



FAIRFAX COUNTY

APPLICATION FILED: January 4, 2001
PLANNING COMMISSION: June 28, 2001
BOARD OF SUPERVISORS: Not Yet Scheduled

V I R G I N I A

June 13, 2001

STAFF REPORT

RZ/FDP 2001-MV-002

MOUNT VERNON DISTRICT

APPLICANT: Telegraph I, LLC

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-2

PARCEL(S): 99-2 ((1)) 36

ACREAGE: 23.52 acres

FAR/DENSITY: 1.83 dwelling units per acre (du/ac)

OPEN SPACE: 38%

PLAN MAP: Residential, 1-2 du/ac

PROPOSAL: Rezone the subject site from R-1 to PDH-2 for the development of 43 single-family detached dwellings

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2001-MV-002 and the Conceptual Development Plan; however, if it is the intent of the Board of Supervisors to approve RZ 2001-MV-002, staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends denial of FDP 2001-MV-002; however, if it is the intent of the Planning Commission to approve FDP 2001-MV-002, staff recommends that it be approved subject to the Board's approval of RZ 2001-MV-002 and the Conceptual Development Plan.

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.

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

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



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

REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 2001-MV-002

FDP 2001-MV-002

FILED 01/04/01
TELEGRAPH I LLC

TO REZONE: 23.52 ACRES OF LAND; DISTRICT - MT VERNON

PROPOSED: REZONE FROM R-1 DISTRICT TO PDH-2 DISTRICT

LOCATED: WEST SIDE OF TELEGRAPH ROAD, APPROXIMATELY
400 FEET NORTH OF THE INTERSECTION OF
TELEGRAPH ROAD AND NEWINGTON ROAD

ZONING: R-1

TO: PDH-2

OVERLAY DISTRICT(S):

MAP REF 099-2- /01/ /0036-

FILED 01/04/01

TELEGRAPH I LLC

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

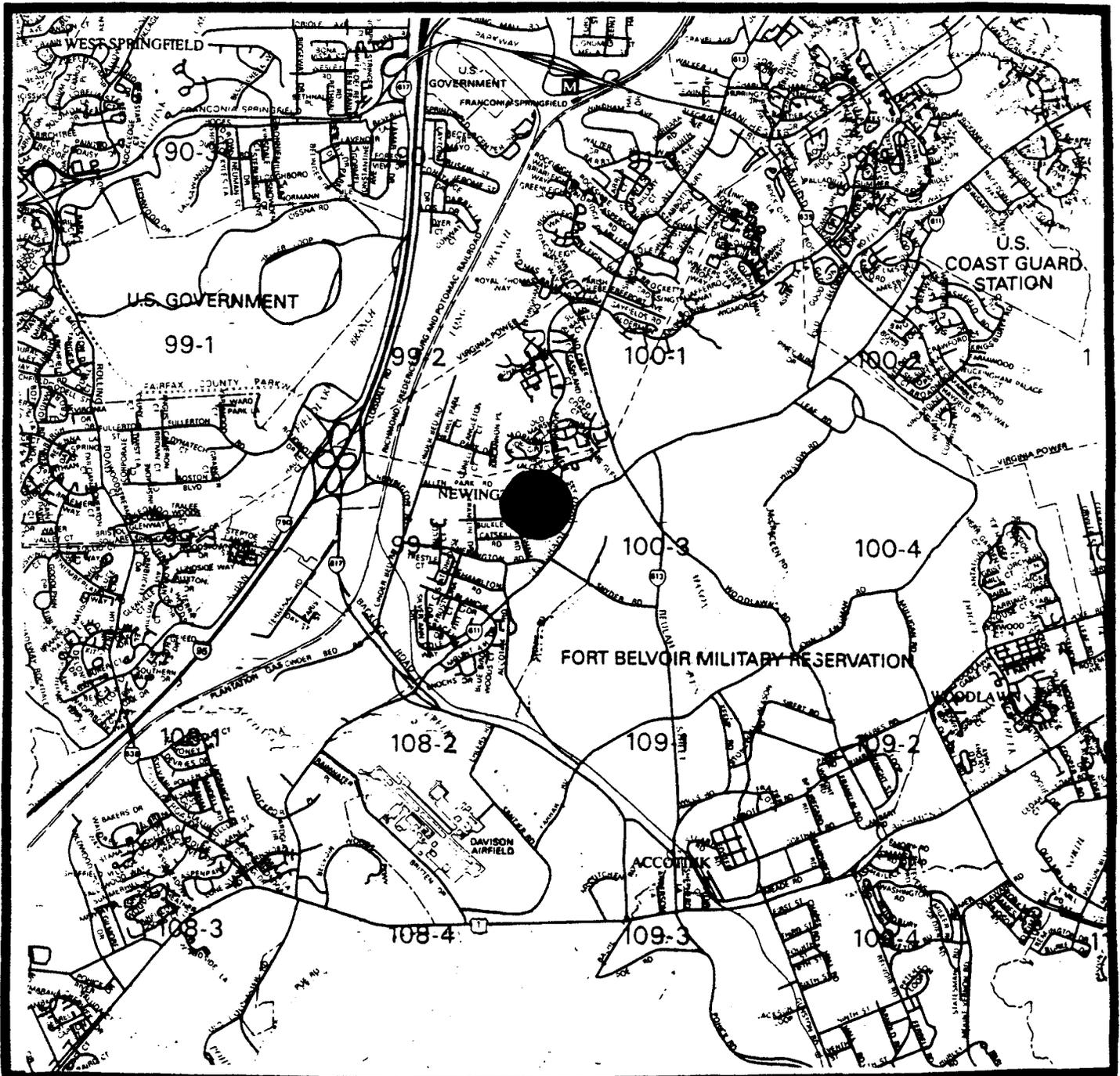
APPROX. 23.52 ACRES OF LAND; DISTRICT - MT VERNON

LOCATED: WEST SIDE OF TELEGRAPH ROAD, APPROXIMATELY
400 FEET NORTH OF THE INTERSECTION OF
TELEGRAPH ROAD AND NEWINGTON ROAD

ZONING: PDH-2

OVERLAY DISTRICT(S):

MAP REF 099-2- /01/ /0036-



REZONING APPLICATION /

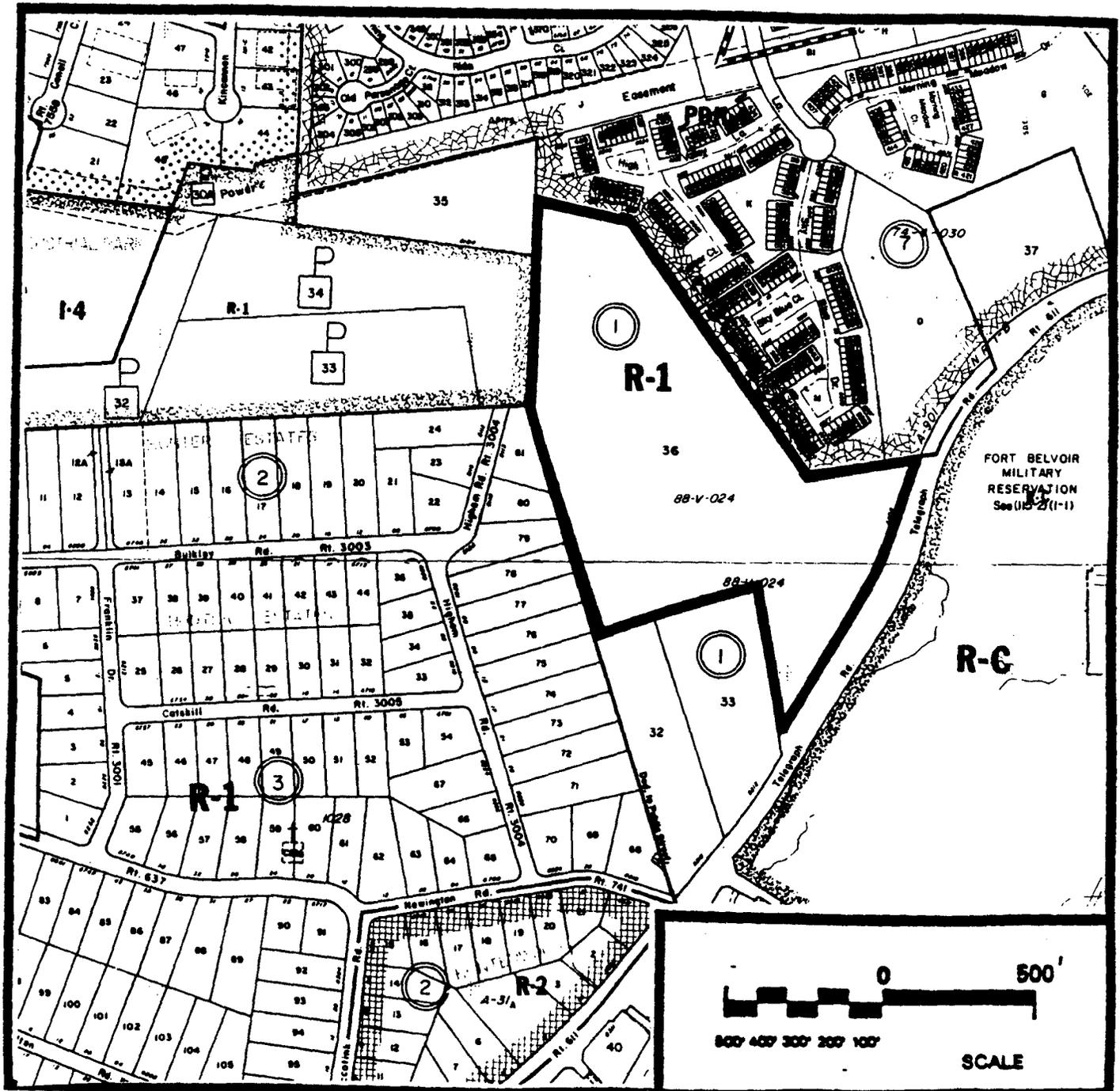
FINAL DEVELOPMENT PLAN

RZ 2001-MV-002

FDP 2001-MV-002

FILED 01/04/01
TELEGRAPH I LLC
TO REZONE: 23.52 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: REZONE FROM R-1 DISTRICT TO PDM-2 DISTRICT
LOCATED: WEST SIDE OF TELEGRAPH ROAD, APPROXIMATELY
400 FEET NORTH OF THE INTERSECTION OF
TELEGRAPH ROAD AND NEWINGTON ROAD
ZONING: R-1
TO: PDM-2
OVERLAY DISTRICT(S):
MAP REF 099-2- /01/ /0036-

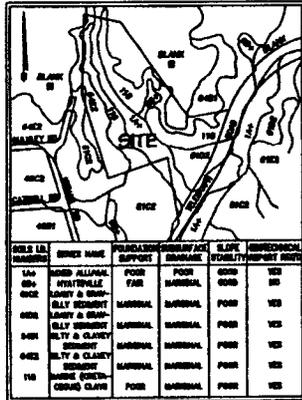
FILED 01/04/01
TELEGRAPH I LLC
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 23.52 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: WEST SIDE OF TELEGRAPH ROAD, APPROXIMATELY
400 FEET NORTH OF THE INTERSECTION OF
TELEGRAPH ROAD AND NEWINGTON ROAD
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OVERLAY DISTRICT(S):
MAP REF 099-2- /01/ /0036-



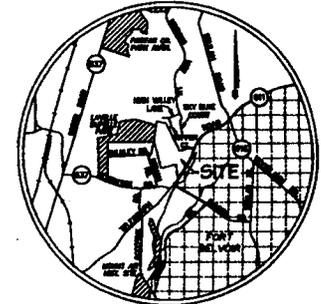
CONCEPTUAL / FINAL DEVELOPMENT PLAN

WINSTEAD MANOR

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA



SOILS MAP/DATA
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 00-2 (13) PARCEL 25. THE SITE IS CURRENTLY ZONED R-1.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF TELEGRAPH I L.L.C. IN DEED BOOK 11061 AT PAGE 1258 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BRUNNARY INFORMATION TAKEN FROM A FIELD RUN SURVEY BY OWENL P. JOHNSON & ASSOCIATES, DATED FEBRUARY 2001.
- EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM AN AERIAL SURVEY BY JCL. CONTOUR INTERVAL EQUALS TWO FEET.
- THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DAMPNESS STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. THE INFORMATION SHOWN ON THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA MAPS IS OBTAINED FROM TELEGRAPH ROAD IS BEING REVIEWED BY VDOT (PLAN 00N1-000-300) AND THE SPA LINE SHOWN BY SHOWN ON THE COUNTY MAP IS WITHIN THE BOUNDARY TELEGRAPH ROAD'S RIGHT-OF-WAY. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO EXISTING ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING GRAVES, GRABETS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 314.A, 314.B, AND 314.C. HAZARDOUS WASTE AS SET FORTH IN CONGRESSIONAL TITLE 49, DEPARTMENT OF WASTE MANAGEMENT IN 4923-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND FOR PETROLEUM PRODUCTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 300, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
- EXISTING STRUCTURES ARE TO BE DEMOLISHED.
- SEE SHEETS 4 AND 5 FOR DESCRIPTION OF EXISTING VEGETATION.
- THERE ARE NO ZONING OVERLAY DISTRICTS.
- THERE ARE NO AFFORDABLE HOUSING UNITS (AHUs) REQUIRED FOR THIS PROJECT.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RECREATIONAL DEVELOPMENT AT 1.83 DUELLIAN UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED BELOW.
 - A. A WALKER TO INCREASE THE STREET AND GMA-00-00-000
- PROPOSED PUBLIC IMPROVEMENTS:
 - A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN LOCATED IN MOHAM ROAD.
 - B. SANITARY SERVICE WILL BE PROVIDED BY A PROPOSED 12" MAIN TO BE LOCATED IN TELEGRAPH ROAD.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-300.
- RECREATIONAL FACILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- SPECIAL ASSESSMENTS ARE NOT PROPOSED WITH THIS PLAN.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 4 FOR ARCHITECTURAL ELEVATIONS.
- A TRAIL IS BEING PROVIDED BY VDOT PLAN 00N1-000-300.
- PARCELS A, B, G, AND D WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- MODIFICATIONS TO THE LOT AREAS, UNITS OF CLEARING & GRADING, BUILDING FOOTPRINTS, AND THE UTILITY LAYOUT MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.

SITE TABULATIONS

SITE AREA:	
LOT AREA	486,486.00 @ (1,100 Aa)
PARCELS A-D	374,400.00 @ (8,900 Aa)
PARCEL E*	80,624.00 @ (1,300 Aa)
RIGHT-OF-WAY DEDICATION	104,164.70 @ (2,391 Aa)
TOTAL	1,094,398.11 @ (23,914 Aa)

*AREA TO BE DEDICATED TO FAIRFAX COUNTY PARK AUTHORITY

PDH-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	43 SINGLE-FAMILY DETACHED
DENSITY	2 DU/AC (MAX)	1.83 DU/AC
MINIMUM LOT SIZE	N/A	N/A
AVERAGE LOT SIZE	N/A	N/A
MINIMUM LOT WIDTH	N/A	N/A
MAXIMUM BUILDING HEIGHT	N/A	35'
SETBACKS	N/A	N/A
OPEN SPACE	20%	30%
PARKING	2 SPACES/ UNIT	2 + 43 = 88 spaces

SITE TABULATIONS

SITE AREA:	
LOT AREA	478,890.30 @ (10,900 Aa)
PARCELS A-D	388,131.00 @ (8,481 Aa)
PARCEL E*	80,624.70 @ (1,300 Aa)
RIGHT-OF-WAY DEDICATION	110,371.18 @ (2,717 Aa)
TOTAL	1,059,398.11 @ (23,914 Aa)

*AREA TO BE DEDICATED TO FAIRFAX COUNTY PARK AUTHORITY

PDH-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	43 SINGLE-FAMILY DETACHED
DENSITY	2 DU/AC (MAX)	1.83 DU/AC
MINIMUM LOT SIZE	N/A	N/A
AVERAGE LOT SIZE	N/A	N/A
MINIMUM LOT WIDTH	N/A	N/A
MAXIMUM BUILDING HEIGHT	N/A	35'
SETBACKS	N/A	N/A
OPEN SPACE	20%	30%
PARKING	2 SPACES/ UNIT	2 + 43 = 88 spaces



DEVELOPER

TELEGRAPH I LLC
470 CARRIAGES, ETC.
7030 LITTLE RIVER TURNPIKE
SUITE 328
ARLINGTON, VIRGINIA 22203
(703) 858-0080

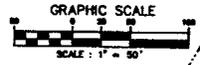
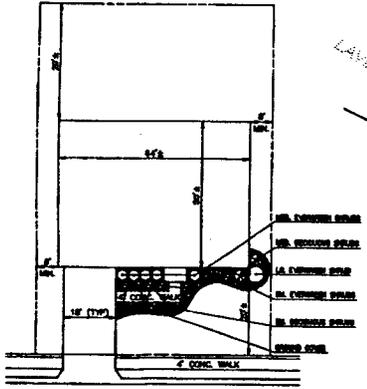
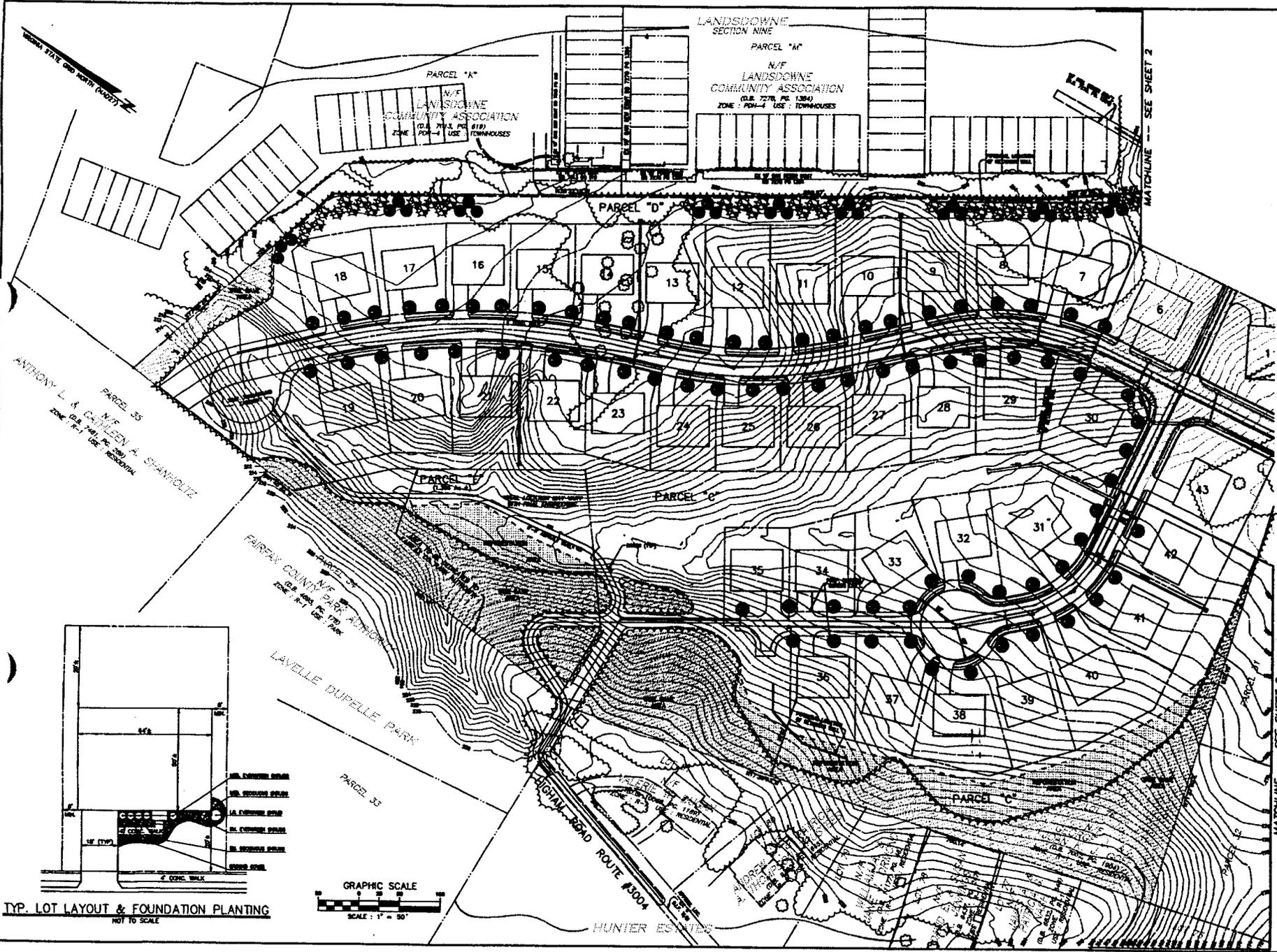
TABLE OF CONTENTS

- COVER SHEET
- CONCEPTUAL/FINAL DEVELOPMENT PLAN
- ALTERNATE LAYOUT
- ENTRANCE & ARCHITECTURAL ELEVATIONS
- EXISTING VEGETATION MAP

CPJ Charles P. Johnson & Associates, Inc.
PLANNING ENGINEERS, ARCHITECTS, INTERIORS
100 PARKWAY DRIVE, SUITE 100, FARMAS, VIRGINIA 22031
(703) 858-0080

DATE: DECEMBER 8, 2000
REVISION: MARCH 12, 2001
APRIL 13, 2001
APRIL 24, 2001
MAY 22, 2001
MAY 30, 2001

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 1 2001
 PLANNING EVALUATION DIVISION



CONCEPTUAL / FINAL DEVELOPMENT PLAN
ALTERNATE LAYOUT

WINSTEAD MANOR
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CHARLES P. JOHNSON & ASSOCIATES, INC.
ARCHITECTS
10000 WOODBURN ROAD, SUITE 100
FAIRFAX, VIRGINIA 22030
TEL: 703-261-1100
FAX: 703-261-1101
WWW.CPJ-ARCHITECTS.COM

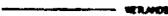
DATE: 9/30/01

SHEET 3A OF 6

FILE NO: 05-537-0004

VIRGINIA STATE GRID NORTH (NAD27)

LEGEND

-  EXISTING DRAINAGE
-  WETLANDS
-  CENTER OF SAMPLE POINT
-  UPLAND FOREST COVER TYPE
-  OPEN FIELD
-  OLD FIELD
-  DEVELOPED LAND



CHARLES P. JOHNSON & ASSOCIATES, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 10000 WOODBURN ROAD, SUITE 100
 FARMERSVILLE, VIRGINIA 22434
 TEL: 540-833-2100 FAX: 540-833-2105
 WWW: WWW.CPJANALYTICAL.COM

EXISTING VEGETATION MAP
WINSTEAD MANOR
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



DATE	BY	CHKD	APP'D

FILE NO.	CPJ-537-205
SHEET	5
OF	6

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

DESCRIPTION OF THE APPLICATION

Proposal:	Rezone the subject 23.52 acre site from the R-1 District to PDH-2 for the development of 43 single family detached dwellings at a density of 1.83 du/ac
Location:	West side of Telegraph Road, approximately 400 feet north of the intersection of Telegraph and Newington Roads
Acreage:	23.52 acres
Proposed Density:	1.83 du/ac
Proposed Open Space:	38%
Requested Waivers And Modifications:	Waiver of the limitation on fence height to permit an eight (8) foot fence architecturally solid privacy fence as shown on the CDP/FDP

LOCATION AND CHARACTER

The 23.52 acre application site is located on the west side of Telegraph Road, approximately 400 feet north of the intersection of Telegraph and Newington Roads. The site is almost completely forested (upland forest) and characterized by marine clay areas with steep slopes. Approximately 25% of the site consists of marine clay. Kearnan Creek is located to the east of the subject site, across Telegraph Road. There are jurisdictional wetland areas present on the subject site, which include palustrine forested (PFO) seepage wetlands on the southeastern portion of the site and small segments of an unnamed intermittent stream flowing from these wetlands. Portions of the southeastern portion of the site, adjacent to Telegraph Road, are cleared. Four outbuildings exist in this portion of the site. These structures would be removed under this application.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family attached residential (Landsdowne)	PDH-4	Res., 3-4 du/ac
South	Single-family detached residential (Parcels 32 and 33); Governmental (Ft. Belvoir)	R-1; R-C	Res., 1 - 2 du/ac; Public Facilities, Gov't & Institution.

SURROUNDING AREA DESCRIPTION			
East	Single-family attached residential (Landsdowne); Governmental (Ft. Belvoir)	PDH-4; R-C	Res., 3-4 du/ac; Public Facilities, Gov't & Institution.
West	Single-family detached residential (Hunter Estates); Public Park (Lavelle Dupelle Park)	R-1	Res., 1-2 du/ac; Public Park

BACKGROUND

Site History

Rezoning Application RZ/FDP 88-V-024 was filed on March 8, 1988, to rezone the subject site from R-1 to PDH-4 for residential development. This application was withdrawn on May 2, 1991.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Springfield Planning District, Area IV
Planning Sector: Newington Community Planning Sector
Plan Map: Residential, 5-8 dwelling units per acre
Plan Text:

In Plan Amendment No. 95-45, adopted by the Board of Supervisors on June 7, 1999, under the heading, "Suburban Neighborhood Areas between Hybla Valley/Gum Springs and Woodlawn CBC," the Plan states:

6. *The approximately 35-acre tract [tax map 99-2 ((1)) 36, 99-4 ((1)) 32, 33] west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1 – 2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided.*

ANALYSIS

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

Title of CDP/FDP: Winstead Property
Prepared By: Charles P. Johnson and Associates, Inc.
Original and Revision Dates: December 8, 2000, as revised through May 30, 2001

Description of CDP/FDP

CDP/FDP Winstead Property	
Sheet #	Description of Sheet
1 of 6	Vicinity Map; Notes; Soils Map and Data; Site Tabulations
2 of 6	CDP/FDP Site Layout Lots 1 through 6 and Lots 43 and 44; Entrance Feature Detail
3 of 6	CDP/FDP Site Layout Lots 7 through 42; Typical Lot Layout and Foundation Plantings
4 of 6	Proposed Site Entrance Elevation; Proposed Architectural Elevations
5 of 6	Existing Vegetation Map; Legend
6 of 6	Tree Cover Data for Existing Vegetation Map

The following features are depicted on the combined CDP/FDP:

Site Layout: Forty-three (43) single family detached dwellings are proposed within the development for a density of 1.83 dwelling units per acre. A typical lot layout is presented on Sheet 3, which depicts a minimum rear and front setback of 20 feet and a side yard setback of eight (8) feet. However, the applicant has proffered a minimum rear setback of 25 feet. Three proposed architectural elevations are depicted on Sheet 4.

The proposed development is laid out along two (2) public street cul-de-sacs. There is a single entrance to the site, which terminates in a cul-de-sac at the northern terminus of the site. Another public street branches off of the proposed public spine road, which also ends in a cul-de-sac. Most of the proposed homes will front on one of the two proposed public streets, with the exception of Lots 1 through 5 and Lots 34 through 37. These nine (9) lots will be located off of pipestem driveways. The average lot size is approximately 11,000 square feet.

Vehicular Access and Parking: There is a single entrance to the site proposed on Telegraph Road. Currently, the Virginia Department of Transportation (VDOT) is widening this section of Telegraph Road and installing a median (VDOT project 0611-029-303). The site entrance to the subject property will be located at a proposed median break. The applicant is proposing to construct a right-turn lane within the existing right-of-way (ROW) from Telegraph Road into the subject site.

Two interior streets are proposed, both of which will be public. Given the steep slopes on the site, the applicant is seeking a waiver of the street and cul-de-sac grades so that the amount of grading for the public streets can be reduced. Two parking spaces will be provided for each unit utilizing garages and driveways. On-street parking will be available for guests.

The applicant is proposing to dedicate right-of-way for interparcel access to Tax Map Parcel 99-4 ((1)) 33. The proposed proffers commit to notifying future homeowners of this interparcel access. The proposed interparcel access would be located to the

south of the proposed spine road. The CDP/FDP indicates that this interparcel access will require that an existing wetland be crossed.

The CDP/FDP also depicts interparcel access to Tax Map Parcel 99-2 ((1)) 35. However, the proffers indicate that the applicant may seek a waiver of this interparcel access at the time of subdivision plan submission.

Pedestrian Access: Sidewalks will be provided on both sides of the internal public streets. An eight (8) foot wide asphalt trail is depicted along Telegraph Road. Finally, a four (4) foot wide asphalt trail will connect the two streets to the tot lot, proposed in the center of the site.

A six (6) foot wide asphalt trail is depicted that would provide access to the proposed open space and the abutting Lavelle Dupelle Park to the west. This trail will also provide a pedestrian connection between the two cul-de-sacs within the development.

Open Space, Streetscape, and Landscaping: Thirty-eight percent (38%) of the site is designated as open space. This open space is primarily located along the western property boundary. In addition, another open space area is located in the center of the site, between Lots 11 through 30 and Lots 32 through 36. Two benches are proposed in this open space area. The applicant has proffered to dedicate Parcel E (consisting of 1.36 acres), which is located in the northwestern portion of the site, to the Fairfax County Park Authority for expansion of the abutting Lavelle Dupelle Park. Tree save areas are depicted along the western perimeter of the site. The applicant also proposes to reforest in this area. Finally, a small tree save area is proposed in the northeast corner of the site.

Street trees (2 to 2.5 inch caliper shade trees) are proposed along the internal streets. The CDP/FDP depicts landscaping along the rear of the proposed lots abutting Landsdowne and Fort Belvoir. This landscaping would consist of a mix of deciduous and evergreen trees. Details of the landscaped entrance feature, a stone retaining wall (designed as an entry feature), and proposed foundation plantings are also provided around the SWM/BMP facility.

Several retaining walls are depicted throughout the site for grading and stabilization purposes. Walls are proposed at the rear of Lots 7 through 9, Lots 17 through 19, Lots 36 and 37, along the southern property line near Parcels A and C, and along the proposed SWM/BMP pond. Finally a retaining wall is also proposed along the side yard between Lots 28 and 29. The applicant has proffered that the walls would have a stone masonry façade and a maximum height of eight (8) feet. These walls would be maintained by the homeowners association. The retaining walls may be terraced and will be landscaped.

Stormwater Management: A stormwater management/best management practices (SWM/BMP) facility is depicted immediately to the north of the site's entrance on Telegraph Road. The proposed proffers indicate that this pond will be landscaped in keeping with the planting policies of the Department of Public Works and Environmental Services (DPWES).

Transportation Analysis (Appendix 5)**Issue: Interparcel Access for Parcel 33**

Tax Map 99-4 ((1)) 33, which is located to the south of the subject site has access to Telegraph Road via an existing driveway. As part of the ongoing improvements to Telegraph Road (VDOT project 0611-029-0303), a median will be added. However, there will be no median break for Parcel 33's existing driveway. Because the proposed development's site entrance will be located at a median break, both the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation requested that the applicant relocate the existing driveway to an interior subdivision street.

In response to this request, the applicant revised the CDP/FDP to depict right-of-way to be dedicated as a future public street connection for Parcel 33. The applicant has also proffered to notify future homeowners of this future street connection. However, this proposed access would require that an existing wetland area be crossed. Staff strongly recommended that the applicant relocate this interparcel access to an area, which does not disturb existing wetlands.

Resolution:

The applicant has not relocated the proposed interparcel access. Instead, the applicant has opined that any development of Parcel 33 would require that Parcel 33 connect to the applicant's proposed sanitary sewer line, which will be brought in from Telegraph Road along the proposed spine road. As such, the applicant contends that the wetlands within the southeastern portion of the site would be disturbed in any event. The applicant has also noted that the proposed interparcel access will be crossing the smallest portion of wetlands. Though it would be preferable to relocate the proposed access, given that there may have to be disturbance for the location of utilities, staff believes that the location of the interparcel access is acceptable.

Issue: Interparcel Access for Parcel 35

Tax Map Parcel 99-2 ((1)) 35, which is located to the north of the subject site, is currently developed with one single-family detached dwelling. It is planned for open space. Parcel 35 has no public street frontage. Currently, this lot is accessed from Higham Road across the Lavelle Dupelle Park. While this access may be adequate for one dwelling, it would not suffice should the parcel redevelop. As such, staff recommended that the applicant provide public street access for Parcel 35.

Resolution:

The applicant has provided documentation which shows that Parcel 35 has a second point of access from the Landsdowne development, which is located to the north and west of Parcel 35). However, this existing access is only an ingress/egress easement. Without access to a public street, Parcel 35 could not subdivide.

The applicant will be required to provide public street access for Parcel 35 at the time of subdivision approval. Proffer 2(k) notes that the applicant shall request a waiver of the requirement at the time of subdivision plan submission. Should this waiver not be granted, the applicant will construct interparcel access as shown on the CDP/FDP. Therefore, this issue is now resolved.

Environmental Analysis (Appendices 6 and 7)

Issue: Water Quality Best Management Practices

The originally-submitted CDP/FDP depicted two stormwater/best management practice (SWM/BMP) facilities. One of these facilities was proposed within close proximity to some of the isolated jurisdictional wetlands located in the southeastern corner of the site. The existence of isolated wetland pockets on the site suggested to staff that the conditions may be conducive for creating an artificial wetland as a possible SWM/BMP facility as opposed to pond. For that reason, staff recommended that the applicant work with DPWES to identify other appropriate innovative best management practices (biofiltration and/or bioretention) to complement the proposed stormwater facility. For example, a biofiltration strip situated adjacent to a topographic contour could more efficiently capture and detain runoff than one or two large stormwater facilities.

Resolution:

The applicant is now proposing only one SWM/BMP facility. The previously-proposed facility, which was located adjacent to a wetlands areas, has been eliminated and the area shall remain undisturbed. However, no bioretention measures are proposed.

Issue: Highway Noise

Because the subject site fronts on Telegraph Road, staff performed a highway noise analysis for Telegraph Road to measure any possible noise impact on site. This analysis indicated that any structures built within 304 feet of the centerline of Telegraph Road would fall within the 65-70 dBA L_{dn} noise level impact area. In particular, proposed Lots 1 through 4 and a portion of Lot 5 could be adversely affected by highway noise.

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, staff recommended that any residential structure located within 304 feet of the centerline of Telegraph Road be constructed with building materials that are sufficient to provide this level of acoustical mitigation. In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, staff recommended that the applicant provide one or more noise barriers. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six (6) feet above the ground in the affected outdoor recreational areas. In addition, the barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination could also be

used as a noise barrier. If desired, the applicant could incorporate rear yard privacy fencing within the noise barrier as long as such fencing met the above guidelines.

Resolution:

The applicant has proffered to provide interior noise mitigation through the use of building materials, which would provide acoustical mitigation to a level of 45 dBA. The applicant has also proffered to provide exterior noise mitigation through the use of architecturally solid privacy fencing. This fencing would have a maximum height of eight (8) feet and be located along the property lines of the proposed lots. However, it is not clear if maintenance of these fences would be the responsibility of the future property owners or the homeowners association. The applicant should address this issue of maintenance. However, with these commitments, this issue is resolved.

It should be noted that in order to mitigate the traffic noise from Telegraph Road, the proposed privacy fencing will exceed the maximum height limit of seven (7) feet on fences. Par. 8 of Sect. 16-401 permits the Board, when approving a conceptual development plan, to authorize a variance in the strict application of specific zoning district regulations where *"such strict application would inhibit or frustrate the purpose and intent for establishing such a zoning district."* Without waiving this fence height, the applicant will be unable to mitigate traffic noise effectively. Therefore, staff recommends that the limitation on fence height for the proposed privacy fencing be waived pursuant to Par. 8 of Sect. 16-401 to permit the proposed eight (8) foot fence as shown on the CDP/FDP.

Issue: Soil Constraints

The County's Soil Survey indicates that slopes in excess of 15% characterize a significant amount of the property (approximately 7 acres or more). These slopes are further defined by the existence of Marine Clay. Specifically, the Soil Survey for Fairfax County indicates the existence of the following soil types for the subject property: Mixed Alluvial (1A+); Hyattsville (6B+); Loamy Gravelly Sediments (61C2); Silty Clayey Sediments (61D1) (64 E2) and Marine Clay (118). Marine Clay, Loamy Gravelly Sediments, and Silty Clayey Sediments are soil types, which are characterized by serious constraints. Approximately 25% of the site is composed of marine clays; therefore, this site is not subject to a density penalty per Sect. 2-308 of the Zoning Ordinance.

The Comprehensive Plan recommends that the marine clay located on the steep slopes of the subject site be avoided as the combination of marine clays and steep slopes is what leads to unstable slopes and landslides. Nevertheless, the originally-submitted CDP/FDP depicted excessive "limits of clearing and grading" within these slopes. Staff recommended that the applicant redesign the proposed site layout to avoid the steep slopes and marine clay as recommended by the Comprehensive Plan; this could affect the potential density achievable on the property.

Resolution:

While the applicant did tighten the proposed limits of clearing and grading and eliminate a unit, units continue to be proposed within those areas characterized by steep slopes and marine clay. In order to demonstrate that construction within these areas would not pose a problem, the applicant submitted a preliminary geotechnical study. It is the applicant's contention that because the marine clay is located more than 30 feet below the surface, the development, as proposed, will not present a hazard.

The applicant has also proffered:

- To construct the SWM/BMP facility in a manner consistent with slope stability as required by the approved geotechnical report;
- To provide landscaped retaining walls with a stone masonry façade and a maximum height of eight (8) feet, which would be maintained by the homeowners association;
- To remove existing fill from the subject site rather than utilize dynamic compaction; and
- To strictly adhere within five (5) feet to the limits of clearing and grading as shown on the CDP/FDP except for the installation of trails and utilities as determined by final engineering;

The Environmental and Facilities Review Division, DPWES, has reviewed the applicant's preliminary geotechnical study, a preliminary grading plan, and draft proffers. The Environmental and Facilities Review Division notes, that according to the CDP/FDP, some of the existing slopes on which development is proposed are steeper than is generally stable in this type of geology. The fact that the marine clay was found deep below the surface tends to make slopes more unstable if they were to be built upon, particularly when they become saturated.

As a result, staff believes that the applicant's study is too preliminary for the Division to evaluate the stability of the site with respect to the houses located on the slopes. As in other rezoning cases involving unstable slopes and marine clays, the Environmental and Facilities Review Division recommends that the applicant provide a comprehensive geotechnical study of the site for review prior to rezoning so that it can be ensured that units are not proposed in unstable areas. In addition, a comprehensive geotechnical study would indicate where slope-stabilizing structures such as piles or piers and retaining walls will be needed. Because such features may have to be located in areas where existing vegetation may need to be preserved, a comprehensive study would allow staff to ensure that such conflicts are minimized or eliminated.

As noted above, the applicant has made certain proffer commitments regarding geotechnical work. Staff believes that the proposed proffers could be refined with the following changes:

- There should be no modification permitted to the depicted limits of clearing and grading except for those trails and utilities depicted on the CDP/FDP.
- The applicant should commit to have a soils engineer on site during all phases of construction and that written inspection reports regarding on-site compliance should be submitted for the review and approval of DPWES.
- Finally, the applicant should commit to repair and stabilize any portion of the contiguous off-site properties that may be damaged as a result of the proposed grading and construction activity on-site.

Nevertheless, despite the applicant's proffer commitments, staff believes that the proposed site layout should avoid locating units within marine clay areas on steep slopes. Absent a comprehensive geotechnical report, staff is not fully convinced that these areas of the site can or should be developed.

Trails Plan:

The Trails Plan Map depicts a bicycle trail along the west side of Telegraph Road immediately adjacent to the subject property. The applicant has depicted an eight (8) foot wide asphalt trail along the site's Telegraph Road frontage. Therefore, this issue is resolved.

Summary of Environmental Issues:

The application is not in conformance with the site-specific Comprehensive Plan text which calls for development to avoid the marine clay located on the steep slopes. Absent a comprehensive geotechnical report, staff is not convinced that these areas of the site can or should be developed.

Urban Forestry Analysis (Appendix 8)

Issue: Tree Save Along Telegraph Road

After reviewing the proposed CDP/FDP and the draft proffers, the Urban Forestry Division recommends that the applicant redesign the site layout to provide tree preservation and to protect the steep slopes along Telegraph Road. Specifically, the Urban Forestry Division believes that a tree preservation area along Telegraph Road and adjacent to the proposed SWM/BMP facility, would protect several specimen trees in that area. In addition, by preserving trees in this location, the steep slopes along Telegraph Road would remain undisturbed. This may require the redesign of proposed Lots 1, 2 and 3, as well as the entrance drive and SWM/BMP facility.

Resolution:

The applicant has provided a small tree save area in the northeast corner of the site. However, this tree save will not protect the specimen trees nor protect the steep slopes along Telegraph Road. Therefore, this issue remains unresolved.

Public Facilities Analysis

Sanitary Sewer Analysis (Appendix 9)

The sanitary sewer analysis states that the application property is located within the Dogue Creek Watershed, and that it will be sewer into the Noman M. Cole, Jr. Pollution Control Plant. The analysis indicates that there is excess capacity in the Noman M. Cole, Jr. Pollution Control Plant at this time; however, availability of treatment capacity will depend upon the current rate of construction and the timing for development of the application site. The sanitary sewer will connect to a proposed pumping station approximately 1,100 feet from the subject site. This pumping station is adequate for the proposed use at this time.

Water Service Analysis (Appendix 10)

The application property is located within the franchise area of the Fairfax County Water Authority. Adequate domestic water service is available at the site from the existing sixteen (16) and six (6) inch mains located at the property. Depending upon the configuration of the on-site water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Fire and Rescue Analysis (Appendix 11)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #24, Woodlawn. Preliminary analysis indicates that the application, as presented, currently meets fire protection guidelines.

Schools Analysis (See Appendix 12)

The schools analysis indicates that the proposed development would produce eighteen (18) elementary school students, three (3) intermediate school student, and seven (7) high school students. Lane Elementary and Hayfield Secondary Schools are all expected to exceed capacity through the 2005 – 2006 school year.

The applicant has proffered \$10,000 (\$500 per market unit approved above the by-right density of the R-1 District, which is stated to be 22 lots) to the Board of Supervisors for the construction of the proposed South County Secondary School as stated in the 2001 Capital Improvement Program.

Stormwater Planning Analysis (Appendix 13)

The Stormwater Planning Analysis states that there are no downstream complaints on file relevant to this proposed development.

Park Authority Analysis (Appendix 14)

A proportional cost of \$41,065 was requested for the recreational needs of the proposed community, which is equivalent to the Zoning Ordinance requirement of nine-hundred-fifty-five dollars (\$955) per dwelling unit. The applicant has proffered to provide cash equal to this amount as required by the Zoning Ordinance. The

applicant has also proffered to dedicate Parcel E (1.36 acres) to the Park Authority for the expansion of the existing Lavelle Dupelle Park. Except for the proposed trail and benches, no on-site recreational facilities are proposed.

Issue: Proposed Trail

The CDP/FDP depicted a four (4) foot asphalt trail from the proposed homeowners' association common property through Parcel E to the border of the existing Lavelle Dupelle Park. The Park Authority indicated that there are no plans for trails within this portion of the existing park. Instead, the Park Authority recommended that the applicant revise the CDP/FDP to relocate the proposed trail toward the southern boundary of Parcel E to follow along the water line alignment and to connect through Parcel E to Higham Road. In addition, the Park Authority requested that this trail be widened from four (4) feet to six (6) or eight (8) feet wide in order to accommodate all park users (including those with disabilities).

Resolution:

The applicant has widened the trail to six (6) feet and relocated it per the Park Authority's comments. A six (6) foot wide trail will minimize impacts to the tree save areas. Therefore, this issue is resolved.

Land Use Analysis (Appendix 4)

The application and development plan proposes a single family detached residential use at 1.83 dwelling units per acre, which falls within the high end of the recommended Comprehensive Plan density range of 1 to 2 du/ac. However, there are several issues which remain outstanding.

Issue: Conformance with Comprehensive Plan Regarding Marine Clay and Steep Slopes

The Comprehensive Plan recommends that construction on the marine clay located on the steep slopes of Parcel 36 should be avoided. The plan shows residential structures located within the area of marine clay and steep slopes. Staff recommends that the applicant redesign the proposed site layout to avoid the steep slopes and marine clay as recommended by the Comprehensive Plan.

Resolution:

As noted in the Environmental Analysis, absent a comprehensive geotechnical study, this Plan conflict remains unresolved.

Issue: Buffering

To the north of the subject site is a single-family attached neighborhood of townhouses (Landsdowne). To the east of the subject site is Fort Belvoir. Given these more intense uses, staff recommended that the applicant provide landscaping and/or tree save between the proposed development and Landsdowne and Fort Belvoir.

Resolution:

The CDP/FDP depicts landscaping along the rear of the proposed lots abutting Landsdowne and Fort Belvoir. Therefore, this issue is resolved.

Issue: Telegraph Road

In order to improve the appearance of this portion of Telegraph Road, staff recommended that streetscaping as well as an entrance feature be provided along Telegraph Road.

Resolution:

Due to an existing utility easement and the proposed SWM pond, no streetscaping is proposed along that portion of Telegraph Road to the north of the site entrance. Tree save is proposed, however, along that portion of Telegraph Road to the south of the site entrance. The applicant is also proposing a landscaped entrance feature, incorporating the SWM/BMP facility and a stone retaining wall. Details of these features are depicted on the CDP/FDP. Therefore, this issue is resolved.

Summary of Land Use Issues:

The application is not in conformance with the site-specific Comprehensive Plan text which calls for development to avoid the marine clay located on the steep slopes.

Residential Development Criteria

The Comprehensive Plan designates a density range of one (1) to two (2) dwelling units per acre. The proposed density of 1.83 dwelling units per acre is at the high-end of the density range; therefore, the applicant should satisfy at least 75% of the applicable Residential Development Criteria specified in the Policy Plan adopted August 6, 1990, amended April 8, 1991. Staff has determined that seven (7) of the criteria apply to the proposed development. Evaluation of these criteria is as follows:

1. *Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off-site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. **No Credit***

The proposed development does not provide a high quality site design that protects the natural features of the site. As noted in the Environmental Analysis, the layout of the proposed development depicts lots located within the marine clay areas located on the existing steep slopes. Though tree save is proposed along the western property line, no tree save is proposed along the steep slopes adjacent to Telegraph Road. Furthermore, without a comprehensive geotechnical study of the site, it is not clear if slope-stabilizing structures such as piles or piers and retaining walls, will conflict with the proposed tree save areas.

The draft proffers include commitments to mitigate interior and exterior noise levels. Sidewalks are proposed within this development and a trail is proposed along the site's Telegraph Road frontage. In addition, a six-foot wide trail is proposed internal to the proposed development, which would connect to the Lavelle Dupelle Park.

2. *Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community. **Not Applicable***
3. *Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **Not Applicable.***
4. *Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **Full Credit.***

As requested by both the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation, the applicant is providing interparcel access to Parcel 33 and Parcel 35. The applicant has also proffered to contribute \$10,000 to be utilized on Newington, Accotink, Ona and/or Hamilton Roads for traffic calming measures. This money would be contributed at the time of issuance of the 24th building permit. Therefore, half credit is given for this criterion.

5. *Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **Full Credit***

A proportional cost of \$41,065 was requested for the recreational needs of the proposed community, which is equivalent to the Zoning Ordinance requirement of nine-hundred-fifty-five dollars (\$955) per dwelling unit. The applicant has proffered to provide cash equal to this amount as required by the Zoning Ordinance. In addition, the applicant has proffered to dedicate Parcel E (consisting of 1.36 acres), which is located in the northwestern portion of the

site, to the Fairfax County Park Authority for expansion of the abutting Lavelle Dupelle Park.

6. *Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy.*
Full Credit.

The applicant property includes 38% open space, which exceeds the required amount of open space for a PDH-2 District (20%). This open space is primarily located along the western property line. In addition, another open space area is proposed in the center of the site, between Lots 11 through 30 and Lots 32 through 36. Finally, the applicant has also proffered to dedicate 1.36 acres to the Park Authority for the expansion of the existing Lavelle Dupelle Park.

A trail is proposed which would provide access to the open space in the center of the site, as well as to the Lavelle Dupelle Park. However, as noted in the Park Authority Analysis, this internal open space is passive recreation.

7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation and enhancement to environmental resources must be in excess of ordinance requirements.
No Credit.

The site is characterized by several natural environmental resources, including steep slopes, marine clay, wetlands, and significant trees. The proposed layout does not avoid the marine clay located on the steep slopes of this site, as recommended by the Comprehensive Plan. The applicant is proposing tree save along the west property line, and to reforest any disturbed areas. While a small tree save area is proposed in the northeastern corner of the site, adjacent to Telegraph Road, this tree save will not preserve the specimen trees or protect the steep slopes along Telegraph Road as recommended by the Urban Forestry Division. Furthermore, without a comprehensive geotechnical report, it is not clear if slope-stabilizing structures such as piles or piers and retaining walls, will conflict with the proposed tree save areas.

8. *Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.*
Full Credit.

The applicant has proffered to provide a contribution to the Fairfax County Housing Trust Fund in accordance with the formula established by the Board of Supervisors.

- 9. *Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage.*
Not Applicable.
- 10. *Integrate land assembly and/or development plans to achieve Plan objectives.*
Full Credit.

This application does not provide for substantial lot consolidation for the specified area; although the single parcel, which constitutes the application property, is a significant portion of the land unit. So that development of this single parcel does not preclude development of Parcel 33 or Parcel 35, the applicant is providing interparcel access to both these parcels. As such, full credit is warranted.

Summary:

The application has not satisfied at least 75% of the applicable Residential Development Criteria and therefore, does not merit favorable consideration at the density requested.

ZONING ORDINANCE PROVISIONS (See Appendix 15)

In order to complement development on adjacent properties, Par. 1 of Sect. 16-102 (Planned Development Design Standards) requires that at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In this case, the zoning district which most closely characterizes the proposed development is the R-2 (Cluster) Zoning District.

Standard	Requirement or Guideline (R-2 Cluster)	Provided
Bulk Standards (PDH-2)		
District Size	Minimum 2 Acres	23.52 Acres
Lot Size	N/A	-----
Building Height	Max. 35 ft.	Max. 35 ft.
Front Yard	25 feet at the Periphery of the Site (Guideline Only)	25 feet at periphery of site; 20 feet within lots
Side Yard	Min. 8 ft. but total minimum of 24 feet at the Periphery of the Site (Guideline Only)	24 feet at periphery of site; 8 feet within lots

Standard	Requirement or Guideline (R-2 Cluster)	Provided
Rear Yard	Min. 25 ft. at the Periphery of the Site (Guideline Only)	25 feet at periphery of site and within lots
Open Space	Min. 20% of the Gross Area	38%
Parking		
Parking Spaces	Min. 86 (2 per 43 units)	86 spaces in garages and/or driveways

There are no transitional screening or barrier requirements between this use (single family detached residential development) and the surrounding uses.

OTHER ZONING ORDINANCE REQUIREMENTS:

Planned Development Requirements

Article 6

According to the Zoning Ordinance, PDH Districts are intended to encourage innovative and creative design and are to be designed, in part, to *"ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; and to encourage the provision of dwellings within the means of families of low and moderate income..."* PDH districts also provide the opportunity to develop a site with more open space than would be required in a conventional zoning district.

This site provides 38% open space, which exceeds the amount required by the Zoning Ordinance (20%). However, staff does not believe that the application addresses the intent of the P-District as it relates to promotion of high standards in the layout, design and construction of the development. Specifically, staff believes that the proposed development does not provide a high quality site design which protects the natural features of the site. Instead of designing around the marine clay areas located on the existing steep slopes, the applicant proposes a site layout which disturbs portions of the site. The proposed site layout does not recognize the natural constraints of the site. Absent a comprehensive geotechnical report, staff is not convinced that these areas of the site can or should be developed.

The proposed 23.52-acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed density of 1.83 dwelling units per acre falls below the maximum density of two (2) du/ac for the PDH-2 District (Sect. 6-109).

Section 6-110 requires twenty percent (20%) open space in a PDH-2 development. The application exceeds that requirement with the provision of 38% open space.

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities onsite or provide a cash contribution to the Park Authority for development of off-site facilities. A proportional cost of \$41,065 was requested for the recreational needs of the proposed community, which is equivalent to the Zoning Ordinance requirement of nine-hundred-fifty-five dollars (\$955) per dwelling unit. The applicant has proffered to provide cash equal to this amount as required by the Zoning Ordinance. The applicant has also proffered to dedicate 1.36 acres to the Park Authority for the expansion of the existing Lavelle Dupelle Park.

16-101 Planned Development General Standards

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

1. *The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.*

The proposed development does not substantially conform to the adopted Comprehensive Plan, which recommends that marine clay areas located on steep slopes be avoided.

2. *The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.*

The stated purpose and intent of the planned development district is to "encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district's regulations are designed to insure ample provision and efficient use of open space, and to promote high standards in the layout, design and construction of residential development", among others.

The amount of open space provided within the development would not necessarily be achieved under a conventional zoning district. However, instead of designing around the marine clay areas within steep slopes, the site layout proposes to develop these areas. Furthermore, absent further geotechnical information or stronger proffer commitments, staff is concerned that retaining walls or other slope-stabilizing features may encroach into areas designated for preservation and change the design of the site. Therefore, this standard has not been satisfied.

3. *The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.*

The site is characterized by several environmental features, including steep slopes, marine clay, wetlands, and significant trees. Though the Comprehensive Plan recommends that these marine clay areas located on steep slopes be avoided, the applicant's proposed site layout proposes to develop these areas. In addition, though significant tree save is proposed, no tree save is proposed along the steep slopes adjacent to Telegraph Road. Furthermore, without a comprehensive geotechnical report or stonger proffer commitments, it is not clear if slope-stabilizing structures such as piles or piers and retaining walls, will conflict with the proposed tree save areas. Therefore, this standard has not been satisfied.

4. *The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.*

So that development of the subject site (a single parcel) does not preclude development of Parcels 33 and 35, the applicant has provided an interparcel access as recommended by staff.

However, in the Environmental Analysis, it was noted that some of the existing slopes on which development is proposed are steeper than is generally stable in this type of geology. The fact that the marine clay was found deep below the surface tends to make slopes more unstable if they were to be built upon, particularly when they become saturated. Without a comprehensive geotechnical study of the site, not only is it unknown if the proposed units are in stable areas, but it is unknown if the proposed development will impact adjacent properties. As such, staff believes that this standard has not been satisfied.

5. *The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.*

Staff's analysis has determined that the above listed facilities and services are available and adequate for the use.

6. *The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.*

Sidewalks will be provided throughout the site and an eight (8) foot wide asphalt trail will be provided along the site's Telegraph Road frontage. In

addition, a trail will be provided which will connect to the abutting Lavelle Dupelle Park, as well as the site's proposed internal open space. These pedestrian paths are appropriate to the scale of the development.

16-102 Planned Development Design Standards

Whereas it is the intent of the P-District to allow flexibility in the design of all planned developments, design standards were established to review such rezoning applications. The following design standards apply:

1. *In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.*

The zoning district which most closely characterizes the proposed development is the R-2 (Cluster) District, which requires a front yard setback of 25 feet, a rear yard setback of 25 feet and a side yard setback of eight (8) feet (but a total minimum of 24 feet). The applicant meets these setbacks along the periphery of the site; therefore, this standard has been satisfied. There are no transitional screening or barrier requirements between this use (single family detached residential development) and the surrounding uses.

2. *Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.*

The applicant has provided for the above regulations and meets or exceeds these regulations with the proposed development and proffers.

3. *Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.*

The applicant has provided sidewalks throughout the site, as well as provided a trail connection to the abutting Lavelle Dupelle Park and internal open space. Finally, an eight (8) foot wide asphalt trail will be provided along the site's Telegraph Road frontage.

Summary of Zoning Ordinance Provisions

Staff finds that the applicant has not satisfied the applicable Zoning Ordinance provisions, including, the Planned Development General and Design Standards, as set forth in Sect. 16-101 and Sect. 16-102.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is not in conformance with the Comprehensive Plan because the proposed site layout does not avoid the marine clay located on the steep slopes.

In addition to nonconformance with the Comprehensive Plan text, the following additional issues should also be addressed:

- A more detailed geotechnical study should be submitted to DPWES for the review prior to the rezoning of the property and any recommendations which come as a result of that review should be addressed prior to consideration of the proposed rezoning.
- The limits of clearing and grading should be tightened to preserve the steep slopes.
- Tree save should be provided along Telegraph Road in order to protect the specimen trees and steep slopes in this area.

Staff Recommendations

Staff recommends denial of RZ 2001-MV-002 and the Conceptual Development Plan; however, if it is the intent of the Board of Supervisors to approve RZ 2001-MV-002, staff recommends that the approval be subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends denial of FDP 2001-MV-002; however, if it is the intent of the Planning Commission to approve FDP 2001-MV-002, staff recommends that it be approved subject to the Board's approval of RZ 2001-MV-002 and the Conceptual Development Plan.

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.

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. Statement of Justification
4. Plan Citations and Land Use Analysis

APPENDICES (Cont.)

5. Transportation Analysis
6. Environmental Analysis
7. Environmental and Facilities Review Analysis, DPWES
8. Urban Forestry Analysis
9. Sanitary Sewer Analysis
10. Fairfax County Water Analysis
11. Fire and Rescue Analysis
12. Fairfax County Public Schools
13. Stormwater Planning Analysis
14. Park Authority Analysis
15. Zoning Ordinance Provisions
16. Glossary

DRAFT PROFFERS

Telegraph I LLC

RZ 2001-MV-002

June 1, 2001

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Telegraph 1, LLC (hereinafter referred to as the "Applicant"), for themselves, successors and assigns in RZ 2001-MV-002, filed for property identified as Tax Map 99-2 ((1)) 36, (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-2 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development. These proffers shall replace and supersede any previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN -

- a. Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of six sheets prepared by Charles P. Johnson & Associates, Inc. dated December 8, 2000 and revised through May 30, 2001.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed subdivision at time of subdivision plan submission based on final house locations, building footprints, and utility locations, provided that there is no decrease to the amount and location of open space, tree save, or distances to peripheral lot lines as dimensioned on the CDP/FDP. Under no circumstance shall the Zoning Administrator consider single-family attached development as a permitted use.

2. TRANSPORTATION -

- a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way for a public street to serve the residential community as shown on the CDP/FDP. Dedication shall be made at time of recordation of the final subdivision plat.

- b. Subject to VDOT and DPWES approval, the Applicant shall construct a public street within the residential community within the dedicated right-of-way, as shown on the CDP/FDP. Pipestem driveways shall be maintained by the lot owners utilizing said pipestem driveways. Said maintenance responsibilities and public pedestrian easements as applicable shall be disclosed to prospective purchasers prior to entering into a contract of sale.
- c. On or before final bond release for the proposed development, and as a condition thereto, Applicant shall deposit into an escrow account, owned and controlled by the homeowners association established for the proposed development, the amount of One Thousand Two Hundred Dollars (\$1,200.00). This escrow shall be utilized by the homeowners association for future maintenance of the pipestem driveways within the community. Using the Board of Supervisors approval date of the rezoning application as the base date, the payment amount shall be adjusted in accordance with the Construction Cost Index at time of payment.
- d. The Applicant shall construct a four (4) foot wide concrete sidewalk within the dedicated right-of-way within the residential development, as shown on the CDP/FDP.
- e. All of the improvements described herein shall be constructed concurrent with development of the Application Property.
- f. Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of subdivision plat approval.
- g. Applicant shall dedicate sufficient land area and grant necessary ancillary easements to provide public street access for the benefit of adjacent Parcels 33 and 34 from the public street as shown on the CDP/FDP. The dedication of land and granting of easements, if any, shall not be construed as an obligation to construct improvements or to maintain future improvements constructed by others. The homeowners association documents established for the Application Property shall include notification of the provision of public street access to Parcels 33 and 34. All prospective purchasers shall be advised of this requirement in writing prior to entering into a contract of sale. A sign shall be posted on the Application Property providing notification of the future connection.

- h. Subject to VDOT and DPWES approval, Applicant shall construct a right turn lane on Telegraph Road within dedicated right-of-way to serve the Application Property. The turn lane shall be approximately two hundred (200) feet in length with a taper of approximately one hundred (100) feet.
- i. Except as necessary for the installation of trails and a waterline in proximity to Higham Road, all construction traffic shall use Telegraph Road to access the Application Property, and in no event shall construction vehicles utilize Newington Road except for waterline and trail construction. All construction personnel, including contractors, shall be informed of this restriction.
- j. At time of subdivision plan approval, for the Application Property, Applicant shall contribute the sum of \$10,000.00 to Fairfax County to be utilized on Newington, Accotink, Ona and/or Hamilton Roads for traffic calming measures. A portion of this sum may be utilized for landscape features as a part of the traffic calming program. This contribution shall not be construed as an obligation to construct improvements or to maintain future improvements constructed by others. Using the Board of Supervisors approval date as the base date, the payment amount shall be adjusted in accordance with the Construction Cost Index at time of payment.
- k. Applicant shall request a waiver at time of subdivision plan submission of the requirement to provide interparcel access to the adjacent property identified among the Fairfax County tax map records as 99-2 ((1)) 35 ("Parcel 35"). Should waiver not be granted, Applicant shall provide access to Parcel 35 as shown on Sheet 3A of the CDP/FDP.

3. LANDSCAPING AND OPEN SPACE -

- a. Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP.
- b. The landscape plan shall be submitted as part of the first and subsequent submissions of the subdivision plans and shall provide additional landscaping in appropriate planting areas in the pond, in keeping with the planting policies of DPWES.
- c. The tree save areas shown on the CDP/FDP shall remain as undisturbed open space, subject to a conservation easement running to the benefit of Fairfax County, in a form approved by the County Attorney, which prohibits removal of trees except those which are dead, diseased, noxious or hazardous. Parcels A, B, C, and D shall be owned and maintained by the homeowners' association established for the development. Parcel A shall be subject to the interparcel access described herein in proffer 2g. The homeowners' association covenants shall contain clear language delineating the tree save

areas subject to a conservation easement, the restrictions within those areas, and the responsibility of individual homeowners.

- d. Prior to bond release, Applicant shall dedicate Parcel E on the CDP/FDP to the Fairfax County Board of Supervisors for park purposes. Said dedication shall be subject to a conservation easement as described herein and the granting of easements for a trail as shown on the CDP/FDP at time of subdivision plat approval and/or at time of field location, and as necessary to the Fairfax County Water Authority for a waterline easement in Lavelle Dupelle Park.
- e. In addition to landscaping shown on the CDP/FDP, Applicant shall revegetate the reforestation areas on the CDP/FDP with a combination of woody seed mix and saplings in accordance with the standards of the Public Facilities Manual to ensure slope stability and to reduce sediment and erosion runoff. The proposed reforestation plan shall be submitted as part of the subdivision plat to DPWES for review and approval.
- f. Applicant shall use reasonable efforts to increase tree save in that area identified as "reforestation area" adjacent to the "tree save area" west of proposed lots 36-39. Applicant shall supplement existing vegetation with the planting of a minimum of twenty (20) evergreen species, which may include pines and hollies, to provide year round screening. The trees shall be a minimum of six (6) feet in height at time of planting. The final location and species shall be determined at time of subdivision plan submission in coordination with Urban Forestry Division of DPWES.

4. TREE PRESERVATION

- a. The Applicant shall contract a certified arborist to prepare a tree preservation plan to be submitted as part of the first subdivision plan submission. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread, and condition rating of all trees 12 inches in diameter or greater, and significant areas of mountain laurel within 20 feet of either side of the limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities may include, but not be limited to, crown pruning, root pruning, mulching, and fertilization.
- b. The existing trash and outbuildings that are located within any tree preservation area or protected area, shall be removed and demolished in a manner that minimized the impact on individual trees and groups of trees to

be preserved, as approved by the Urban Forestry Division. These methods shall be described in detail on the tree preservation plan.

- c. All trees shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard: Four foot high, 14-gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed not further than ten (10) feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed as part of the initial Phase 1 Erosion and Sedimentation Control sequence on the Application Property. All tree preservation activities, including the installation of tree protection fencing, shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on the Application Property, the Project Arborist shall verify in writing that the tree protection fence has been properly installed.

5. EROSION AND SEDIMENTATION CONTROL

- a. Applicant shall design, as an integral part (phase I) of the initial erosion and sediment control plan, a sediment basin located at the site of the proposed permanent SWM pond. Where Virginia Erosion and Sedimentation Control Handbook (VESCH) design differs from the Applicant's design, the permanent design dimensions of the permanent SWM pond shall supercede those in the VESCH. All clearing and earthwork necessary for the construction of this basin shall be included in the initial phase I construction limits of clearing and grading. No other clearing and grading operations, other than those required for other sediment and erosion control practices on-site shall be permitted until basin is operational for sediment control purposes. Said basin shall not exceed the size of the proposed SWM pond as shown on the CDP/FDP.
- b. Applicant shall endeavor to direct as much on-site disturbed areas to the sediment basin during all phases of construction as is reasonably possible and shall show such drainage areas on the phase I and II erosion and sediment control plans.
- c. Once rough grade has been achieved on any portion of the Application Property, that area shall be hydroseeded to meet or exceed the Fairfax County standards for critical slope areas as set forth in the Public Facilities Manual (PFM) with an appropriate seed mixture and mulched to prevent erosion during storms.

6. PARKS AND RECREATION -

- a. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant

shall expend the sum of nine hundred fifty-five dollars (\$955.00) per approved lot. The on-site passive recreation facilities shall consist of an open play area defined by landscaping, walking trails and benches as shown on the CDP/FDP. The balance of any funds not expended on-site or \$29,000.00, whichever is greater, shall be contributed to the Fairfax County Park Authority at time of subdivision plat approval for recreation facilities, expansion and/or maintenance of Lavelle Dupelle Park, which is located in the vicinity of the Application Property.

- b. Applicant shall provide a trail connection to Higham Road as generally shown on the CDP/FDP. Trail shall be field located in a manner to minimize clearing and grading as reviewed as part of the subdivision plan approval process by the Urban Forestry Division. Said trail shall connect to the pedestrian network shown on the CDP/FDP. Applicant shall grant a public pedestrian ingress-egress easement over all trails and sidewalks shown on the CDP/FDP at time of subdivision plat approval and shall disclose those easements as described in proffer 2b.

7. STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICE

The Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) in a location as generally shown on the CDP/FDP and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless modified by DPWES. In the event that on-site stormwater management or BMPs are modified by DPWES, modification of the SWM/BMP pond shown on the CDP/FDP shall not require the approval of a proffered condition amendment or an amendment to the CDP/FDP. Any open space resulting from any modification shall remain as open space.

8. AFFORDABLE HOUSING -

At the time of final subdivision plat approval for the Application Property, the Applicant shall contribute to the Fairfax County Housing Trust Fund one percent (1%) of the estimated sales price of each new dwelling for the provision of affordable housing. The estimated sales price shall be determined by the Applicant in consultation with the staff of the Fairfax County Department of Housing and Community Development (HCD) and the DPWES. The timing and amount of this contribution may be modified at the Applicant's sole option based on the adoption of a future amendment to the formula adopted by the Board of Supervisors.

9. NOISE ATTENUATION -

Applicant shall achieve an interior noise level of approximately 45 dBA Ldn in all units located within 304 feet from the centerline of Telegraph Road in the area identified as having levels between 65 through 70 dBA Ldn. All units within this

impacted area as well as Lots 5,6, and 43, will have the following acoustical attributes as determined by DPWES:

- a. Exterior walls shall have a laboratory Sound Transmission Classification (STC) of at least 39.
- b. Doors and windows shall have an STC of at least 28. If glazing constitutes more than 20 percent of any facade, they shall have the same laboratory STC ratings specified for exterior walls.
- c. Adequate measures to seal and caulk between surfaces shall be provided.

Applicant shall achieve an exterior noise level of approximately 65 dBA Ldn for all units with rear yards adjacent to Telegraph Road. Applicant shall construct architecturally solid wood fences for proposed Lots 1, 2, 3, and 4 as shown on the CDP/FDP. Said fences shall be a maximum height of 8 feet, and may be deemed to satisfy the exterior noise requirement. The fences may be designed to accommodate drainage under or through the fence.

Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units.

The Applicant reserves the right to pursue additional methods of mitigating highway noise impacts that can be demonstrated, through an independent noise study as reviewed and approved by DPWES, that these methods will be effective in reducing interior noise levels to 45 dBA Ldn or less, and exterior noise levels to 65 dBA Ldn or less.

10. DESIGN -

- a. Applicant shall construct an entry feature at the entrance to the Application Property generally as illustrated on the conceptual elevations as shown on the CDP/FDP. The entry feature wall shall be constructed of a façade of stone or masonry of comparable quality.
- b. Applicant shall construct the residential dwellings as conceptually shown on the CDP/FDP. The fronts of the residential dwelling units shall include a majority of brick, masonry, stone or other comparable materials. In no event shall the Applicant utilize vinyl or aluminum siding for more than 30% of the front facade. Architectural features may include dormers, gables, bay windows and porches.
- c. A minimum side yard of eight feet shall be provided for all proposed residential dwelling units, exclusive of Zoning Ordinance extensions permitted in Article 2 for bay windows, chimneys and similar features.

- d. A minimum rear yard setback of twenty-five (25) feet shall be provided for all proposed residential dwelling units.

11. GEOTECHNICAL

- a. The Applicant shall submit a Geotechnical Report to the Geotechnical Review Board for the Application Property as required by DPWES, for review and approval, prior to subdivision plan approval, and shall implement the recommendations outlined in the approved study. The Applicant shall submit geotechnical notes outlining the method of plan implementation to DPWES for approval.
- b. The Applicant shall remove existing fill from the Application Property rather than utilize dynamic compaction in the preparation of buildable sites for residential dwellings.
- c. Applicant shall strictly adhere within five feet to the limits of clearing and grading as shown on the CDP/FDP except for the installation of trails and utilities as determined by final engineering. In order to preserve these limits, the Applicant shall implement a variety of techniques as reviewed and approved by DPWES. Slope stabilizing structures such as piles or piers and retaining walls may be needed. Retaining walls, if constructed, shall be a facade of stone masonry of a comparable quality, and a maximum height of eight (8) feet, exclusive of the entry wall feature, or as approved by DPWES. Retaining walls may be terraced and shall be landscaped. Retaining walls in excess of four (4) feet shall include hand rails and guardrails as required by DPWES.
- d. Should the recommendations of the Geotechnical Report require a substantial modification to the lot layout, a reduction in the limits of clearing and grading as shown on the CDP/FDP in excess of that permitted in Proffer 11.b., or walls greater than eight (8) feet, exclusive of the entry wall feature, the Applicant shall request approval of a proffered condition amendment, as necessary, if administrative actions cannot be taken under proffer 1 (b), which may result in a loss of units.

12. MISCELLANEOUS -

- a. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.
- b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

- c. The Applicant shall establish a homeowners' association for the proposed development to own, manage and maintain the open space including the tree save areas and all other community owned land and improvements, including retaining walls. Restrictions placed on the use of the open space/buffer areas shall be disclosed to all prospective homeowners in a disclosure memorandum at time of contract execution and detailed in the homeowners association documents.

- d. Applicant shall notify the Newington Civic Association in writing of any waivers or PFM modifications requested under Chapter 101 of Fairfax County Code or the PFM when said waivers or modifications are submitted to DPWES, and of any major subdivision plan revisions when submitted to DPWES. In addition, a copy of the tree preservation plan identified in proffer 4a shall be forwarded to the Newington Civic Association when submitted to Fairfax County.

- e. Applicant shall contribute the sum of Five Hundred Dollars (\$500.00) per market unit approved above the by-right density of the R-1 District (23 lots) to the Fairfax County Board of Supervisors for the construction of the proposed South County Secondary School as stated in the 2001 Capital Improvement Program (Lane-Hayfield-Hayfield Pyramid). Said contribution shall be made payable to the Fairfax County Board of Supervisors at time of subdivision plat approval for the Application Property.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/OWNER

TELEGRAPH I, LLC

By: _____

Name: _____

Title: _____

REZONING AFFIDAVIT

APPENDIX 2

December 8, 2000

DATE: _____
(enter date affidavit is notarized)

I, Lynne J. Strobel, Attorney/Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2001-07

in Application No(s): RZ/FDP 2001-MV-002
(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 are to be
disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent,
Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel
application, list the Tax Map Number(s) of the parcel(s) for each owner.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Heirs of Elta R. Winstead, Co-executors (Dale E. Winstead, John F. Rodgers, Esq.), and Beneficiaries (Dale E. Winstead, Dale E. Winstead, Jr., Tina Jo Winstead, Robert Chad Winstead, American Cancer Society, Arthritis Foundation, Metropolitan Washington Chapter, American Heart Association, Mid-Atlantic Affiliate, Inc., Woodlawn Baptist Church).

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

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual
Development Plans.

December 8, 2000

DATE: _____
 (enter date affidavit is notarized)

for Application No(s): R2/F2P 2001-MV-002 2001-07
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Telegraph I LLC	7535 Little River Turnpike, Suite 325 Annandale, Virginia 22003	Applicant/ Contract Purchaser of Tax Map 99-2 ((1)) 36
Stephen A. Ness Christopher B. Rupp Thomas A. Jordan		Agent Agent Agent
Charles P. Johnson & Associates, Inc.	3959 Pender Drive, Suite 210 Fairfax, Virginia 22030	Engineers/ Agents for Applicant/ Contract Purchaser
Allan D. Baken Henry M. Fox, Jr. Paul B. Johnson		Agent Agent Agent
Geotechnical Consulting & Testing, Inc.	8551 Sudley Road Manassas, Virginia 22110	Geotechnical Engineer/ Agent for Applicant/ Contract Purchaser
Timothy Y. Farabaugh Emad E. Saadeh		Agent Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, VA 22201	Attorneys/Agents for the Applicant/ Contract Purchaser
Martin D. Walsh Lynne J. Strobel Keith C. Martin Timothy S. Sampson M. Catharine Puskar Rachel Howell (nmi) Susan K. Yantis Elizabeth D. Baker Inda E. Stagg William J. Keefe		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

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

REZONING AFFIDAVIT

DATE: December 8, 2000
(enter date affidavit is notarized)

for Application No(s): 02/FSP 2001-MV-002 2001-07
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Telegraph I LLC
7535 Little River Turnpike, Suite 325
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)
[] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Carrhomes, Inc.—Member
Christopher B. Rupp—Manager/ Member
Thomas E. Jordan—Manager/ Member

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

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

** All listings which include partnerships or corporations 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 the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: December 8, 2000
(enter date affidavit is notarized)

for Application No(s): RZ/ADP 2001-MV-002 2001-07
(enter County-assigned application number(s)).

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Carrhomes, Inc.
7535 Little River Turnpike, Suite 325
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Christopher B. Rupp
Thomas E. Jordan

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Charles P. Johnson & Associates, Inc.
3959 Pender Drive, suite 210
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Charles P. Johnson
Paul B. Johnson

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 further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: December 8, 2000
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-MV-002 2001-07
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Geotechnical Consulting & Testing, Inc.
8551 Sudley Road
Manassas, Virginia 221100

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 & last name)
Emad E. Saadeh

=====

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
American Cancer Society
1875 Connecticut Avenue, N.W. Suite 730
Washington D.C. 20009

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 & last name)

Not for profit

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 further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: December 8, 2000
(enter date affidavit is notarized)

for Application No(s): R2/FDP 2001-MV-002 2001-07
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Arthritis Foundation, Metropolitan Washington Chapter
4455 Connecticut Avenue, N.W.
Suite 300
Washington, D.C. 20008

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 & last name)
Not for profit

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
American Heart Association, Mid-Atlantic Affiliate, Inc.*
4217 Park Place Court
Glen Allen, Virginia 23060

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 & last name)
Not for profit
*Formerly known as American Heart Association, Virginia Affiliate, Inc.

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 further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: December 8, 2000
(enter date affidavit is notarized)

for Application No(s): RZ/DP 2001-MU-002 2001-07
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Woodlawn Baptist Church
9001 Richmond Highway
Alexandria, Virginia 22309

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 & last name)
Not for Profit

=====

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

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 & last name)
Martin D. Walsh Michael D. Lubeley
Thomas J. Colucci Nan E. Terpak
Peter K. Stackhouse
Jerry K. Emrich

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 further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

December 8, 2000

DATE: _____
(enter date affidavit is notarized)

for Application No(s): RZ/FD 2001-44V-002
(enter County-assigned application number(s))

2001-07

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 & zip code)

NONE

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

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & 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 or corporations 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 the stock. 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: December 8, 2000
(enter date affidavit is notarized)

for Application No(s): 22/2001-MV-002
(enter County-assigned application number(s))

2001-07

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above.

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

NONE

(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 and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [X] Applicant's Authorized Agent
Lynne J. Strobel, Attorney/Agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 8th day of December, 2000, in the State/Comm. of Virginia, County/City of Arlington

My commission expires: May 31, 2001

Notary Public signature

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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Lynne J. Strobel
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 Email: ljstr@wcsel.com

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 LEESBURG, VIRGINIA 20176-3014
 (703) 737-3833
 FACSIMILE (703) 737-3632

December 11, 2000

By Hand Delivery

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

Re: **Proposed Rezoning**
Applicant: Telegraph I, LLC

Dear Ms. Byron:

Please accept the following as a statement of justification for the rezoning of approximately 23.5224 acres from the R-1 District to the PDH-2 District.

The Applicant is the contract purchaser of approximately 23.5224 acres in the Mount Vernon Magisterial District, which is identified among the Fairfax County tax map records as 99-2((1)) 36 (the "Subject Property"). The Subject Property is located on the west side of Telegraph Road and bordered on the north by Landsdowne, a townhouse community, and on the south by Hunter Estates, a single-family detached community. The surrounding area includes properties zoned and developed to the PDH-4, R-1 and R-2 Districts. The property on the opposite side of Telegraph Road is a part of the Fort Belvoir Military Reservation. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located within the S6 Planning Sector of the Area IV Comprehensive Plan (the "Plan"). The applicable land use recommendation for the Subject Property states that it is planned for clustered single-family detached residential use at a density of one to two dwelling units per acre. The text refers to marine clay located on the steep slopes of the Subject Property, which should be avoided. In addition, the Plan states that land for a public park adjacent to existing parkland should be provided. The Applicant is proposing a rezoning of the Subject Property to the PDH-2 District in accordance with the Plan recommendations.

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

DEC 12 2000

ZONING EVALUATION DIVISION

December 11, 2000

Page 2

The Applicant proposes a rezoning application for single-family detached residential development, which meets the requirements of the PDH-2 zoning district. The Applicant has prepared and submitted a Conceptual/Final Development Plan (CDP/FDP), which illustrates a subdivision comprised of 46 single-family detached dwelling units at a density of 1.96 dwelling units per acre. The proposed residential community will be an appropriate transition between the townhomes located to the north and the existing single-family detached subdivision to the south. The community will be served by a single access to Telegraph Road at a planned median break. Telegraph Road is currently being improved by the Virginia Department of Transportation in accordance with approved plans.

A rezoning to a P District provides for the flexibility of reduced yard requirements, which is especially helpful when designing a lot layout on a property with constraints due to soils. The flexibility of the P District also allows for a clustered development that results in more usable open space and a more environmentally sensitive project. The Applicant has had extensive experience with construction on properties containing marine clay soils. The homes will be designed and constructed in accordance with recommendations made by the Applicant's geotechnical engineer and as approved by Fairfax County.

In addition, the submitted CDP/FDP provides the following benefits:

- Buffers have been provided around the perimeter of the Subject Property and adjacent to Telegraph Road.
- A large area of open space has been designed that is contiguous to property owned by the Fairfax County Park Authority. In addition to on-site recreation facilities, the Applicant will coordinate the use of this property with the Fairfax County Park Authority.
- The open space proposed on the Subject Property is approximately 39%, which well exceeds the requirement for open space in the P District. In addition, mature vegetation will be preserved in large areas of open space.
- A landscape plan has been submitted with the application that will enhance the appearance of the community.
- A reduction in the yards required in a conventional district allows for greater protection of the steep slopes and the avoidance of problem soils.
- A trail system has been designed to link open space areas and the proposed tot lot.

The proposed development of the Subject Property will meet all required ordinances, standards and regulations except as noted on the CDP/FDP. The Applicant has designed a residential development that will be compatible with the surrounding area and is sensitive to the environmental constraints on this site. In addition, the Applicant has proposed public streets in an effort to avoid a maintenance burden on a future homeowners' association.

Lastly, the proposed residential development meets the following land use objectives of the Plan:

The County's land use plan should provide a clear future vision of an attractive, harmonious and efficient community.

The Plan recognizes this area as appropriate for residential development in a density of one to two dwelling units per acre. The Applicant's proposal will result in a development that is in accordance with the Plan recommendations including avoidance of steep slopes and providing land to enhance the adjacent public park. A residential development of 46 single-family dwellings will enhance the community's identity and can be supported by available transportation and public facilities. Telegraph Road is already under construction in accordance with planned improvements and this community will utilize a planned median break. In addition, a sewer pump station was recently approved in the area, which ensures adequate service by public facilities. The result is a development that is compatible with existing and planned uses.

Fairfax County should encourage a land use pattern that enhances and/or maintains stability in established residential neighborhoods.

The Applicant's proposal will serve as an appropriate transitional use between townhomes and single-family detached development. Surrounding development includes properties zoned to the PDH-4, R-1 and R-2 Districts. In addition, the Subject Property is located across Telegraph Road from a portion of Fort Belvoir Military Reservation. The development will be served by public sewer and water and has direct access to Telegraph Road at a median break. Adequate public facilities and transportation systems are already in place to serve the proposed development. In addition, direct access to Telegraph Road precludes any traffic from traveling through adjacent residential neighborhoods.

Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

December 11, 2000

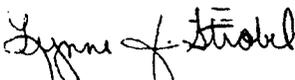
Page 4

The proposed residential development will be compatible with existing and planned land uses. The submitted CDP/FDP has been designed to be environmentally sensitive and includes an efficient layout of residential dwelling units. The soils which comprise the Subject Property will be carefully evaluated to ensure stable development and appropriate measures have been taken to protect the surrounding area. Open space has been preserved around the perimeter of the Subject Property which includes existing mature trees. The open space proposed is approximately 39%, which well exceeds the open space requirement in this zoning district. The Applicant has designed a sufficient setback from Telegraph Road to ensure that any noise associated with Telegraph Road will be adequately mitigated. The stormwater management ponds on site will allow for an additional buffer to Telegraph Road and will be landscaped to the greatest extent feasible in accordance with engineering practices. This will create an open space area adjacent to Telegraph Road. Recreation facilities will be provided on site to serve the proposed residential community. In addition, the Applicant has reserved a large area adjacent to the existing park and will coordinate facilities with the existing parkland. A landscaped plan has been submitted which illustrates a number of plantings which will be provided to enhance the community. Therefore, the Applicant does not anticipate any adverse impacts on adjacent stable residential neighborhoods.

Should you have any questions regarding this submission or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.


Lynne J. Strobel

LJS:cs

cc: Steve Ness
Allan Baken
Timothy Farabaugh
Martin D. Walsh, Esq.

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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FACSIMILE (703) 737-3632

December 11, 2000

by hand delivery

Ms. Virginia Ruffner
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5509

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 12 2000
ZONING EVALUATION DIVISION

**Re: Application for Amendment to the Zoning Map
Applicant/Contract Purchaser: Telegraph I LLC
Fairfax County Tax Map Reference: 99-2 ((1)) 36**

Dear Ms. Ruffner:

In conjunction with the above-referenced request, I have enclosed the following for your review and acceptance:

- A completed rezoning application checklist.
- Four (4) copies of a completed rezoning application form and required affidavit.
- Four (4) copies of a certified plat, prepared by Charles P. Johnson and Associates, Inc., signed and sealed.
- Four (4) copies of a legal description of the property, prepared by Charles P. Johnson and Associates, Inc.
- One (1) copy of current Fairfax County Zoning Section Sheets 99-2 and 99-4 with the application property outlined in red.
- Three (3) copies and a reduction of a conceptual/final development plan, including a soils map, prepared by Charles P. Johnson and Associates, Inc. The full submission

December 11, 2000

Page 2

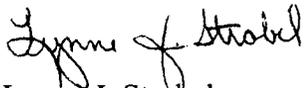
requirement of twenty-two copies and a reduction will be submitted upon your review of the enclosed.

- One (1) notarized statement signed by the property owner indicating endorsement of the application.
- Four (4) copies of a written statement of justification.
- An application fee in the amount of \$10,830.00 payable to Fairfax County.

I would appreciate your review of the enclosed. Should you have any questions regarding this submission or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.



Lynne J. Strobel

Enclosures

cc: Stephen Ness
Allan Baken
Timothy Farabaugh
Martin D. Walsh

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COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for: RZ/FDP 2001-MV-002
Telegraph I, L.L.C. (Winstead Manor)

DATE: 27 April 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated March 12, 2001. This application requests a rezoning from R-1 to PDH-2. Approval of this application would result in a density of 1.87 dwelling units per acre. The extent to which the proposed use, density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for residential use at 1-2 dwelling units per acre and zoned R-1. To the north is located a townhouse development which is planned for residential use at 3-4 dwelling units per acre and zoned R-1. To the east is Fort Belvoir, planned for public facilities, and zoned R-C. To the south and west are located single family detached homes which are planned for 1-2 dwelling units per acre and zoned R-1.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 23.52-acre property is located in the Newington Community Planning Sector (S6) of the Springfield Planning District in Area IV. The Comprehensive Plan provides the following guidance on the land use and the density for the property:

Text:

On page 369 of the 1991 edition of the Area IV Plan as amended through June 26, 1995, under the heading, "Recommendations, Land Use," the Plan states:

- “6. The approximately 35-acre tract [tax map 99-2((1)) 36, 99-4((1)) 32, 33] west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided.”

Map:

The Comprehensive Plan map shows that the property is planned for residential use at 1-2 dwelling units per acre.

Analysis:

The application and development plan propose a single family detached residential use at 1.87 dwelling units per acre. However, the development plan shows residential structures located within the area of marine clay and steep slopes. The applicant has proffered a contribution to FCPA but no dedication of parkland. The applicant should restore to the development plan the previously proposed tot lot. Landscaping and/or tree save should be provided between the new units and Landsdowne (to the north) as well as Fort Belvoir (to the east). Streetscaping as well as an entrance feature should be provided along Telegraph Road.

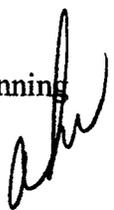
The applicant should consider possible consolidation with parcels 32 and 33 or provide for inter parcel access to these parcels.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3- 4 (RZ 2001-MV-002)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-MV-002, FDP 2001-MV-002; Telegraph I LLC
Traffic Zone: 1571
Land Identification Map: 99-2((01)) 36

DATE: April 3, 2001

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the development plan dated December 2000 and draft proffers dated March 12 2001.

The application is a request to rezone 23.52 acres of land from the R-1 District to the R-8 District. The proposed rezoning consists of 46 single-family detached dwelling units. The subject site is expected to generate 46 vehicle trips per weekday peak hour and 440 vehicle trips per weekday.

This department has reviewed the subject application and offers the following comments:

- The applicant should provide sidewalks on both sides of the subdivision streets.
- The applicant should provide inter-parcel access (public street access) to parcel 33 and parcel 35.

AKR/AK:ak

c:\mword\rz-cases\rz01mv02

cc: Michele Brickner, Director, Office of Site Development Service, DPW & ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

February 7, 2001

Ms. Barbara A. Byron
Director, Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RE: Telegraph 1, LLC, RZ 2001-MV-002, FDP 2001-MV-002

Dear Ms. Byron:

This office has reviewed the above referenced application and FDP titled Winstead Property, dated December 2000, and offers the following comments.

As VDOT Project 0611-029-303 is essentially providing frontage improvements for the site, a monetary contribution to offset the costs of the project improvements should be considered. The existing entrance to Parcel 33 should be relocated to the interior subdivision street if possible.

Should you require additional information, please contact me at 383-2041.

Sincerely,

A handwritten signature in black ink, appearing to read "T. B. Walker", written over a horizontal line.

Thomas B. Walker

cc: Angela K. Rodeheaver

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ/FDP 2001-MV-002
Telegraph I, LLC

DATE: 27 April 2001

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the revised development plan, dated March 12, 2001. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

On page 369 of the 1991 edition of the Area IV Plan as amended through June 26, 1995, under the heading, " Recommendations, Land Use," the Plan states:

"6. The approximately 35-acre tract [tax map 99-2((1))36, 99-4((1))32, 33] west of Telegraph Road and south of the Landsdowne development is planned for clustered, single-family detached residential use at 1-2 dwelling units per acre. The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to existing parkland, should be provided."

On pages 86 through 87 of the 1990 Policy Plan as amended through October 30, 2000, under the heading "Water Quality", the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.
Protect and restore the 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. ...

Policy e. Minimization and phasing of clearing and grading are the preferred means of limiting erosion during construction.

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

- Minimize the amount of impervious surface created...
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas...
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes...
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: ...those which preserve as much undisturbed open space as possible; and those which contribute to ecological diversity..."

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality" the Comprehensive Plan 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 Pay Preservation Ordinance."

On pages 88 to 89 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Noise", the Comprehensive Plan states:

" . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are 65 dBA L_{dn} for outdoor activity areas; 50 dBA L_{dn} for office environments; and 45 dBA L_{dn} for residences, schools, theaters and other noise sensitive uses.

Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise...

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of 45 dBA L_{dn} , or to noise in excess of 65 dBA L_{dn} in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between 65 and 75 dBA L_{dn} will require mitigation..."

On page 90 of the 1990 Policy Plan under the heading "Environmental Hazards", the Comprehensive Plan states:

"Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards."

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

Objective 11: 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 and 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 amenities.

Water Quality Best Management Practices

Issue:

One stormwater best management practice facility is proposed in the southeastern aspect of the site. Because of the undulating topography, it is not clear whether or not one facility will adequately serve the entire site.

Highway Noise

Issue:

A highway noise analysis was performed for Telegraph Road (Route 611). Assuming that truck traffic comprises at least 10 percent of the highway volume, the analysis produced the following noise contour projections (note DNL dBA is equivalent to dBA L_{dn}):

65 dBA L_{dn}	300' feet from centerline
70 dBA L_{dn}	140' feet from centerline

Lot 1, part of lot 2, lot 4, lot 5 and part of lot 6 may be adversely affected by highway noise. All structures built within a hypothetical line, which is situated approximately three hundred four feet west of the existing and the future centerline of Telegraph Road, will fall within the 65-70 dBA L_{dn} impact area of Telegraph Road.

Resolution:

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential structure that will be located within three hundred feet (300') of the centerline of Telegraph Road should be constructed with building materials that are sufficient to provide this level of acoustical mitigation.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, one or more noise barriers should be provided.

The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may use rear yard privacy fencing for the noise barrier as long such fencing will meet the above guidelines.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated through an independent noise study for review and approval by the Department of Public Works and Environmental Services (DPWES), that these methods will be effective in reducing exterior noise levels to 65 dBA L_{dn} or less and interior noise levels to 45 dBA L_{dn} or less.

Soil Constraints/Tree Preservation

Issue:

The Soil Survey for Fairfax County indicates the existence of the following soil types for the subject property: Mixed Alluvial (1A+); Hyattsville (6B+); Loamy Gravelly Sediments (61C2); Silty Clayey Sediments (61D1) (64 E2) and Marine Clay (118). Mixed Alluvial is considered a hydric soil. Hydric soil is one indicator, which is evaluated when determining the presence of jurisdictional wetlands. Marine Clay, Loamy Gravelly Sediments, and Silty Clayey Sediments are soil types, which are characterized by serious constraints.

Issue:

The applicant has included an existing vegetation map with the development proposal. However, the development plan fails to address the Comprehensive Plan guidance to avoid, "... The marine clay located on the steep slopes of Parcel 36..." to reduce erosion and protect water quality.

The development plan shows extensive clearing and grading in the upper western corner of the site where the trail is proposed.

Resolution:

The Urban Forestry Branch of DPWES has performed an extensive inventory of the trees on the subject property. The applicant should work closely with the Urban Forestry Branch to incorporate the most valuable tree preservation areas into the development proposal. The applicant is encouraged to respect the steep slopes, which are also characterized by Marine Clay, such as that area currently depicted on the development plan as the site of the proposed main road.

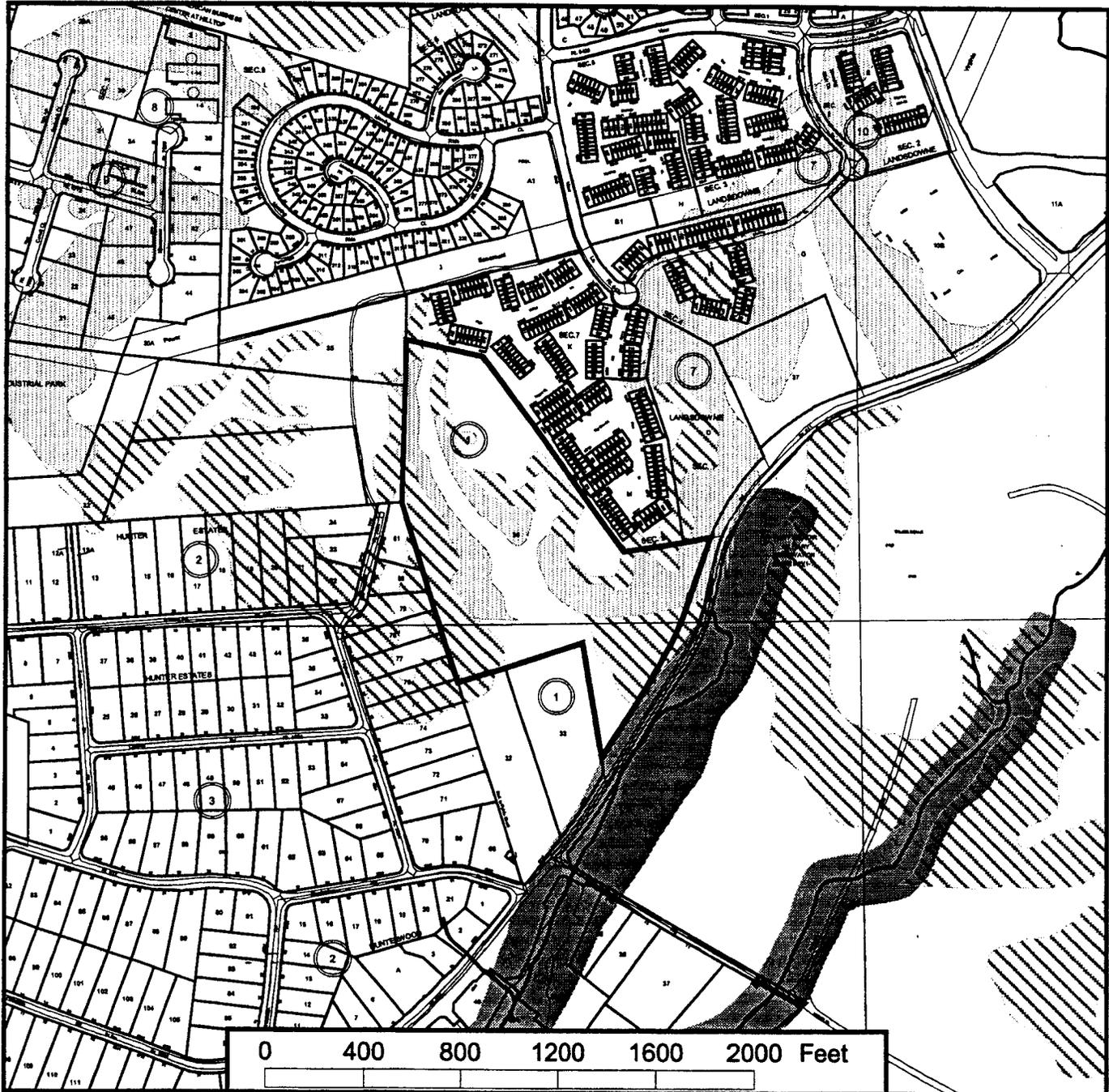
The applicant is encouraged to reduce the area of clearing and grading west of the trail to create a park amenity. Furthermore, it is suggested that the applicant work with the Northern Virginia Land Trust to protect the open space preservation areas in a conservation easement.

TRAILS PLAN:

The Trails Plan Map depicts a bicycle trail along the west side of Telegraph Road immediately adjacent to the subject property. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements apply to the subject property.

BGD:MAW

RZ/FDP 2001-MV-002 Telegraph Road



Study Area Assessment:

Marine Clay:	6.11	Acres
Slopes >= 15%:	7.84	Acres
RPA:	0.03	Acres
Included Parcels:	0992 01 0036	

Notes:

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS.
 The features here are generalized and therefore approximate.
 Information provided is partial in nature - do not assume that a feature not shown, does not exist.
 This information has not been verified and should not be used in place of site specific environmental studies.

Legend

- Slopes >= 15%
- Marine Clay
- Streams
- Resource Protection Areas

RECEIVED

APPENDIX 7

DEPARTMENT OF PLANNING AND ZONING

APR 24 2001

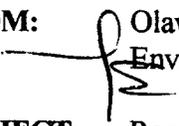
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ZONING EVALUATION DIVISION

TO: Cathy Lewis, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: April 24, 2001

FROM:  Olawale A. Ayodeji, Chief Geotechnical Engineer
Environmental and Facilities Review Division, OSDS

SUBJECT: Rezoning Case RZ/FDP 2001-MV-002; Telegraph I, LLC

As requested, we have completed our review of the geotechnical study and CDP/FDP for the referenced site. Please find below our review comments.

1. The consultant's study is too preliminary at this point for us to evaluate or provide any comments on the stability of the site with respect to the houses located on the slopes. As in other rezoning cases involving unstable slopes and marine clays, the geotechnical consultants should perform a comprehensive study of the site. This study should be based on proposed site grading, slopes, utilities and infrastructures. Without all the necessary information, we cannot provide any assurance that the site is stable as proposed.
2. A review of the current CDP/FDP shows that some of the existing slopes are steeper than 2H : 1V. Generally, slopes steeper than 4H : 1V are not stable in this geology. The topographical maps show what can be interpreted visually, as areas of previous land movement. Those areas are around Units 1, 2, 5 and 6; Units 10, 11, 28; and Units 21 and 22.
3. This site is adjacent to Island Creek. During the development of Island Creek, a large area which constituted an old mine area was discovered. This area had been backfilled with trash and construction debris for many years. The fill was probably about 25 feet deep. This report indicates that fill up to 8 feet deep was found within this site in the area adjoining Island Creek. I would advise that the consultant study this site thoroughly by several subsurface borings to determine the limits of fill on the site. This may also have an impact on the stability of the site.
4. Based on my previous experience with sites of this nature, some slope stabilizing structures such as piles or piers and retaining walls will be needed. These features may have to be located in areas where existing vegetation may need to be preserved. A comprehensive study at this point in time would help to eliminate or minimize such conflicts.

If I can be of further assistance, please do not hesitate to contact me at (703) 324-1720.

cc: Bruce Nassimbeni, Director, EFRD-East.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Cathy Lewis, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: April 27, 2001

FROM: Jessica G. Strother, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Telegraph I, LLC RZ/FDP 2001-MV-002

RE: Your request received on April 17, 2001

This review is based on the Conceptual and Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning on April 13, 2001. Draft proffers dated April 13, 2001 were included. Previous comments regarding the CDP/FDP dated January 24, 2001, and March 29, 2001 were forwarded to you.

1. **Comment:** As indicated in previous comments there are specific trees along Telegraph Road that are worthy of preservation. Several of these trees are specimens and based on the design of the CDP/FDP some of these trees could readily be preserved. Additionally, there are several new easements proposed in this area on the CDP/FDP which may necessitate the removal of some of these trees.

Recommendation: A tree preservation area along portions of the Telegraph Road frontage should be provided. The tree preservation area should be wide enough to effectively preserve trees in this area. A tree survey for trees 12 inches in diameter or greater within 75 feet of the existing finished grades for the Telegraph Road widening project should be provided at this time and coordinated with the Urban Forestry Division.

The proposed easements can be re-located and or re-positioned to avoid trees to be preserved along Telegraph Road.

2. **Comment:** The pond access road is proposed within a wetland area that also contains trees and vegetation. The design of the pond and the access road should be revised to avoid impacting this area.

Recommendation: The limits of clearing and grading on the CDP/FDP should be revised to show the wetland and area with trees and vegetation preserved.

3. **Comment:** The area where the 4-foot asphalt trail is proposed is heavily forested. The trail in Parcel E has not been positioned to avoid areas of existing trees.

Recommendation: Add a note to sheet 3 of the CDP/FDP stating that the trail location will be coordinated with the Fairfax County Park Authority.

4. **Comment:** Proffer 3e refers to providing reforestation plantings to ensure slope stability. Because of the steep slopes and erosive characteristics of the soils on this property, replantings may not be sufficient to ensure slope stability.

Recommendation: The Applicant should commit to providing additional information, specifications and engineering details to address this concern. This should be dealt with in proffer 5b..

Comments on the Proposed Draft Proffers

1. (Draft proffer 3a) Revise this proffer to read: ".....shall incorporate at least two (2) magnolia trees (*magnolia grandiflora*), 7 to 8 feet in height.
2. (Draft proffer 3b) The recommendation in the last set of comments was addressed. However, the following revised proffer is more thorough and suggested: "In order to restore a natural appearance to the proposed stormwater management pond a landscape plan shall be submitted as part of the first submission of the subdivision plan showing extensive landscaping in all possible planting areas of the pond, in keeping with the planting policies of DPWES."
3. (Draft proffer 3e) Revise this proffer to read: ".....the Applicant shall submit a reforestation plan for areas noted to be reforested on the CDP/FDP. The plan shall be submitted to, and approved by, the Urban Forestry Division. ~~Applicant shall revegetate the reforestation areas on the CDP/FDP with a combination of woody seed mix and saplings to ensure slope stability~~ The reforestation plan shall contain an appropriate selection of species based on soil conditions, water availability, and light levels. The reforestation plan shall include but not be limited the following: timing, methods of installation, and long-term maintenance commitments to ensure establishment. Native tree seedlings and whips shall be planted at the rate specified in the Public Facilities Manual, and the area naturalized through the application of mulch and a native grass/woody seed mix."
4. (Draft proffer 4a) The following proffer includes revisions and additions, and is recommended: "The Applicant shall contract a certified arborist to prepare a tree preservation plan to be submitted as part of the first subdivision plan submission. The

Telegraph I LLC
RZ/FDP 2001-MV-002
April 27, 2001
Page 3

plan shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread, and condition rating of all trees 12 inches diameter or greater, within 15 feet of the inside of limits of clearing and grading for those trees preserved on steep slopes and within tree preservation areas along Telegraph Road. The condition analysis shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching, and fertilization."

5. (Draft proffer 4c) Delete this portion of the proffer accordingly: ~~"The fencing shall be installed as part of the initial Phase 1 Erosion and Sedimentation Control sequence on the Application property."~~

JGS/
UFDID# 01-1844

Cc: May Anne Welton, Environmental Planner, E&DRB, DPZ
Anita Capps, Land Use Planner, E&DRB, DPZ
RA File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Cathy Lewis, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: March 29, 2001

FROM: Jessica G. Strother, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Telegraph I LLC, RZ/FDP 2001-MV-002

RE: Your request on March 14, 2001

This review is based on the Conceptual and Final Development Plan stamped as received by the Department of Planning and Zoning on March 12, 2001. Draft proffers dated March 12, 2001 were included. A site visit was not conducted because the site was visited on February 9, 2001. It is noted that formal comments dated January 24, 2001, were forwarded to you on that date, and are attached for reference.

1. **Comment:** The most recent CDP/FDP is an improvement over the previous development stamped as received by DPZ on January 4, 2001. However, specific areas worthy of tree preservation and wetland/stream preservation have not been completely addressed and include: tree preservation along Telegraph Road, (some trees are specimens in this area) and positioning the spine road to avoid the wetland and stream area to the greatest extent possible.

Recommendation: As indicated in the initial comments, there are some trees along Telegraph Road, several of which are specimens that should be preserved. A tree preservation area along Telegraph Road and adjacent to the proposed pond which contains the specimen trees should be provided. This area should run the length of Telegraph Road to the greatest extent possible and be wide enough to effectively preserve the trees in this area. The spine road should be shifted to the east and south in order to preserve more of the wetland and stream area situated to the west of the spine road.

The limits of clearing and grading should be revised to address tree preservation and wetland and stream areas. All tree preservation areas throughout the entire site should be labeled as such.

2. **Comment:** Several recommendations regarding landscaping were made previously that have not been adequately addressed.

Recommendation: Provide a general plant list identifying the trees and shrubs for the open portions of the site. The CDP/FDP should be revised to show this information.

Comments on the Proposed Draft Proffers

1. (Draft Proffer 3) The heading for this proffer is labeled "Landscaping and Open Space" and includes commitments to tree preservation and landscaping.

Provide a separate category for tree preservation and label it Tree Preservation.

2. (Draft proffer 3b,) In lieu of this proffer include the following: "A landscape plan shall be submitted for review and approval by the Urban Forestry Division. The landscape plan shall be submitted as part of the first submission of the subdivision plan and shall provide additional landscaping in appropriate planting areas of the pond, in keeping with the planting policies of DPWES."
3. (Draft proffer 3d, e, and f) In lieu of this proffer, create a separate proffer category labeled "Tree Preservation." The following language is suggested:
 - a. "The Applicant shall contract a certified arborist to prepare a tree preservation plan to be submitted as part of the first subdivision plan submission. If a public improvement plan is submitted first, that plan shall address the tree preservation plan, where applicable. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread, and condition rating percent of all trees 12 inches or greater within 15 feet of the limits of clearing and grading for those trees preserved on steep slopes and located either individually or within tree preservation areas along the Telegraph Road frontage of the site. The condition analysis shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching and fertilization."

Note: Sections e and f in the draft proffers are worded sufficiently and should be included as section b and c respectively.

4. (Draft proffer 5b) Delete this proffer in lieu of using a revised proffer under number 2 above.
5. (Proffer 9c.) Revise this proffer to read; ".....open space including the tree ~~save~~ preservation areas....

Telegraph I, LLC (Winstead Property)
RZ 2001-MV-002
March 29, 2001
Page 3

JGS/
UFDID# 01-1598

Attachment

cc: Mary Anne Welton, Environmental Planner, E&DRB, DPZ
Anita Capps, Land Use Planner, E&DRB, DPZ
RA File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Cathy Lewis, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: February 15, 2001

FROM: Jessica G. Strother, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Telegraph I LLC, (Winstead Property), RZ 2001-MV-002

RE: Your request received on January 24, 2001

This review is based on the Conceptual/Final Development Plan stamped as received by the Department of Planning and Zoning on January 4, 2001, and a site visit conducted on February 9, 2001.

Site Description: The Telegraph I (Winstead Property) is an almost completely forested tract that is 23.5 acres in size and consists of several types of forest cover. The far southeastern portion of the site adjacent to Telegraph Road, contains a small portion of a Resource Protection Area that consists of a stream and a small wetland. The forest cover consists of mature bottomland and riparian vegetation such as river birch, red maple, yellow poplar, and sweet bay magnolia. To the north of the wetland/stream area and the RPA along Telegraph Road, the site contains a number of very mature, large diameter oaks and a large southern magnolia. Directly behind this area and to the west, is a demolition area that is open and devoid of trees. Further west is a half-acre area that contains many old outbuildings. Some of the individual trees and forest cover in this portion of the site are disturbed and partially damaged. Adjacent to the outbuildings area and to the immediate west in the vicinity of the shared property corner with adjacent lot 33, are several streams that converge together in one spot. To the north and west of the outbuildings area and adjacent to the shared property corner with the Landsdowne townhouses is a mostly open area that contains primarily invasive multi-flora rose and some old field vegetation.

The remaining portion of the site to the west consists of east and west facing steep slopes, with a stream channel at the base of the slopes. The soils types in this area are marine clay with bank run gravel deposits and hydric-mixed alluvial soils. Forest cover in this area consists mostly of mature upland long-term sub-climax species such as chestnut, red, and white oak, beech, yellow poplar, and red maple. A number of the trees on the slopes are between 17 to 25 inches in diameter. A small number of oaks are stump-sprouted from earlier logging of the area.

1. **Comment:** The submitted existing vegetation map does not accurately describe the size of the trees generally throughout the site, or include an accurate description of the health of the trees in the eastern third of the site. Blackjack oak is noted as a common species on the site, yet none were found to exist.

Recommendation: Provide a revised EVM for the entire site that generally describes the diameter size of the existing forest cover throughout the site, including the larger diameter trees along Telegraph Road. Provide a general statement that includes information regarding: the presence of insect pests or diseases, current or in the past; presence of other stress factors such as previous construction damage; previous human or natural impacts such as logging or mechanical injury, and excessive lightening damage.

2. **Comment:** The CDP/FDP does not preserve the sensitive forested wetland/stream and edge of the RPA in the far southeastern portion of the site. Development of this portion of the site should be avoided. The Policy Plan, Objective 2, Amendment No. 90-10, page 2 states, "Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County." The area of large diameter trees along Telegraph Road is not shown to be preserved. Additionally, the site contains steep slopes that have quality forest cover on them that are not being preserved in any substantive manner. The steep slope areas are underlain with marine clay and unstable soils. The Comprehensive Plan (S6-Newington Community Planning Sector-Land Use Section), paragraph number 6 states, "The marine clay located on the steep slopes of Parcel 36 should be avoided. Land for a public park, adjacent to the existing parkland, should be provided."

Recommendation: The CDP/FDP should be revised to adequately protect the sensitive forested wetland/stream area and the edge of the RPA, and preserve additional trees throughout the site. Tree preservation and wetland/stream protection efforts should be concentrated around the following:

- The Applicant should provide a clear assessment and delineation of the wetlands, and streams in the eastern and southeastern portions of the site. The location of these natural features should be located on the CDP/FDP. To the greatest extent possible, the site should be redesigned to leave this area in a natural state.
- The proposed stormwater management ponds should be combined if possible to reduce the amount of disturbed area on site. Additionally, if the ponds are combined, the pond on the west side of the entrance drive should be eliminated in order to protect the wetland/stream area. The use of the stormwater management pond on the east side of Telegraph Road should be explored.
- The site should be redesigned to preserve some of the forest cover adjacent to Telegraph Road, and on the steep slopes in the interior and western portion of the site.

- The Applicant should provide an assessment and clarification on how to address the provision of a park, as indicated in the Comprehensive Plan, for this property. Additionally, due to the unusual environmental sensitivity of this property, the provision for a park should be considered.

The limits of clearing and gradeign should be revised to reflect the changes recommended above.

3. **Comment:** Those portions of the site that are to remain undisturbed and that contain steep slopes and wetlands/streams are worthy of special protection.

Recommendation: The areas that are steep or contain wetlands and streams should possibly be designated as Environmental Quality Corridor Areas.

4. **Comment:** The Board of Supervisors adopted a new policy regarding tree planting in and around stormwater management ponds that if, implemented on this site, would enhance the aesthetics and water quality benefits of the proposed pond.

Recommendation: Obtain a commitment from the Applicant to submit a landscape plan as part of the first submission of the site plan or subdivision plan, showing additional landscaping in appropriate planting areas of the pond, in keeping with the planting policies of DPWES.

5. **Comment:** Sheet 3 of the CDP/FDP shows trees to be planted on the lots and adjacent to the tot lot, but a plant list reflecting the species and numbers has not been included. Additionally, supplemental landscaping in the open portions of the site would be aesthetically and environmentally beneficial to this site.

Recommendation: Sheet 3 of the CDP/FDP should be revised to include a plant list for the trees proposed to be planted. Additionally, landscape trees and shrubs should be provided in the open portions of the site.

6. **Comment:** When the site is redesigned to allow for adequate preservation of trees and the wetland/stream area, the Applicant should provide a commitment to the preservation through the provision of a tree survey and tree preservation plan.

Recommendation: After the site has been redesigned to include tree preservation, obtain a commitment to provide a tree preservation plan at the time of the first subdivision plan submission, whichever comes first. The following proffer language is suggested:

- a. "The Applicant shall contract a certified arborist to prepare a tree preservation plan to be submitted as part of the first subdivision plan submission. The plan shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread, and condition rating of all trees 12 inches in diameter or greater, within 15 feet of either side of the limits of clearing and grading for those trees preserved on steep slopes and adjacent to Telegraph Road. The condition analysis shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching, and fertilization."

- b. "The existing trash and outbuildings that are located within any tree preservation area or protected area, shall be removed and demolished in a manner that minimizes the impact on individual trees and groups of trees to be preserved, as approved by the Urban Forestry Division. These methods shall be described in detail on the tree preservation plan."

- c. "All trees shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard:
 - Four foot high, 14-gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed not further than 10 feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on site. All tree preservation activities including the installation of tree protection fencing shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on the site, the Project Arborist shall verify in writing that the tree protection fence has been properly installed."

JGS/
UFDID# 01-1301

cc: Mary Anne Welton, Environmental Planner, E&DRB, DPZ
Anita Capps, Land Use Planner, E&DRB, DPZ
RA File

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: June 12, 2001

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ_FDP 2001-MV-002 _____
Tax Map No. 099-2- /01/ /0036 _____

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

- The application property is located in the ACCOTINK CREEK (M6) watershed. It would be sewerred into the Norman M. Cole, Jr. Pollution Control Plant.
- Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid; building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- A PROPOSED PUMPING STATION located in AN BASEMENT and APPROX. 1100 FEET FROM the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

January 31, 2001

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-MV-002
FDP 01-MV-002

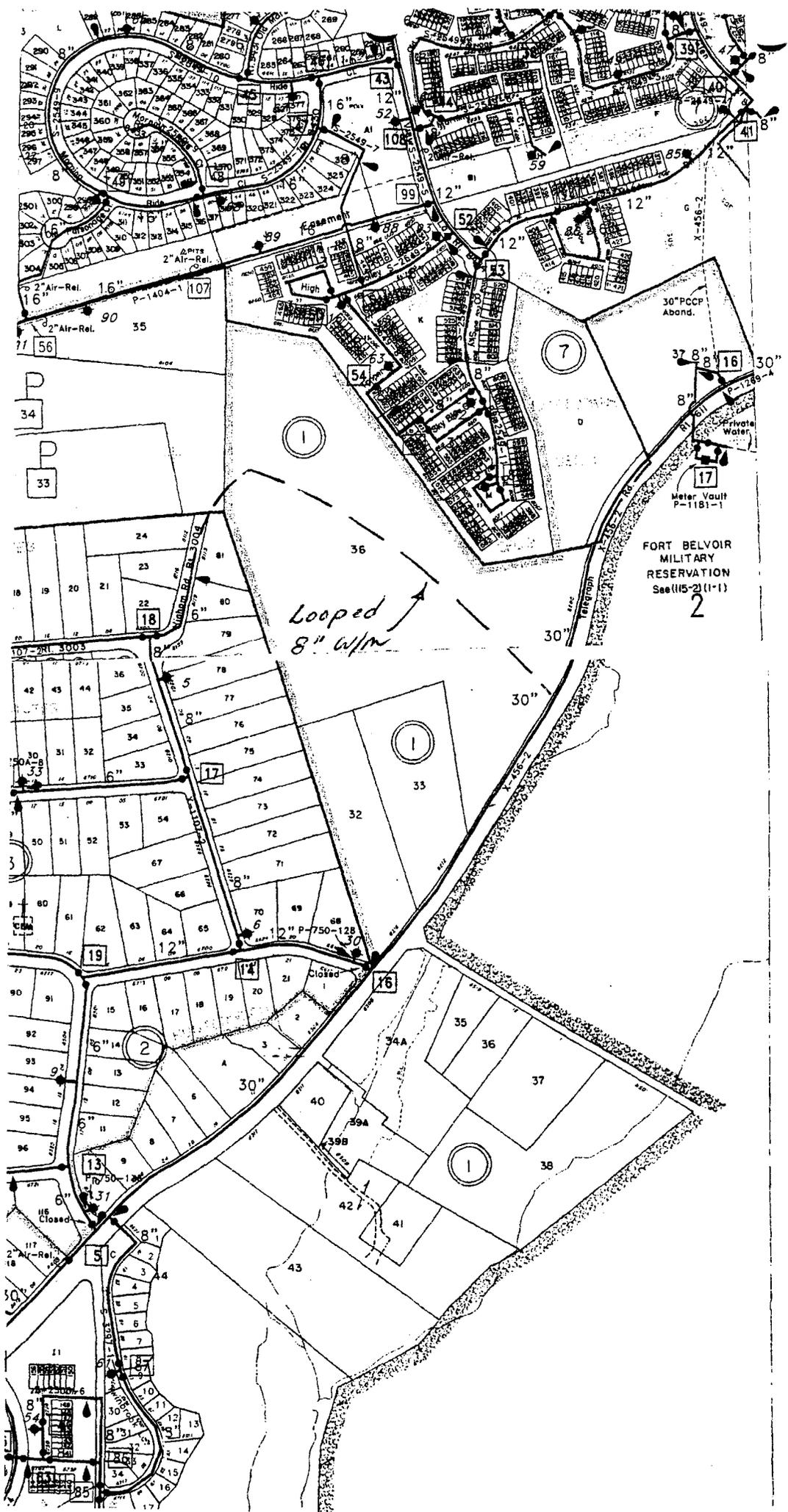
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 30-inch main located in Telegraph Road. Water service will require an 8-inch looped connection from the 30-inch in Telegraph Road to the existing 6-inch water main located in Higham Road. See enclosed property map.
3. An offsite water main extension will be required from the existing 6-inch water main in Higham Road to serve the subject site. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



Jamie K. Bain, P.E.
Manager, Planning Department

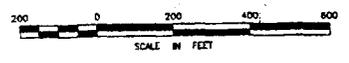
Attachment



Pressure Zones
On This Sheet

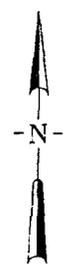
- 1
- 1-3
- 2

FAIRFAX COUNTY SECTION 99-2



F.C.W.A. Revised to: June 98

LEGEND
 ——— EXISTING WATER MAIN
 - - - - - PROPOSED WATER MAIN



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

January 22, 2001

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis Rezoning Application RZ
2001-MV-002 and Final Development Plan FDP 2001-MV-002

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #37, **Kingstowne**
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is 1 1/10 of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 3/26/01

Case # RZ-01-MV-002

Map: 99-2

PU 1810

Acreage: 23.5

Rezoning

From : R-1 To: PDH-2

TO: County Zoning Evaluation Branch (DPZ)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

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

School Name and Number	Grade Level	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Lane 1127	K-6	930	1189	1275	-345	1329	-399
Hayfield 1881	7-8	1100	1124	1304	-204	1585	-485
Hayfield 1180	9-12	2125	2119	2124	1	2497	-372

- II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	46	X.4	18	SF	25	X.4	10	8	18
7-8	SF	46	X.069	3	SF	25	X.069	2	1	3
9-12	SF	46	X.159	7	SF	25	X.159	4	3	7

Source: Capital Improvement Program, FY 2002-2006, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

Comments

Enrollment in the schools listed (Lane Elementary, Hayfield Middle, Hayfield High) are currently projected to be near or above capacity.

The 12 students generated by this proposal would require .48 additional classrooms (12 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$168,000 based upon a per classroom construction cost of \$350,000 per classroom.

The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.

MEMORANDUM

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

DATE: February 13, 2001

FROM: Scott St. Clair, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SPS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Telegraph I, LLC

Application Number: RZ/FDP2001-MV-002

Information Provided:	Application	- Yes
	Development Plan	- Yes
	Other	- Statement of Justification

Date Received in SWPD: 1/17/01

Date Due Back to DPZ: 2/7/01

Site Information:	Location	- 099-2-01-00-0036
	Area of Site	- 23.52 acres
	Rezone from	- R-1 to PDH-2
	Watershed/Segment	- Accotink Creek / Accotink

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PSB, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: Telegraph I, LLC / RZ/FDP2001-MV-002

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

Yes NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) kcm
Utilities Design Branch (Walt Wozniak) ww
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) [Signature]

RS [Signature]

SRS/rzfdp2001mv002

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

FROM: Lynn S. Tadlock, Director *KHL for LST*
 Planning and Development Division

SUBJECT: RZ/FDP 2001-MV-002, Winstead Property
 Loc: 99-2((1)) 36

April 20, 2001

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments:

1. The FCPA supports the applicant's decision to dedicate Parcel E (1.355-acre parcel) to the Fairfax County Park Authority. The Park Authority requests that Proffer 3d. be revised to indicate that Parcel E be dedicated directly to the Fairfax County Park Authority in accordance with the Agreement dated December 20, 2000 between the FCPA and the Board of Supervisors (Attached).
2. The revised FDP dated April 13, 2001 shows a 4-foot asphalt trail from the HOA property through Parcel E to the border of existing Lavelle Dupelle Park. There are no plans for trails within this portion of the existing park. The FCPA requests that the applicant revise the FDP to move the proposed trail toward the southern boundary of Parcel E to follow along the water line alignment and connect through Parcel E onto Higham Road. In addition, it is recommended that the trail follows along contours and switches back so that it is not as steep.
3. The trail needs to be at least 6-feet wide and preferably 8-feet wide.
4. The development plan for Winstead Property proposes 44 units that will add approximately 128 residents to the current population of Mt. Vernon District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis, volleyball courts, and athletic fields.

Based on the Zoning Ordinance Sections 6-110 and Section 16-404, the cost to develop and maintain recreational facilities for the population attracted to this new Planned Development Housing (PDH) site is estimated to be \$42,020. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH unit times the

RZ/FDP 2001-MV-002
Winstead Property
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44 non-ADU (affordable dwelling units) residences proposed in this development. Proffer #6 adequately reflects this requirement.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Karen Lanham, Supervisor, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Management Branch
Sonia Sarna, Plan Review Team, Planning and Land Management Branch
File Copy

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district,

the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

- ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.
- ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.
- AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.
- AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.
- BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.
- BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.
- BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.
- CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.
- CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
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	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		