREMENTS SHALL NOT BE EFFECTED BY PROPOSED DEVELOPMENT.
11. ALL EXISTING STRUCTURES ON THE SITE ARE TO BE DEMOLISHED.
12. N/A
13. N/A
14. N/A
15. N/A
16. N/A
17. N/A
18. N/A
19. N/A
20. N/A
21. N/A
22. N/A
23. N/A
24. N/A
25. N/A
26. N/A
27. N/A
28. N/A
29. N/A
30. N/A
31. N/A
32. N/A
33. N/A
34. N/A
35. N/A
36. N/A
37. N/A
38. N/A
39. N/A
40. N/A
41. N/A
42. N/A
43. N/A
44. N/A
45. N/A
46. N/A
47. N/A
48. N/A
49. N/A
50. N/A
51. N/A
52. N/A
53. N/A
54. N/A
55. N/A
56. N/A
57. N/A
58. N/A
59. N/A
60. N/A
61. N/A
62. N/A
63. N/A
64. N/A
65. N/A
66. N/A
67. N/A
68. N/A
69. N/A
70. N/A
71. N/A
72. N/A
73. N/A
74. N/A
75. N/A
76. N/A
77. N/A
78. N/A
79. N/A
80. N/A
81. N/A
82. N/A
83. N/A
84. N/A
85. N/A
86. N/A
87. N/A
88. N/A
89. N/A
90. N/A
91. N/A
92. N/A
93. N/A
94. N/A
95. N/A
96. N/A
97. N/A
98. N/A
99. N/A
100. N/A

TAX ID. NO. PARCEL / OWNER
 44-1(01)1R R-1
 CONTRACT PURCHASER/APPLICANT:
 SEWAN ENTERPRISES, LLC
 3314 LINDENWOOD DRIVE
 FALLS CHURCH, VIRGINIA 22041



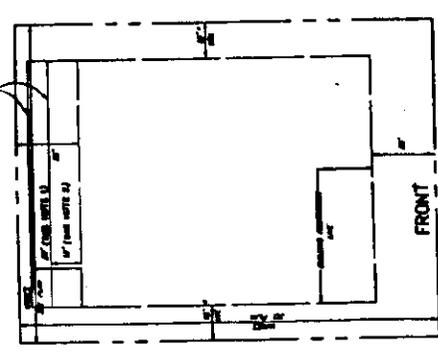
TYPICAL SINGLE FAMILY DETACHED LOT LANDSCAPING
NOT TO SCALE

IN ORDER TO BE CONSIDERED AS A SINGLE FAMILY DETACHED LOT, THE LANDSCAPING AND THE RETENTION AT THE REAR OF THE LOT ARE REQUIRED.



TYPICAL ARCHITECTURAL ELEVATION
NOT TO SCALE

IN ORDER TO BE CONSIDERED AS A SINGLE FAMILY DETACHED LOT, THE ARCHITECTURAL ELEVATION AND THE RETENTION AT THE REAR OF THE LOT ARE REQUIRED.



TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT
NOT TO SCALE

IN ORDER TO BE CONSIDERED AS A SINGLE FAMILY DETACHED LOT, THE ARCHITECTURAL ELEVATION AND THE RETENTION AT THE REAR OF THE LOT ARE REQUIRED.



PROJECT NO.	08-001
DATE	08/11/2008
SCALE	AS SHOWN
DESIGNER	BC CONSULTANTS
CHECKED BY	BC CONSULTANTS
DATE	08/11/2008
PROJECT NO.	08-001
DATE	08/11/2008
SCALE	AS SHOWN
DESIGNER	BC CONSULTANTS
CHECKED BY	BC CONSULTANTS
DATE	08/11/2008
PROJECT NO.	08-001
DATE	08/11/2008
SCALE	AS SHOWN
DESIGNER	BC CONSULTANTS
CHECKED BY	BC CONSULTANTS
DATE	08/11/2008



County of Fairfax, Virginia

MEMORANDUM

DEC 4 2007

DATE:

TO: Shelby McKnight, 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

SUBJECT: Proffered Condition Amendment Application, PCA 2004-SP-036, Sewan Enterprises, LLC, Plan dated November 16, 2007, LDS Project #3222-ZONAV-001-C-1, Tax Map #088-1-01-0028 (Property), Springfield District, Pohick Creek Watershed

We have reviewed the subject plan and it generally meets the requirements related to stormwater management.

Please contact me at 703-324-1720 if you have any questions or require further clarification.

QK/mw/

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File (3222-ZONA-V-001-C-1)

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

DATE: September 18, 2007

TO: Shelby McKnight, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Valerie Tucker, Chief Stormwater Engineer
Environmental and Site Review Division East
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment Application, PCA 2004-SP-036, Sewan Enterprises, LLC, Plan dated September 4, 2007, Tax Map #088-1-01-0028 (Property), Springfield District, Pohick Creek Watershed

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas designated on the Property.

The applicant is required to incorporate best management practices (BMPs) into the development plan which achieve a 40% phosphorus removal efficiency, as the proposed improvements are considered 'development' under the CBPO. The applicant indicates that on-site BMPs in the form of rain gardens and dedication of Conservation Easements would be provided. A BMP modification was granted to reduce the required phosphorus removal efficiency to 38%. The applicant must demonstrate this requirement can be met prior to final plan approval.

A Public Facilities Manual modification is required from the Director of DPWES prior to final subdivision plan approval to locate of rain gardens on individual residential lots. Dedication of Conservation Easements to meet water quality control requirements must be on outlots owned by a homeowner association.

Floodplain

There are no regulated floodplains designated on the Property.

Downstream Drainage Complaints

There are no unresolved downstream complaints on file along the outfall for this Property.

Stormwater Detention

The applicant indicates that rain gardens will be used to provide detention for this project. The applicant shall provide field run infiltration tests to confirm that the site soils are conducive to infiltration practices. The design of these LID measures should be modified to reduce the volume of runoff leaving the site.

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



Site Outfall

An Outfall Narrative must be provided which describes the condition of the Site outfall channel in terms of stability and capacity, along each site outfall downstream to a point where the watershed is at least 100 times the contributing site size or 1 square mile, ZO 16-302.L, simply reducing site runoff does not demonstrate that an adequate outfall exists.

Please contact me at 4-1720 if you have any questions or require further clarification.

VT/

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File (3222-ZONA-001-B-1)





County of Fairfax, Virginia

MEMORANDUM

DATE: June 15, 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 2004-SP-036)

SUBJECT: Transportation Impact

REFERENCE: PCA 2004-SP-036, Se W. An – Lee Chapel Road
Traffic Zone: 1499
Land Identification: 88-1 ((1)) 28

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 May 3, 2007. The applicant wishes to amend the approved proffered plan in order to correct two violations of the approved proffers for the Lee Chapel property wherein two areas that were to be preserved undisturbed were encroached upon by construction.

This department has no transportation issues with this application.

AKR/LAH/lah

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

November 30, 2007

DAVID S. EKERN, P.E.
COMMISSIONER

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: PCA 2004-SP-036 Sewan Enterprises
Tax Map # 88-1((01)) 0028
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on May 22, 2007, and received on November 14, 2007. I have no objection to the proposed BMP change requested in this submittal.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
fairfaxrezoning2004-SP-036pca1SewanEnterprises11-30-07RC



MEMORANDUM

DATE: August 16, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ANALYSIS: PCA 2004-SP-036
Sewan Enterprises

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated, July 20, 2007. Possible solutions to remedy identified issues 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

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

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

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements.”

Department of Planning and Zoning

Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

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

“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”

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, page 14, 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.”

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 resources.

Stormwater Management/Best Management Practices: The 1.04 acre subject property falls within the Popes Head Creek Watershed; this proffer amendment request seeks to ameliorate a violation of the proffers which involved disturbance of existing vegetation intended for preservation to satisfy water quality control requirements. The amendment requests that a different area of existing, undisturbed vegetation, equivalent in size to the vegetated area which was disturbed, be conserved in undisturbed open space in exchange for the area which was identified for preservation in the prior approved rezoning.

The stormwater management and outfall narratives indicate that the original proffer requires that a 6,969 square foot area of existing vegetation be preserved in undisturbed open space in order to meet a portion of the required phosphorous removal efficiency for the two lot subdivision. In addition, a rain garden will also be installed along Lee Chapel Road to meet the additional water quality control requirement.

The outfall narrative indicates that the site drains in several directions and that a portion of the site drains into the existing storm sewer system. No downstream drainage complaints are known to exist in this area. The consulting engineer states that the outfall is adequate. Adequacy and suitability of the stormwater management facilities and the outfalls are subject to the review and approval of the Department of Public Works and Environmental Services (DPWES).

Tree Preservation: To ensure that the appropriate tree preservation remains undisturbed in order to satisfy the water quality control requirement for this proffer amendment application, the applicant is encouraged to carefully mark the 6,969 square foot area of vegetation on site.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a major paved trail opposite the subject property on the other side of Lee Chapel Road. An existing 5' wide sidewalk is situated adjacent to the subject property.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

August 8, 2007

TO: Shelby McKnight, Staff Coordinator

FROM: Phyllis Wilson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: 6601 Lee Chapel Road, PCA 2004-SP-036

As of this date, issues identified with the latest PCA plan continue to be those previously identified. These include:

- Two trees shown at the site entrance to be preserved have had their root zones buried with fill material dumped on the site and the two trees are currently dead or dying. These trees will not survive and should not be shown on the plan as an amenity to the site.
- Where revisions show the limits of clearing and grading has been moved back 10 feet from the house structure construction, required root pruning to be performed and welded wire tree protection fencing installed along this line to prevent damaged roots from further stressing the health of preserved trees.
- Preserve trees in areas measuring less than 25' in width cannot be assumed to survive long term and will not be counted for tree cover credit at time of site plan. Adjust the limits of clearing where possible to protect root zones. Provide root pruning along the limits of clearing and grading where they are adjacent to preserved trees.
- No tree protection fencing is shown installed to protect preserved trees. Silt fence alone is not adequate to serve as tree protection during construction. Because the current RGP submission also has no tree protection fencing shown, requirement of this addition on the GDP should reinforce this necessity.

PAW/
UFMID #: 126602





FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: September 27, 2007

SUBJECT: PCA 2004-SP-036, Lee Chapel Road (Revised)
Tax Map Number: 88-((1)) 28

BACKGROUND

This revised memorandum replaces comments dated June 13, 2007. This memorandum reflects changes made by the Park Authority to update the recommended contribution for recreational impacts due to all new residential development.

Since the proffers for RZ 2004-SP-036 were approved, the Park Authority has updated its requested contribution amount to offset the impacts to park facilities from new residential development to more accurately reflect current construction costs. Thus, the Park Authority is requesting with this Proffer Condition Amendment application that the applicant's contribution amount be recalculated based on the new contribution formula the Park Authority has adopted. The recommended contribution amount is shown under the "Recreational Impacts" section of this report.

The applicant submitted the PCA application, dated March 28, 2007, in order to correct two violations of the approved proffers. During construction of a sewer line on the property, vegetation was damaged in two areas that were designated for preservation. The applicant is seeking with this PCA to mitigate the damage that occurred.

COMPREHENSIVE PLAN CITATIONS

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.”

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 (The Policy Plan, Environment Objective 2, p. 5)

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements.”

ANALYSIS AND RECOMMENDATIONS

Recreational Impact of Residential Development:

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$5,358

(or \$2,679 per unit) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Natural Resource Impact:

The Park Authority supports the applicant's addition of a rain garden within a swale at the front of Lots 1 and 2. The rain garden will provide some additional onsite phosphorous removal benefits and subsequently will reduce water quality impacts of this development on Cherry Run Stream which runs through county parkland.

The Park Authority recommends that the applicant work with the Department of Public Works and Environmental Services to identify additional Low Impact Development (LID) techniques to use in the development design that can provide an additional 5% phosphorous removal from stormwater runoff leaving the site, thereby meeting the County's Best Management Practices standard of 40% phosphorus removal.

FCPA Reviewer: Diane Probus
DPZ Reviewer: Shelby McKnight

cc: Cindy Walsh, Acting Director, Resource Management Division
Chron Binder
File Copy

Regina M. Coyle
PCA 2004-SP-036, Lee Chapel Road (Revised)
9/27/07
Page 4

\\S51b207\planning\Park Planning\Development Plan Review\DPZ
Applications\PCA\2004\PCA 2004-SP-036\PCA 2004-SP-036rpt2.doc

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 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
DUI/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		