



FAIRFAX COUNTY

APPLICATION FILED: April 16, 1998
APPLICATION AMENDED: August 24, 1998
APPLICATION AMENDED: April 9, 1999
PLANNING COMMISSION DECISION ONLY: December 9, 1999
BOARD OF SUPERVISORS: January 10, 2000

V I R G I N I A

DECEMBER 8, 1999

STAFF REPORT ADDENDUM

APPLICATION RZ/FDP 1998-PR-026

PROVIDENCE DISTRICT

APPLICANT:	Christopher Management
PRESENT ZONING:	R-1
REQUESTED ZONING:	PDH-4
PARCEL:	39-4 ((1)) 123A pt., 154, 155, 156, 157, 158 and a portion of existing Railroad Street right- of-way to be vacated/abandoned
ACREAGE:	12.70 Acres
DENSITY:	2.91 DU/AC
OPEN SPACE:	33.1%
PLAN MAP:	Residential; 3-4 du/ac
PROPOSAL:	To rezone 12.70 acres from the R-1 (Residential; 1 du/ac maximum) Zoning District to the PDH-4 (Planned Development Housing; 4 du/ac maximum) Zoning District for the development of thirty-seven (37) single family homes. The application area includes a portion of the Railroad Street right-of-way to be vacated.
REQUESTED WAIVERS:	◆ Waiver of the 200 foot setback from the right-of-way of an interstate highway (I-495)

- ◆ Waiver of the six-hundred (600) foot maximum length for private streets within a development
- ◆ Waiver of frontage improvements along Morgan Lane

STAFF RECOMMENDATION:

Staff recommends approval of RZ 1998-PR-026 and the Conceptual Development Plan, subject to the execution of proffers consistent with those set forth in Attachment 1 of the Staff Report.

Staff recommends approval of FDP 1998-PR-026 subject to the development conditions set forth in Attachment 2 of the Staff Report and to the Board's approval of RZ 1998-PR-026 and the Conceptual Development Plan.

Staff recommends approval of the requested waiver of the 200 foot setback from the right-of-way of an interstate highway (I-495).

Staff recommends approval of the requested waiver of the six-hundred foot maximum length for private streets within a development.

Staff recommends approval of the requested waiver of frontage improvements along Morgan Lane.

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.

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



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

REZONING APPLICATION / RZ 1998-PR-026

FINAL DEVELOPMENT PLAN FDP 1998-PR-026

FILED 04/16/98

AMENDED 08/24/98
AMENDED 04/09/99

CHRISTOPHER MANAGEMENT, INC.
TO REZONE: 12.70 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-4
DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: SOUTH OF EXISTING RAILROAD STREET RIGHT-OF-WAY,
EAST OF MORGAN LANE AND WEST OF I-495
ZONING: R-1
TO: PDH-4
OVERLAY DISTRICT(S):
039-4- /01/ /0123-A P,0154- ,0155- ,0156- ,0157
039-4- /01/ /0158-

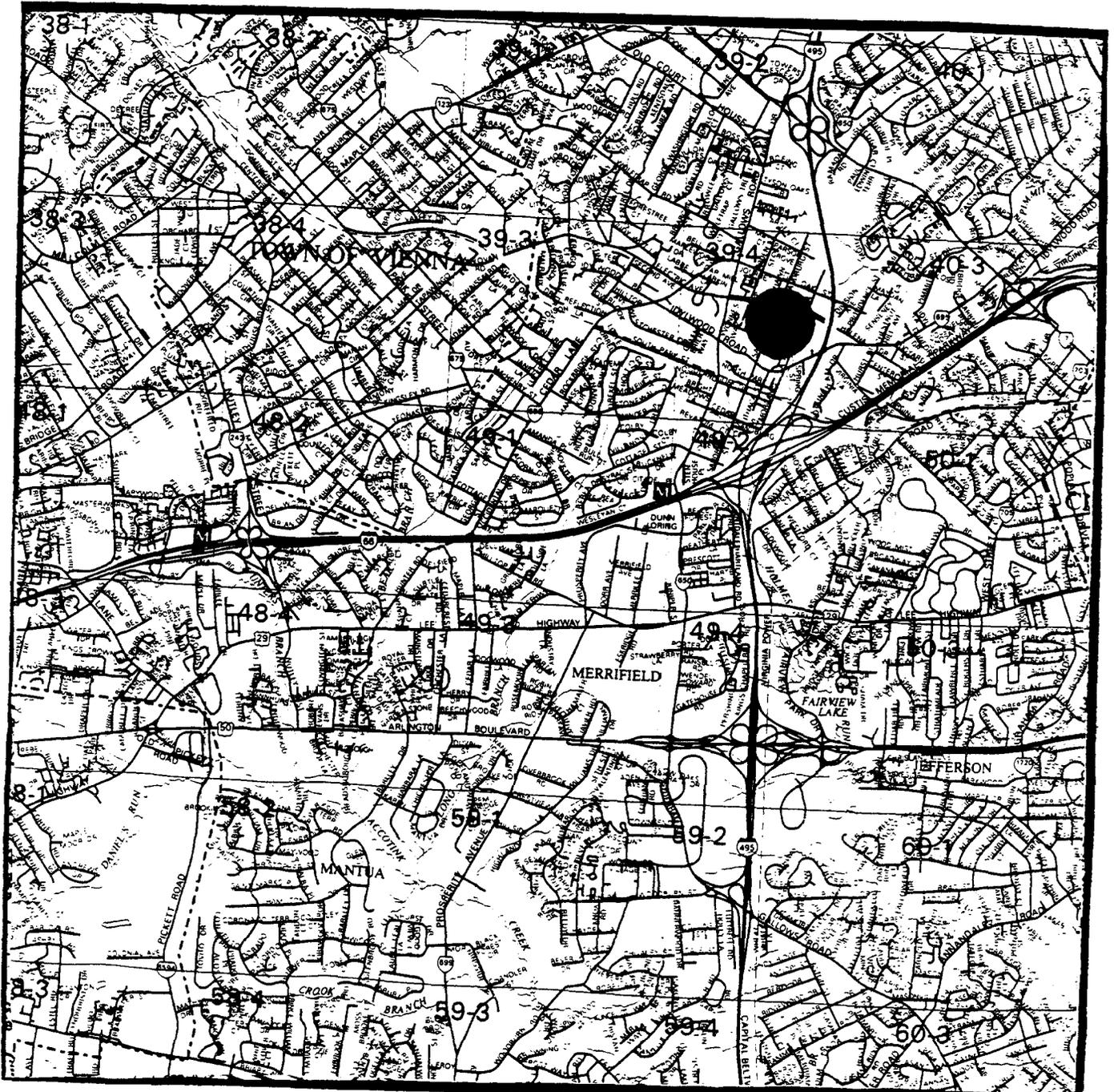
MAP REF

FILED 04/16/98

AMENDED 08/24/98
AMENDED 04/09/99

CHRISTOPHER MANAGEMENT, INC.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 12.70 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: SOUTH OF EXISTING RAILROAD STREET RIGHT-OF-WAY
EAST OF MORGAN LANE AND WEST OF I-495
ZONING: PDH-4
OVERLAY DISTRICT(S):
039-4- /01/ /0123-A P,0154- ,0155- ,0156- ,0157
039-4- /01/ /0158-
MAP REF

INCLUSIVE OF A PORTION OF EXISTING RAILROAD STREET RIGHT-OF-WAY TO BE VACATED/ ABANDONED



REZONING APPLICATION / RZ 1998-PR-026

FINAL DEVELOPMENT PLAN FDP 1998-PR-026

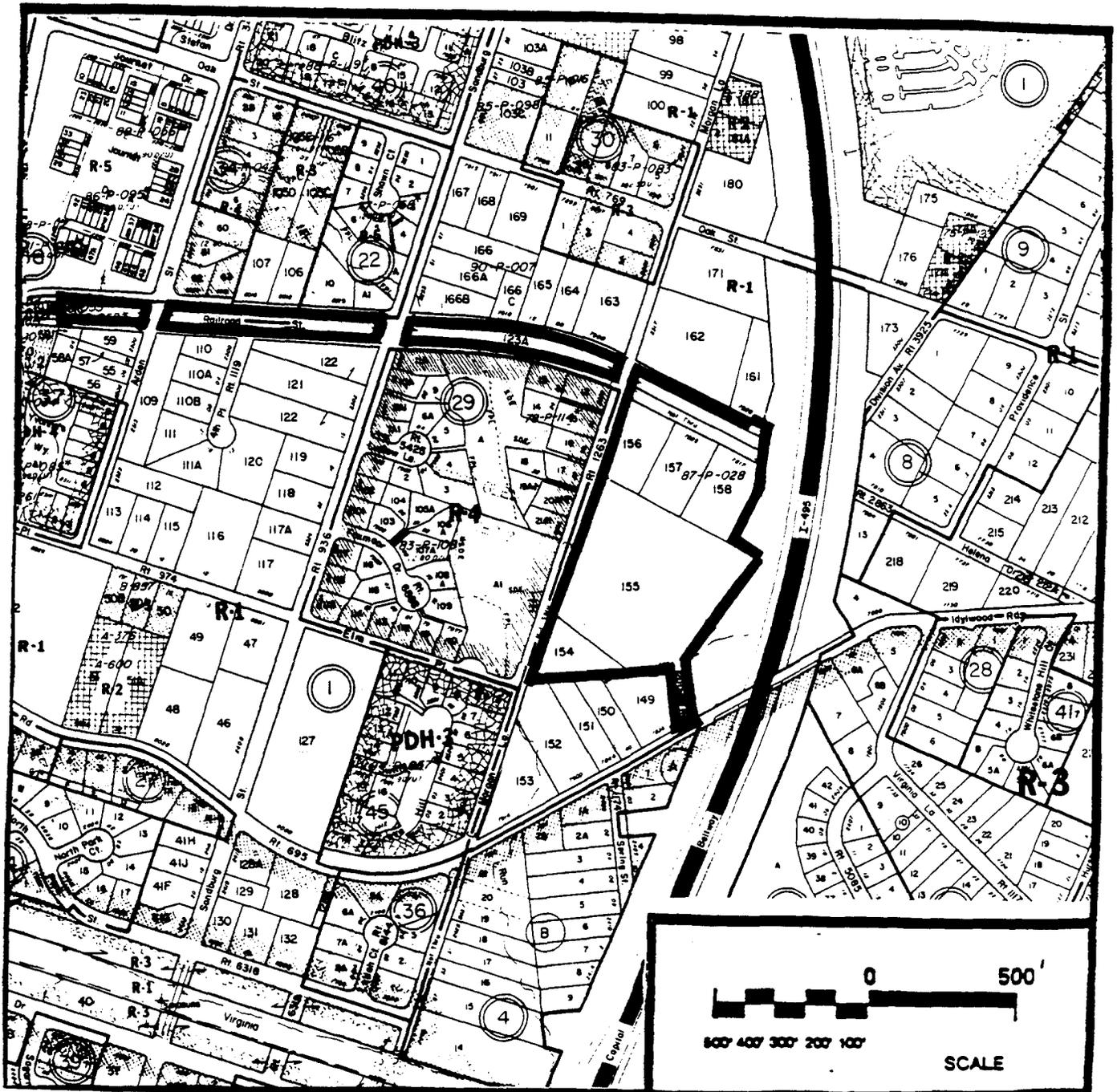
FILED 04/16/98 AMENDED 08/24/98
AMENDED 04/09/99

FILED 04/16/98 AMENDED 08/24/98
AMENDED 04/09/99

CHRISTOPHER MANAGEMENT, INC.
TO REZONE: 12.70 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-4
DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: SOUTH OF EXISTING RAILROAD STREET RIGHT-OF-WAY,
EAST OF MORGAN LANE AND WEST OF I-495
ZONING: R-1
TO: PDH-4
OVERLAY DISTRICT(S):
039-4- /01/ /0123-A P,0154- ,0155- ,0156- ,0157
039-4- /01/ /0158-
MAP REF

CHRISTOPHER MANAGEMENT, INC.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 12.70 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: SOUTH OF EXISTING RAILROAD STREET RIGHT-OF-WAY
EAST OF MORGAN LANE AND WEST OF I-495
ZONING: PDH-4
OVERLAY DISTRICT(S):
039-4- /01/ /0123-A P,0154- ,0155- ,0156- ,0157
039-4- /01/ /0158-
MAP REF

INCLUSIVE OF A PORTION OF EXISTING RAILROAD STREET RIGHT-OF-WAY TO BE VACATED/ABANDONED



CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
(CDP/FDP)

MORGAN CHASE

Providence District
Fairfax County, Virginia

FEBRUARY, 1998

REVISED JULY 29, 1998
REVISED SEPTEMBER 8, 1998
REVISED OCTOBER 8, 1998
REVISED MARCH 12, 1999
REVISED APRIL 2, 1999
REVISED JUNE 16, 1999
REVISED AUGUST 16, 1999
REVISED OCTOBER 13, 1999
REVISED NOVEMBER 30, 1999

DRAWING LIST

<u>SHEET #</u>	<u>TITLE</u>
1	COVER SHEET
2	NOTES
3-4	CDP/FDP LAYOUT
5-6	REZONING PLAT
7-9	LANDSCAPE PLAN
10	ARCHITECTURAL ELEVATION

CIVIL ENGINEER:

 **URBAN ENGINEERING & ASSOC. INC.**
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNAPOLIS, VIRGINIA 22003 (703) 842-8080

PREPARED FOR:

CHRISTOPHER MANAGEMENT, INC.
11150 MAIN STREET, SUITE 400
FAIRFAX, VIRGINIA 22030
(703) 352-9950 FAX: (703) 352-0980

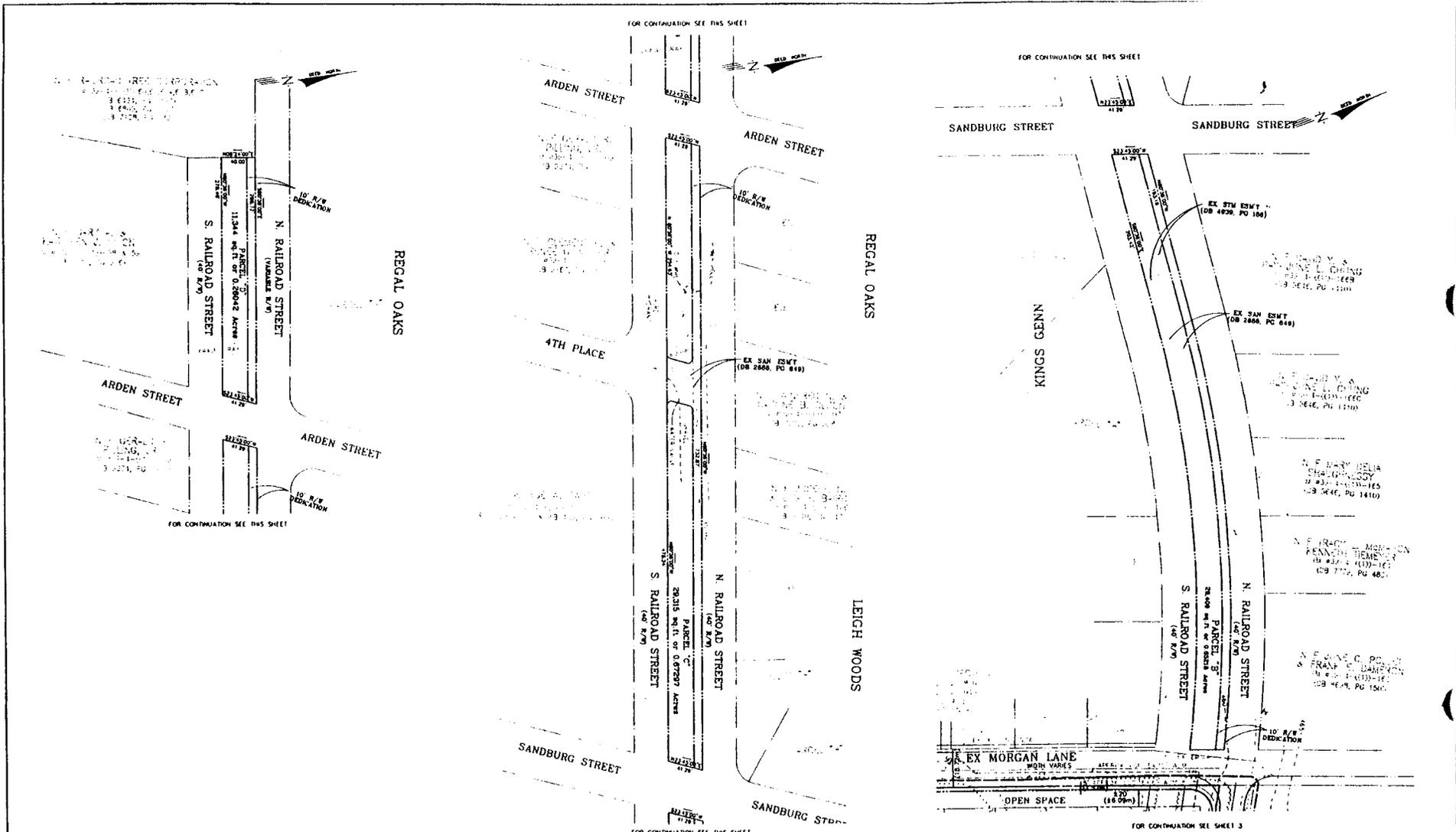
ARCHITECT:

S N Y D E R • E G B U E
Associates, inc.
design implementation • interiors • marketing • land planning
3858 Powder Drive, Suite 300
Fairfax, Virginia 22030
703-218-8101 Fax 703-218-8102

LANDSCAPE ARCHITECT:

STUDIO 39
landscape Architecture, PC
8111 Sunrise Lane
Suite 300
Annandale, VA 22003
Tel: 703-881-1100 Fax: 703-881-1100





NO.	DATE	DESCRIPTION

REVISION APPROVED BY DIVISION OF DESIGN REVIEW


URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080



CDP/FDP LAYOUT
MORGAN CHASE
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 50'
 DATE: NOVEMBER 1999

SHEET	4
OF	10
FILE No	MISC-1007

STUDIO39

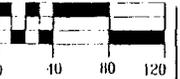
Landscape Architecture, P.C.

MORGAN CHASE
Fairfax County, Virginia
THE CHRISTOPHER COMPANIES

LANDSCAPE PLAN



SCALE: 1" = 10' 0"



DATE: December 1, 1999
REVISIONS:

DATE: 11/11/99

SHEET 7 OF 10

STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
1100 EAST BROAD STREET, SUITE 200
ALEXANDRIA, VIRGINIA 22304
TEL: 703.701.3300 FAX: 703.701.3301
WWW.STUDIO39.COM

LEGEND

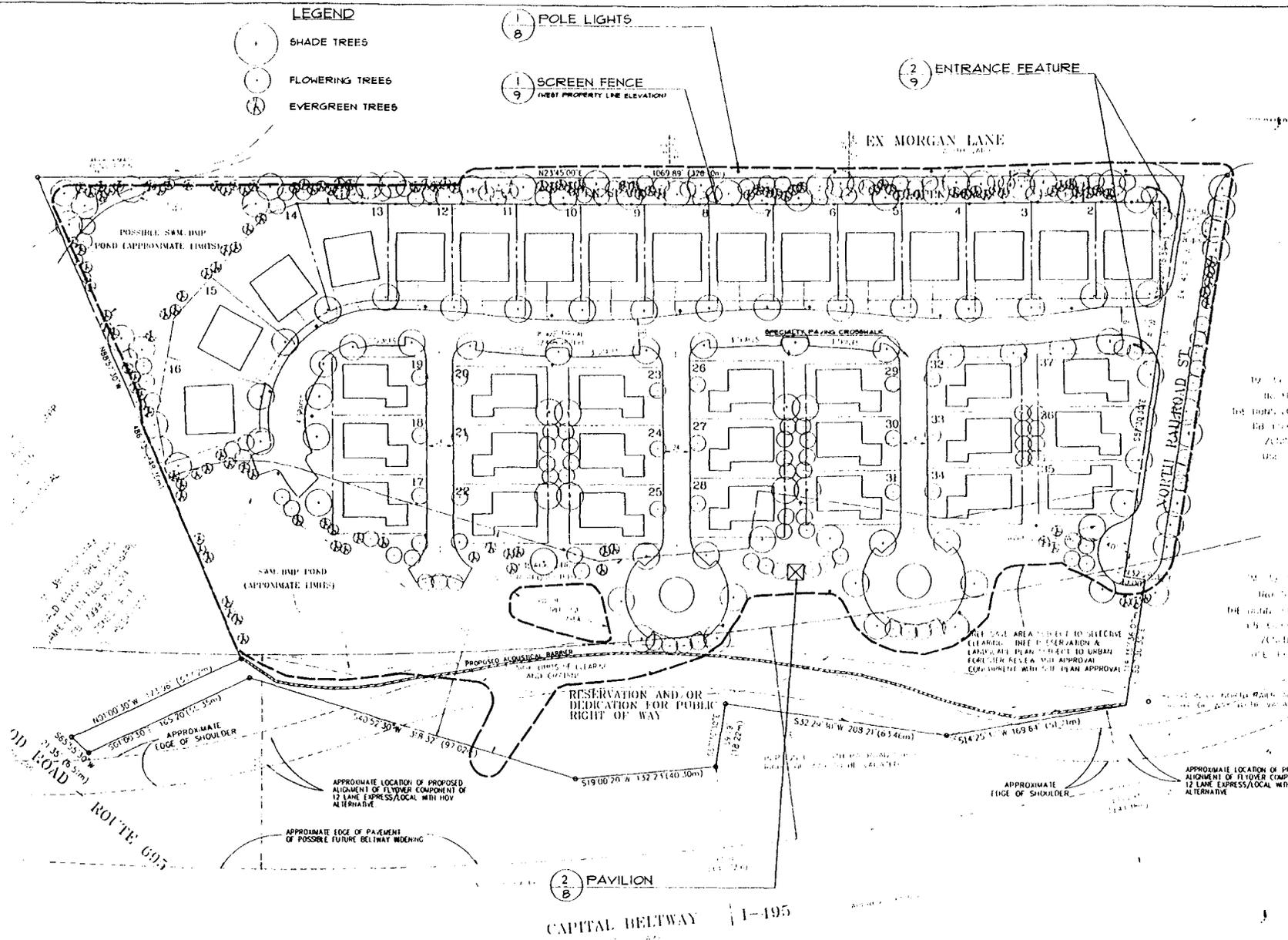
- SHADE TREES
- FLOWERING TREES
- EVERGREEN TREES

POLE LIGHTS

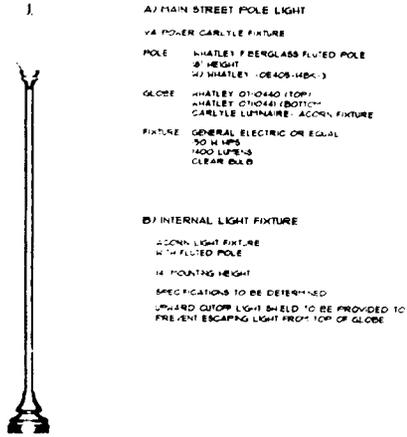
SCREEN FENCE
(WEST PROPERTY LINE ELEVATION)

ENTRANCE FEATURE

PAVILION



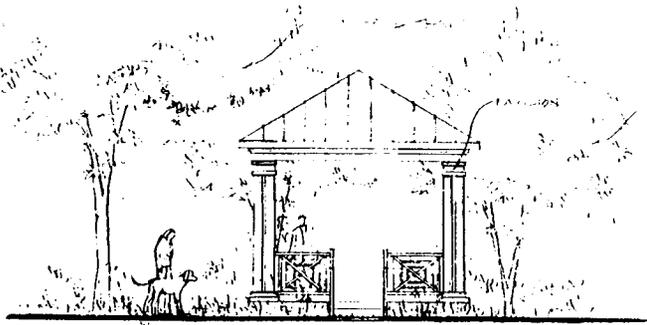
NOTE: The light pole locations shown are preliminary.
Final lighting design and locations to be determined
at final engineering.



A) MAIN STREET POLE LIGHT
 VA POWER CARTYLE FIXTURE
 POLE WHITLEY F BERGLASS FLUTED POLE
 8' HEIGHT
 (W) WHITLEY (O) GLOBE (H) GLOBE
 GLOBE WHITLEY 01-0440 (TOP)
 WHITLEY 01-0441 (BOTTOM)
 CARTYLE LUMINAIRE: ACCORN FIXTURE
 FIXTURE GENERAL ELECTRIC OR EQUAL
 30 W LUMS
 1400 LUMENS
 CLEAR GLOBE

B) INTERNAL LIGHT FIXTURE
 ACCORN LIGHT FIXTURE
 WITH FLUTED POLE
 14' MOUNTING HEIGHT
 SPECIFICATIONS TO BE DETERMINED
 UPWARD QUOT LIGHT SHIELD TO BE PROVIDED TO
 PREVENT ESCAPING LIGHT FROM TOP OF GLOBE

1 LIGHT DETAIL
 NOT TO SCALE



2 PAVILION
 SCALE: 1/4" = 1'-0"

ELEVATION

PLANT LIST

A SHADE TREES

BOTANICAL NAME	COMMON NAME
Acer rubrum	Red Maple
Acer saccharum	Green Mountain Sugar Maple
Liquidambar styraciflua	Basswood
Platanus occidentalis	London Plane Tree
Quercus prinus	Pin Oak
Quercus phellos	Willow Oak
Tilia cordata 'Washington'	Washington Linden

B FLOWERING TREES

BOTANICAL NAME	COMMON NAME
Ampelopsis spicosa	Bearberry
Cornus florida	Flower Dogwood
Lagerströmia indica	Crape Myrtle
Prunus yedoensis	Tokeino Cherry

C EVERGREEN TREES

BOTANICAL NAME	COMMON NAME
Cupressus glabra 'Seydavi'	Leyland Cypress
Thuja occidentalis	American Holly
Juniperus virginiana	Eastern Red Cedar
Podocarpus neriifolia	Honey Spurge

NOTE: LANDSCAPE PLANS ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, PLANT AVAILABILITY, FINAL ARCHITECTURE AND UTILITY LOCATIONS.
 ALL PROPOSED LANDSCAPING SHALL BE NECESSARY TO SATISFY TREE COVER REQUIREMENTS. SHALL HAVE A 3" CALIPER OR GREATER FOR SHADE TREES OR 8" OR GREATER IN HEIGHT FOR EVERGREEN TREES.

TREE COVERAGE CALCULATIONS

1. REQUIRED TREE COVERAGE
 Site 20000 ± SF = 450 AC
 20% Tree Cover = 9000 SF = 20.45 AC
 5% Tree Cover = 10000 SF = 22.73 AC
 1% Tree Cover = 20000 SF = 45.45 AC
 Total Tree Cover = 100000 SF = 22.73 AC

2. PROVIDED TREE COVERAGE
 PLANTED TREE COVER

DESCRIPTION	QUANTITY	10 YR TREE COVER	TOTAL
Large Tree	100	1000	1000
Medium Tree	500	5000	5000
Small Tree	1000	10000	10000
Total		15000	15000

TOTAL PLANTED TREE COVER PROVIDED = 60,000 SF = 137 AC

TREE PRESERVATION AREA
 Tree Save Credit = 2750 SF = 0.62 AC
 Total Tree Save Credit = 4500 SF = 1.00 AC

TOTAL PROVIDED TREE COVERAGE
 Total Tree Cover = 15000 SF = 33.73 AC
 Total Tree Save Credit = 4500 SF = 1.00 AC
 Total Tree Cover = 19500 SF = 44.73 AC

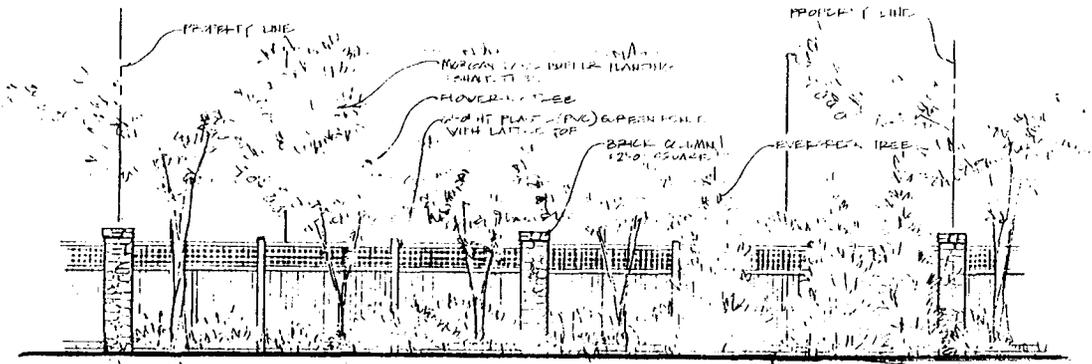
3. CALCULATIONS
 Required Tree Cover = 100000 SF = 22.73 AC
 Provided Tree Cover = 19500 SF = 44.73 AC

DETAILS AND PLANT LIST

DATE: December 1, 1999
 REVISIONS:

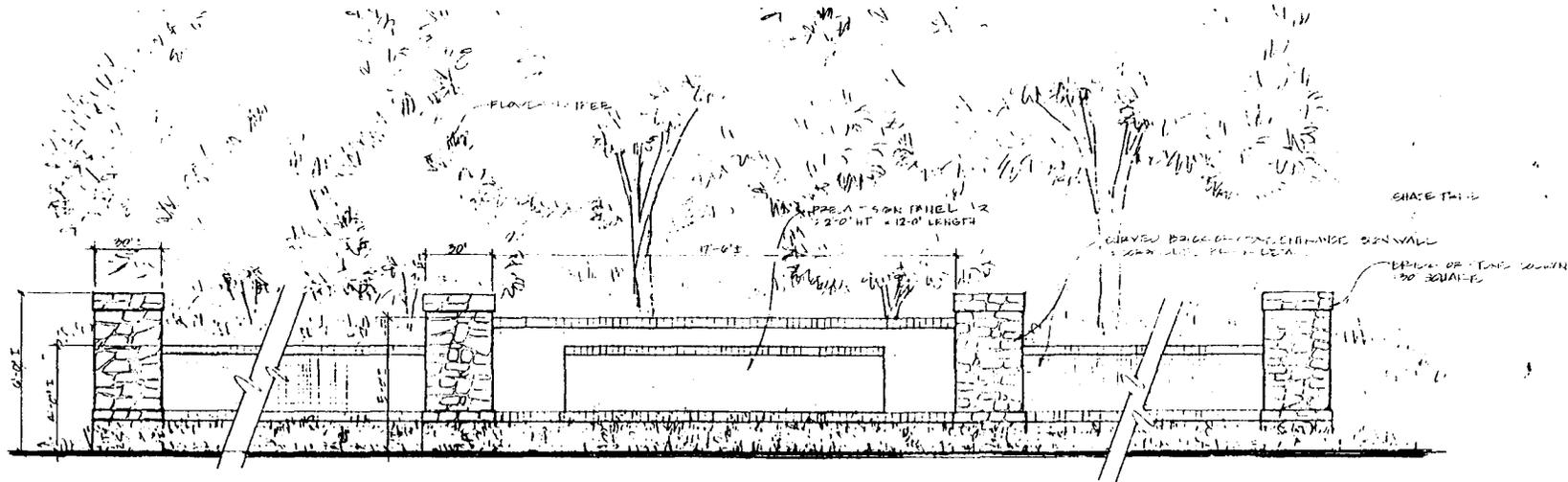


Landscape Architecture, P.C.



1 WEST PROPERTY LINE ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION



2 CURVED BRICK WALL ENTRANCE FEATURE
SCALE 1/2" = 1'-0"

ELEVATION

MORGAN CHASE
Fairfax County, Virginia
THE CHRISTOPHER COMPANIES

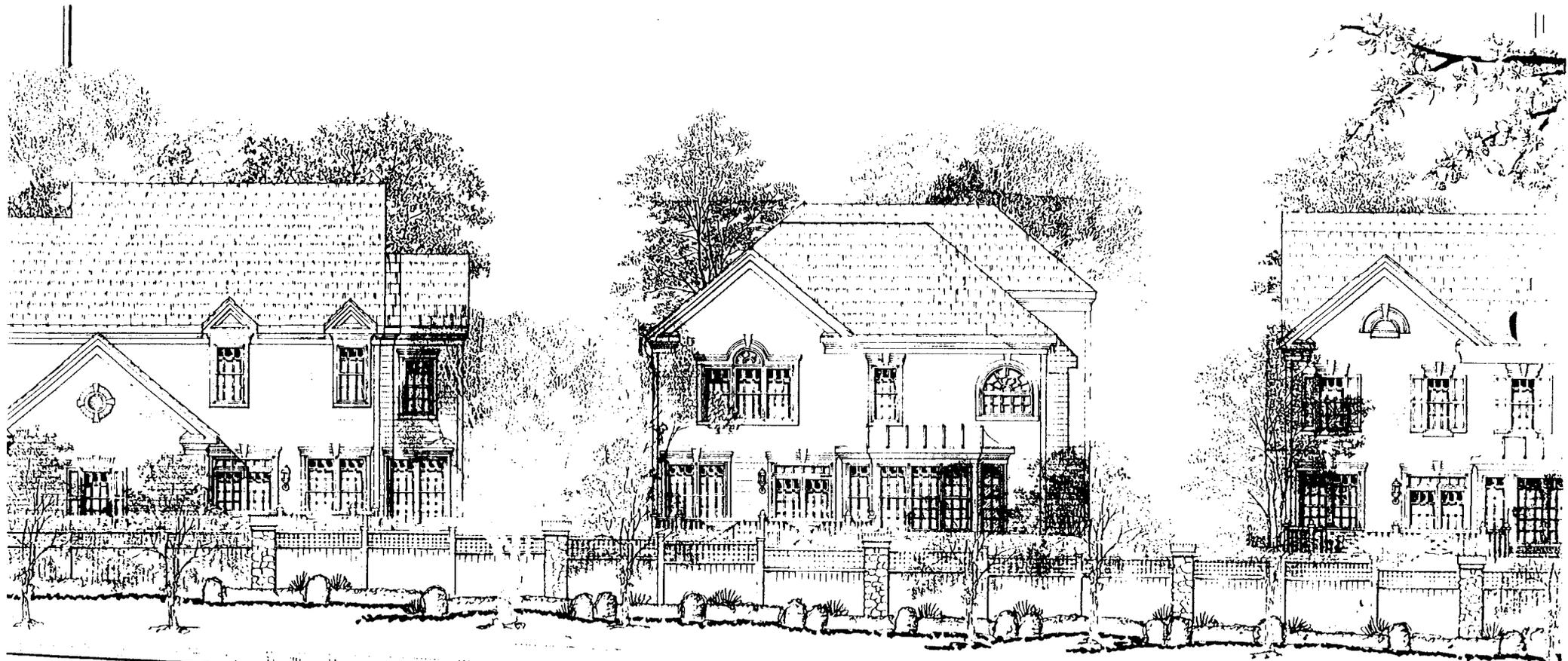
DETAILS

DATE: December 1, 1999
REVISIONS:

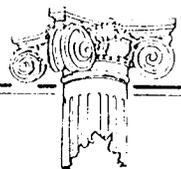
July 1999

SHEET 9 OF 10

STUDIO 39 LANDSCAPE ARCHITECTURE P.C.
801 S. BRIDGE ST.
Arlington, VA 22204
Tel: 703.241.1100 Fax: 703.241.1101



Conceptual Rear Street-Scape



MARCH 12, 1999

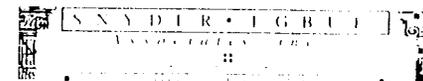
MORGAN CHASE
 Rear Elevations On Morgan Lane



THE CHRISTOPHER
 COMPANIES

11150 MAIN STREET SUITE 400
 FAIRFAX, VIRGINIA 22030
 (703)352-5950 Fax (703)352-0960

SCALE 1/4" = 1'-0"



BACKGROUND

On Monday, February 23, 1998, the Board of Supervisors authorized the inclusion of the dedicated rights-of-way for Railroad Street located east of Morgan Lane and west of the Capital Beltway in the rezoning request to be filed by Christopher Companies, Incorporated [the applicant for this rezoning request.]

On April 16, 1998, the applicant filed an application to rezone 11.28 acres of land for the development of forty (40) single family homes at a density of 3.55 du/ac.

On August 24, 1998, the applicant amended the application in order to add an additional 0.66 acres of land (a portion of Parcel 123A, a linear strip, which extends westward from the main portion of the site, to Sandburg Street,) for a total of 11.94 acres, in order to develop forty (40) single family homes at a density of 3.35 du/ac.

On April 9, 1999, the applicant again amended the application in order to add an additional 5.26 acres of land (the entire strip of property, Parcel 123A, which extends westward from the main portion of the application site, to Gallows Road,) for a total of 17.20 acres, in order to develop thirty-eight (38) single family homes at a density of 2.99 du/ac. The CDP/FDP was later revised to provide for the development of thirty-seven (37) single family homes at a density of 2.91 du/ac.

The public hearing was held on September 30, 1999. In order to address concerns raised at the public hearing, the applicant has revised the CDP/FDP in order to relocate those lots which backed up to Interstate 495. Under this revised layout, the applicant has attempted to remove as many homes out of the 200-foot setback from I-495 as possible.

ANALYSIS

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

Title of CDP/FDP: Conceptual Development Plan; Final Development Plan (CDP/FDP); Morgan Chase

Prepared By: Urban Engineering & Assoc., Inc. (Sheets 1-6)
Dated: February, 1998, as revised through November 30, 1999

and
Prepared By: Studio 39 Landscape Architecture, P.C. (Sheets 7-9)
Dated: December 1, 1999

and
Prepared By: Snyder • Egbue Associates, inc. (Sheet 10)
Dated: March 12, 1999

CDP/FDP Morgan Chase	
Sheet #	Description of Sheet
1 of 10	Cover Sheet; Title; Names and Addresses of Firms who Contributed to the CDP/FDP
2 of 10	General Notes; Typical Lot/Unit Details; Vicinity Map; Soil Map; Soil Table
3 of 10	CDP/FDP Site Layout (Main Portion of Site); Parking Tabulations; Zoning and Area Tabulations; Requested Waivers
4 of 10	CDP/FDP Layout (Strip of Land (Parcel 123A pt.)) which Extends Westward from the Main Portion of the Site
5 of 10	Metes and Bounds (Main Portion of Site); Notes Relating to Ownership; Area Tabulations for Parcels; Vicinity Map
6 of 10	Vicinity Map (Strip of Land (Parcel 123A)) which Extends Westward from the Main Portion of the Site
7 of 10	Landscape Plan
8 of 10	Light and Pavilion Details; Plant List; Tree Cover Calculations
9 of 10	West Property Line Elevation (Typical Fencing and Landscaping); Curved Brick Wall Entrance Feature (Signage and Landscaping)
10 of 10	Conceptual Streetscape along Western Property Line (Adjacent to Morgan Lane)

The following lists the modifications to the proposed CDP/FDP is listed below and staff's comments.

Site Location and Layout

Thirty-seven (37) single family homes and two (2) unit types are proposed within the development. Previously, three (3) unit types had been proposed.

Thirteen (13) homes back to Morgan Lane (Lots 1-13). Previously, only twelve (12) homes backed up to Morgan Lane. The applicant is still committing to the architectural details of these homes' rear elevations (see Sheet 10 of the CDP/FDP) in order to address compatibility issues between the proposed development and the existing King's Glen subdivision, located to the west. Three (3) homes back to a proposed SWM/BMP facility (Lots 14-16). **Staff is concerned about the location of Lots 14 through 16. These lots are located in areas with steep slopes greater than 15%. In addition, this area includes the highest quality forest on the site. The elimination of these lots would protect these slopes and provide quality tree save.**

No homes are proposed to back to Interstate 495 (I-495). Previously, thirteen (13) homes backed up to Interstate I-495.

Twenty (20) homes are located in the center of the development (Lots 17–37). Previously, twelve (12) homes were proposed to be located in the center of the development. These homes enter from the rear via an alley and front onto common open space. Six (6) houses continue to encroach into the 200-foot setback (Lots 17, 22, 28, 31, 34, and 35). **Staff does not object to this encroachment so long as a VDOT standard noise wall is provided for noise mitigation (see Environment and Transportation Analyses). The applicant has proffered to provide a VDOT noise wall.**

Access and Parking

Vehicular access to the site is now via one (1) entrance off of South Railroad Street. Previously, two entrances were recommended off of South Railroad Street. Three (3) alleys provide access to the central units (Lots 17 through 37). Two of the alleys end in a cul-de-sac with a landscaped island. Parking is provided on the cul-de-sacs. One (1) alley ends in a hammerhead. **Staff recommends that the cul-de-sacs be eliminated and replaced with a hammerhead turnaround. In this way, less clearing and grading will be required and a larger tree save area could be provided, which, in turn, would provide more effective screening of the proposed noise wall (see Land Use and Urban Forestry Analyses).**

Open Space, EQC and Landscaping

Thirty-three percent (33%) open space is provided. Previously, twenty-nine (29) percent of the site was designated as open space. The limits of clearing and grading extend into the EQC, located on the extreme southwestern corner of the site. The landscaping plan has been revised to depict the revised site layout. **Staff proposes a new development condition, which requires that no clearing and grading occur within the EQC. Staff also recommends that the applicant provide supplemental landscape trees in the proposed tree save areas in order to provide more effective screening of the proposed noise wall (see Environment and Urban Forestry Analyses).**

Stormwater Management

Two (2) SWM/BMP facilities are provided on the southern portion of the site. Previously, one SWM/BMP facility was proposed for the southwestern corner of the site. In order to accommodate the revised site layout and the drainage divide that exists on site, the applicant had to split the proposed facility into two. **The elimination of Lots 14-16 may allow the applicant to return to a single SWM/BMP facility design. In this way, more usable open space (and tree save) can be provided.**

The SWM/BMP facility proposed for the southeastern corner of the site is immediately adjacent to the area proposed for reservation and/or dedication for

the I-495 widening. ***Staff is concerned that portions of the SWM facility may encroach into the proposed reservation/dedication area. Staff proposes a new development condition, which requires that no SWM/BMP facility be located within the dedication area.***

Copies of the revised Land Use, Transportation, Environment, and Urban Forestry Analyses have been attached to this memo.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in conformance with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the draft proffers contained in Attachment 1 and the implementation of Proposed Development Conditions contained in Attachment 2 of the Addendum.

Staff Recommendations

Staff recommends approval of RZ 1998-PR-026 and the Conceptual Development Plan, subject to the execution of proffers consistent with those set forth in Attachment 1 of the Addendum.

Staff recommends approval of FDP 1998-PR-026 subject to the development conditions set forth in Attachment 2 of the Addendum and to the Board's approval of RZ 1998-PR-026 and the Conceptual Development Plan.

Staff recommends approval of the requested waiver of the 200 foot setback from the right-of-way of an interstate highway (I-495).

Staff recommends approval of the requested waiver of the six-hundred foot maximum length for private streets within a development.

Staff recommends approval of the requested waiver of frontage improvements along Morgan Lane.

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.

ATTACHMENTS

1. Draft Proffers, now dated December 2, 1999
2. Proposed Development Conditions, now dated December 8, 1999
3. Amended Land Use Analysis, dated December 8, 1999
4. Amended Transportation Analysis, dated December 7, 1999
5. Amended Environment Analysis, dated December 8, 1999
6. Amended Urban Forestry Analysis, dated December 7, 1999

PROFFERS**Rezoning #RZ/FDP1998-PR-026****December {2} [8], 1999**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 39-4-((1))-154, 155, 156, 157, 158, 123-A pt. (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the PDH-4 District is granted. In the event said application request is denied, these proffers shall be null and void. The Owners and Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The proffered conditions are:

GENERAL

1. Subject to the proffers and the provisions of Section 16-403 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP"), prepared by Urban Engineering dated January 1998 and revised through November { } [30], 1999. The Applicant acknowledges that implementation of the development on the CDP/FDP is dependent on approval of a vacation of that portion of the South Railroad Street right-of-way generally shown on the CDP/FDP and that

the failure of the Board of Supervisors to approve such vacation would result in a reduction in the number of approved units and/or a proffer condition amendment.

2. The development shall consist of a maximum of 37 single family detached residential units. The size, width, and location of the building footprints shown on the CDP/FDP are conceptual and, except as provided for by these proffers, may be modified. That and other modifications to the CDP/FDP shall be permitted in accordance with the requirements of Section 16-403 of the Zoning Ordinance. Proposed Lots 17-37 shall have a minimum side yard of four feet. Proposed Lots 1-16 shall have a minimum of 14 feet between units and a minimum rear yard of 16 feet. **[Notwithstanding that which is presently shown on the CDP/FDP, the cul-de-sac at the terminus of the alley which serves Lots 29-34 shall be removed at the time of site plan review and the limits of clearing and grading adjusted and expanded to the west so as to occupy the area of the cul-de-sac shown on the CDP/FDP.]**

3. The architecture of the approved units and streetscaping (to include fencing and landscaping) along Morgan Lane (Lots 1-16) shall be in substantial conformance with the renderings contained within the CDP/FDP package. The architecture of Proposed Lots 1-16 shall be in substantial conformance with, and of a similar quality to, that shown on Sheet ~~{ } [10]~~ of the CDP/FDP, including window types, architectural detailing and roof lines. Any lighting on the subdivision's identification sign shall be external with bulbs that are shielded in order to prohibit glare on adjoining properties. All street lights shall be shielded to prevent extraneous glare in accordance with the design shown on the CDP/FDP.

4. The Applicant shall establish a homeowners association for the purpose of maintaining common areas and private streets within the development. In conjunction with the

appropriate subdivision review processes, private streets and common areas shall be dedicated to the homeowners association.

5. The Applicant shall include language in its Declaration of Covenants, Conditions and Restrictions which: (a) prohibits the conversion of garages into any use other than the parking of vehicles; (b) discloses that the Capital Beltway, which forms the eastern boundary of the site, is the subject of an ongoing study as to its potential widening, that travel lanes could be located closer to the application property than currently exist and that, as a result, a new sound wall could be constructed and/or the configuration of the sound wall constructed by the Applicant could be changed in the future, by others, from that shown on the CDP/FDP and that there may be noise impacts from the Capital Beltway; ~~{(c) discloses future obligations of the Homeowners Association to dedicate to the Board of Supervisors the reserved right of way at no cost and in fee simple as described in Proffer 7 below; and (d) if applicable,}~~ **[and (c)]**discloses the existence of private streets throughout the community. All private streets on the Application Property shall be constructed with a pavement section, thickness and material which conforms with Public Facilities Manual (PFM) standards as determined by the Department of Public Works and Environmental Services (DPW&ES). Purchasers shall be advised prior to entering into a contract of sale that the homeowners association shall be responsible for the cost associated with the maintenance of the private streets in the development. The appropriate homeowners association documents shall specify that the homeowners association is responsible for the maintenance of any private streets. Prior to site plan approval, the language of the Declaration of Covenants, Conditions and Restrictions shall be subject to review and approval by the County Attorney. As part of this required disclosure, the Applicant shall provide each

purchaser with a copy of the then most current VDOT plan for the widening of the Capital Beltway. Prior to site plan approval, the Plan used as part of the initial disclosure shall be approved by the Fairfax County Department of Transportation and/or the Zoning Administrator or her designee. In the event that prior to the sale of any dwelling, the plan for the widening of the Capital Beltway is amended subsequent to site plan approval, the disclosure requirements within the Declaration of Covenants, Conditions and Restrictions shall be amended to reflect the most current plan. Any proposed amendment to the disclosure requirement subsequent to site plan approval shall be first reviewed and approved by the Zoning Administrator or her Designee in accordance with the requirements of these proffers.

6. To assist the homeowners association in providing for the maintenance of private streets, prior to bond release, the Applicant shall provide the homeowners association with funds in the amount of \$10,000 which shall be placed in a street reserve fund. This required contribution shall be subject to inflationary adjustments from the date of rezoning approval to the date the money is placed in the required street reserve fund based on the Construction Cost Index contained in the Engineering News Record.

TRANSPORTATION

7. ~~{The Applicant shall reserve}~~ **[At the time of site plan review, or on demand, which first occurs, the Applicant shall dedicate at no cost in fee simple to the Board of Supervisors and/or VDOT,] the right-of-way located generally parallel to I-495 as shown on the CDP/FDP.** ~~{For the purpose of this proffer, the term "reservation" shall mean to be kept in a generally preserved state with no clearing, grading or structures except that needed for necessary public utilities and/or the construction of a sound attenuation wall as may be required by Proffer~~

~~13. At such time as final plans for widening the Beltway are approved by VDOT and/or Fairfax County and construction is imminent, the Applicant shall dedicate to the Fairfax County Board of Supervisors at no cost in fee simple and on demand, the right-of-way within the reserved area deemed necessary by VDOT and/or DPWES to facilitate the approved plans for the widening of the Capital Beltway} [as "reservation and/or dedication for public right-of-way." This dedication shall also include any sound attenuation structure required by Proffer 12 below. The Applicant hereby reserves advance density credit pursuant to Paragraph 5 of Section 2-308 of the Ordinance for all eligible dedication required herein.]~~

8. The Applicant shall dedicate to the Fairfax County Board of Supervisors, in fee simple, on demand, or at the time of ~~{subdivision}~~ [site] plan approval, whichever first occurs, the right of way described below:

A. That 10' wide area located on the north side of Parcel 123A as shown on the CDP/FDP.

B. Right-of-way in the amount of 26 feet as measured from the centerline of Morgan Lane in the area generally located between the southern terminus of Morgan Lane and the southern property boundary. The Applicant shall provide any ancillary, temporary grading and construction easements as determined necessary by VDOT or DPW&ES along the site's frontage to Morgan Lane.

9. The Applicant shall reconstruct the intersection of Oak Street and Morgan Lane so as to improve the vertical alignment of the intersection; toward this end, funds escrowed through proffered conditions made by previous developers and earmarked for the improvement of this intersection or the improvement of Oak Street may be made available to the Applicant. The final

design of any such intersection improvement shall be subject to review and approval by VDOT and DPWES. The improvements required by this proffer shall be located entirely within the existing right-of-way. In the event that: (1) DPWES and/or VDOT conclude that the contemplated improvement to the vertical alignment of the intersection cannot be performed within the existing right-of-way, or (2) it is demonstrated that the construction cost of the intersection improvement exceeds the cost associated with providing frontage improvements consistent with the recommendations of the Comprehensive Plan, the requirements of the Zoning Ordinance or subdivision Ordinance and to a standard required by the PFM along the unimproved portion of the application property's frontage to Morgan Lane (approximately 410 linear feet from the terminus of Morgan Lane to the southern property line), hereinafter referred to as the "construction costs"; the Applicant's proffer obligation may be fulfilled, as determined by DPWES at final site plan approval, by placing the construction costs in escrow so as to provide funds for VDOT, or others, to complete improvements to the intersection. If applicable, the amount of the construction costs shall be determined by DPWES at site plan review in accordance with the County's current bond price estimate.

ENVIRONMENTAL

10. Stormwater management shall be provided for the property in accordance with Best Management Practice ("BMP") standards in accordance with Fairfax County requirements or as otherwise may be waived, modified or approved by DPW&ES.

11. In the event the size of the stormwater management pond decreases in any way from that shown on the CDP/FDP, those areas not devoted to the stormwater management pond, or its supportive infrastructure shall be preserved as open space/tree preservation areas. Once final

limits of tree preservation/open space areas are established pursuant to these proffers, there shall be no removal of vegetation in those areas except for the removal of dead or dying trees and the installation of necessary public utilities. Any such utility crossings shall be designed and engineered in the least disruptive manner possible.

12. Prior to final ~~subdivision~~ **[site]** plan approval, the Applicant shall demonstrate to DPWES and DPZ that exterior noise levels within the yards and outdoor recreational areas of the approved lots are reduced to a level of approximately 65 dBA or less based on final site grades~~+~~ ~~If determined necessary at site plan review~~ **[and final topographic conditions. In order]** to mitigate outdoor noise to a level of 65dBA[,] prior to the issuance of the first Residential Use Permit (RUP), the Applicant shall construct a ~~privately maintained noise attenuation fence/berm in the location~~ **[noise attenuation wall within the right-of-way required to be dedicated by Proffer 7 above. The design and location of this wall shall conform to standards established by VDOT as needed to mitigate exterior noise, as generated by traffic at the time of site plan approval, to a level of approximately 65dBA or less in consideration of final site grades and topography. This requirement for a noise attenuation wall within the dedicated right-of-way shall be in lieu of the sound attenuation structure generally identified on the CDP/FDP. If, for any reason VDOT does not permit the construction of the necessary sound wall within the dedicated right-of-way, the Applicant reserves the right to construction a sound attenuation structure on the property as]** generally shown on the CDP/FDP. ~~The final location of any such noise attenuation shall be subject to review by the County Urban Forester so as to maximize opportunities for tree preservation. Subject to a demonstration to the satisfaction of DPWES that noise mitigation requirements of this proffer are~~

~~fulfilled, this noise attenuation wall may be constructed of wood, masonry, or precast material, but shall be architecturally solid with no gaps or openings. In the event a sound attenuation structure is required pursuant to these proffers, the Applicant shall place the sum of \$5,000 in a reserve fund at the time of final site plan approval to provide the Homeowners Association with those funds reasonably necessary to help maintain the initial sound attenuation wall. This escrow shall be subject to inflationary adjustments calculated from the date of rezoning approval to the date funds are posted in escrow based on the Construction Cost Index contained in the Engineering News Record.}~~

13. In order to reduce the a maximum interior noise to a level of approximately 45 dBA Ldn, all units located between 65-70 dBA Ldn highway noise impact contours shall employ the following measures:

- (a) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39;
- (b) Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls;
- (c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission; and

In order to reduce the maximum interior noise to a level of approximately 45 dBA Ldn, all units located between the 70-75 dBA Ldn highway noise impact contours shall employ the following measures:

- (a) Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45.
- (b) Doors and windows should have a laboratory STC rating of at least 37. If windows constitute more than 20% of any façade, they should have the same laboratory STC rating as walls.
- (c) Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

The Applicant may pursue other methods of mitigating highway noise than those described herein if it can be demonstrated, through an independent noise study for review and approval by DPWES, in consultation with DPZ, that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less.

LANDSCAPING

14. Landscaping shall be provided in substantial conformance with the overall quality and quantity of plantings identified in the landscaping concepts shown on the CDP/FDP. Landscaping shown along the southern lot line on the CDP/FDP shall be reviewed by the Urban Forester and supplemented as determined necessary by the Urban Forester so as to ensure an effective year-round screen.

15. The specific type, number and placement of plantings and landscaping shall be determined at the time of site plan, subject to review and approval of a landscape plan by the Urban Forester, DPW&ES. If, during the process of site plan review, any new landscaping shown on the CDP/FDP cannot be installed or any landscaping shown in tree save areas is

removed, in order to locate utility lines, trails, etc., as determined necessary by the Director, DPW&ES, then an area of additional landscaping of equivalent value, as determined by Urban Forester, DPW&ES, shall be substituted at an alternate location on the site.

LIMITS OF CLEARING AND GRADING

16. **[At site plan review, the limits of clearing shall be configured to remain outside of the EQC area identified in the extreme southwest corner of the CDP/FDP.]** The approximate limits of clearing and grading shown on the CDP/FDP **[and required pursuant to these proffers]** shall be considered minimum limits. A certified arborist shall be retained by the Applicant to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter, in the twenty (20) feet area adjacent to the proposed limits of clearing and grading for the entire site. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing consisting of a four (4) foot high, fourteen (14) gauge welded wire fence, attached to six (6) foot steel posts, which are driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the subdivision plan's Phase I and II erosion and sediment

control sheets in all areas.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fencing shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify, in writing, that the tree protection fence has been properly installed.

The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the Urban Forestry Branch. These methods shall be described in detail on the tree preservation plan.

RECREATION

17. At the time of subdivision plan review, the Applicant shall demonstrate that the proposed on-site recreational amenities generally shown on the CDP/FDP have a value equivalent to \$955.00 per market rate dwelling unit as required, by Article 6 of the Zoning Ordinance. In the event it is determined that the proposed facilities do not have sufficient value, the Applicant shall have the option to: 1) provide additional on-site recreational amenities within open space areas shown on the CDP/FDP; or 2) contribute necessary funds to the Fairfax County Park Authority for off-site recreational purposes.

18. To provide opportunities for passive recreation, the portion of the Tax Map 39-4-((1))-123-A pt. generally located west of Morgan Lane and east of Gallows Road and not dedicated for public right of way under proffer 8, shall be dedicated at no cost and in fee simple

to the Fairfax County Park Authority at subdivision plan approval. As part of this dedication, right-of-way needed for provide access to Railroad Street from Fourth Place, shall be dedicated to the Board of Supervisors or its assigns in fee simple.

19. Funds for two (2) interpretive marker signs, with a total cost not to exceed two-thousand (\$2,000) dollars, shall be provided for that portion of Parcel 123A which is to be dedicated to the Fairfax County Park Authority at the time of subdivision plan approval. The actual amounts for the required signs shall be determined by the Park Authority prior to subdivision plan approval.

ENERGY EFFICIENCY

20. All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes, or its equivalent as determined by DPW&ES, for either gas or electric energy systems as may be applicable.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

CONTRACT PURCHASER
Tax Map 39-4-((1)), 154, 155,
156, 157, 158

CHRISTOPIER MANAGEMENT, INC.

By: _____
Its:

OWNER, TAX MAP NUMBER 39-4-((1))-156
THE ESTATE OF MARY I. ELLER

By: _____
Wilbert Eller, Co-Executor

By: _____
Arnold Eller, Jr., Co-Executor

OWNER, TAX MAP NUMBER 39-4-((1))-154

~~{ELMER B. and IRENE H. WHITE}~~ [IRENE H.

WHITE]

~~Name: ELMER B. WHITE}~~

Name: IRENE H. WHITE

OWNER, TAX MAP NUMBER 39-4-((1))-123A pt.
MORGAN CHASE ASSOCIATES, LLC

By: _____
Name: _____
Its: _____

OWNER, TAX MAP NUMBER 39-4-((1))-155
ARNOLD ELLER, JR.

Name: ARNOLD ELLER, JR.

OWNER, TAX MAP NUMBER 39-4-((1))-157, 158
DANIEL G. and BERNICE E. ANDERSON

Name: DANIEL G. ANDERSON

Name: BERNICE E. ANDERSON

PROPOSED DEVELOPMENT CONDITIONS**FDP 1998-PR-026 (Christopher Management – Morgan Chase)****DECEMBER 8, 1999**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1998-PR-026 for residential development located at Tax Map 39-4 ((1)) 123A pt., -154, -155, -156, -157, -158 (inclusive of a portion of existing Railroad Street right-of-way) [2321 Morgan Lane, 7817 and 7825 Railroad Street], staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. No Residential Use Permits shall be issued until the noise attenuation wall has been constructed.
2. No clearing and grading shall occur in the Environmental Quality Corridor.
3. SWM/BMP facilities shall be located outside of the area shown to be reserved and/or dedicated for public right-of-way.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS ADDENDUM: RZ/FDP 1998-PR-026
Christopher Management - Morgan Chase

DATE: 8 December 1999

DESCRIPTION OF THE REVISED APPLICATION:

<i>Date of Development Plan</i>	December 2, 1999
<i>Request For</i>	Rezoning from R-1 to PDH-4 for 37 single-family detached dwelling units.
<i>DU/AC</i>	2.91
<i>Land Area</i>	12.7 acres

SUGGESTIONS:

It is suggested that the southern cul-de-sac be replaced with a turn-around so that the tree save areas can be combined along the noise wall area.

It is suggested that more tree save be provided in the southern portion of the site. The existing trees along the southern boundary are large and provide a valuable amenity. Also, more trees could be saved along the steeper slope adjacent to the southernmost units, if this portion of the site is not developed.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 1998-PR-026)

SUBJECT: Transportation Impact Addendum

REFERENCE: RZ 1998-PR-026; Christopher Management, INC.
Traffic Zone: 1538
Land Identification Map: 39-4 ((1)) 123A, 154, 155, 156, 157, and 158

DATE: December 7, 1999

Transmitted herewith are additional comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Department dated December 2, 1999.

This Department has reviewed the revised development plans with proffers and offers the following comments:

- The stormwater detention pond should be located outside of the VDOT right-of-way.
- A VDOT standard sound wall should be constructed within the VDOT right-of-way.

AKR/MGC:mgc

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

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: **Revised ENVIRONMENTAL ASSESSMENT** for: RZ 1998-PR-026
CHRISTOPHER MANAGEMENT

DATE: 8 December 1999

BACKGROUND:

The Environment and Development Review Branch provided its initial environmental report on this project on August 6, 1999. Since that time, the applicant has submitted a number of revised Concept Development Plans. The most recent was dated December 1, 1999. This revision shows significant changes in design and layout. As a result, this memorandum was prepared to replace our August 6 comments.

This report, prepared by Irish Grandfield, 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 Development Plan dated December 1, 1999. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

“1. Environmental Quality Corridors (Objective 9, pp. 91 - 93, The Policy Plan)

"It is desirable to conserve a portion of the County's land in a condition that is as close to a pre-development state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and

an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, microclimate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and

- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation.”

2. **Transportation Generated Noise** (Objective 4, p. 89, The Policy Plan)

“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 DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . . .”

3. **Tree Preservation** (Objective 10. p. 93, The Policy Plan)

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

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. Environmental Quality Corridors

Issue: Holmes Run is located just off the southwest corner of this site. A portion of the Holmes Run EQC extends onto this site where the development plan shows clearing and grading for a stormwater management pond. The EQC should be preserved in an undisturbed state on site.

At some point in the future, there is a possibility that Morgan Lane may be extended across Holmes Run adjacent to this site. This seems unlikely since the proffers for the adjacent Shreve Hill project (RZ 94-P-057) state that the applicant will “diligently pursue abandonment of Morgan Lane” between Elm and Idylwood. However, if plans change and Morgan Lane is eventually constructed, then the EQC may be eliminated from this site as a result of road construction. Until the time that Morgan Lane is constructed across Holmes Run, there is EQC onsite.

Suggested Solution: The proposed stormwater management pond should be relocated outside of the EQC.

2. Transportation Generated Noise

Issue: Staff performed a preliminary highway noise analysis for this site based on projected traffic levels for I-495. This analysis produced the following noise contour projections based on soft-site conditions (note: DNL dBA is equivalent to dBA L_{dn}):

DNL 65 dBA	1,200 feet from centerline
DNL 70 dBA	560 feet from centerline
DNL 75 dBA	260 feet from centerline

Suggested Solution: The Development Plan shows a proposed acoustical barrier at the western edge of the area reserved for I-495 road dedication. The

applicant should clarify the nature of the acoustical barrier. Will the barrier be a VDOT standard noise wall?

3. **Tree Preservation**

Issue: Except for a small strip in the northern portion of this site, the property is entirely forested with a mature stand of trees (predominately oak and hickory). The development plan shows only one small area (approximately 4,000 square feet) of "possible tree save." Staff does not support either the small size of the potential tree save area or the designation of the area as "possible" tree save. The Policy Plan calls for protecting and restoring tree cover during development. This is especially important where mature stands exist as they do on this site.

Suggested Solution: Stands of trees should be preserved on this site particularly:

1. In and adjacent to the EQC.
2. Along the southern and eastern property boundaries as a buffer.
and
3. Along steep slopes greater than 15%.

Access to, and a portion of proposed lots 14, 15, and 16 are on steep slopes greater than 15%. The development plan should be revised to show this portion of the tract as part of the planned tree preservation area for the site.

A tree survey should be conducted to evaluate this and other areas onsite for tree preservation. The Urban Forester should review the tree survey to help identify tree save areas. Tree preservation areas (including an appropriate surrounding buffer area such as the dripline of the trees to be saved) should be clearly identified on the development plan.

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: December 7, 1999

FROM: Keith W. Cline, ^{KWC} Urban Forester II
Urban Forestry Branch, OSDS

SUBJECT: Morgan Chase, RZ 1998-PR-026

RE: Your request received December 2, 1999

This review is based on the Conceptual Development Plan/Final Development Plan (CDP/FDP) which is stamped as received in the Department of Planning and Zoning on December 2, 1999, and site visits conducted on July 26, July 28, and October 19, 1999. Urban Forestry Branch (UFB) comments on the July 2, 1999, CDP/FDP are contained in my August 2, 1999, memo to Inda Stagg. Additional verbal UFB comments were provided at an October 19, 1999, meeting on the site, and were provided on the proposed development conditions dated October 20, 1999.

General Comments: The current CDP/FDP represents a new design for the site. The comments below address this new design; previous UFB comments may not be applicable to the current CDP/FDP. The CDP/FDP contains the same number of lots, 37, as the previous CDP/FDP. Tree preservation efforts were previously recommended, and continue to be recommended, for the high quality forest in the southern one-third of the site. This CDP/FDP, however, results in no tree preservation in the southern one-third of the site. Also, the tree preservation areas shown are unrealistic for long-term tree preservation commitments.

Specific Comments

1. **Comment:** The highest quality trees are located in the southern one-third of the site, but no tree save areas are shown in this portion of the site.

Recommendation: Redesign the lot configuration and SWM/BMP ponds to provide a tree save area or areas in the southern one-third of the site. The entire area that now includes the proposed SWM/BMP ponds, and proposed lots 13 to 19, should be redesigned to provide a large contiguous tree save area. The elimination of lots 13 to 19 would allow for the preservation of the high quality forest and steep slopes in the southern one-third of the site. The SWM/BMP ponds could be redesigned to provide one pond that meets the requirements for honoring the drainage divides on the site.

2. **Comment:** The limits of clearing and grading shown along the eastern property boundary will provide very little effective tree preservation for the site. The existing forest in the area consists of young to medium aged pioneer tree species, open areas, and a few scattered mature trees. Only a small portion of the proposed undisturbed area is located outside of the area to be reserved or dedicated for public right-of-way. The reserved or dedicated area cannot be claimed for existing tree cover credit since it may not remain wooded if proposed future road construction takes place. In addition, temporary construction easements for road construction may also encroach on the tree preservation area.

Recommendation: Provide an expanded, contiguous tree save area along the eastern property line by redesigning to eliminate the two large proposed cul-de-sacs. The area shown as a "possible tree save area" should be included in this contiguous tree save area.

3. **Comment:** Because of the young age and canopy openings within the existing vegetation along the eastern property line, a landscape plan should be provided for this area to supplement the existing vegetation, and to provide an improved visual buffer between the houses and the existing and proposed alignment of I-495.

Recommendation: The following is proposed proffer language to address this issue: "In order to provide additional tree cover and screening, a landscape plan shall be submitted as part of the first submission of the subdivision plan showing a mix of evergreen and deciduous trees to be planted in the tree save area along the eastern property line. The existing vegetation and supplemental landscape trees will provide the equivalent of transitional screening 1 in the tree save area. The landscaping shall be designed and field located in consultation with the Urban Forestry Branch to ensure that existing trees and their root systems are not damaged by the supplemental plantings."

4. **Comment:** The existing tree cover provided by this CDP/FDP appears to be less than the 2.6 acres claimed for tree cover credit on sheet 8 of 10. All areas counted toward meeting tree cover requirements must contain trees a minimum of 6 feet in height and be within the property boundaries.

Recommendation: Obtain a commitment to meet the entire 20% tree cover requirement through tree preservation.

5. **Comment:** At least 10 of the proposed large deciduous street trees cannot be planted as shown because the planting strip is too narrow (the PFM requires a minimum of 8 foot wide planting areas), or the required minimum planting area is not provided (the PFM requires a minimum planting area of 130 square feet).

Morgan Chase
RZ 1998-PR-026
December 7, 1999
Page 3

Recommendation: Adequate planting areas could be provided for the street tree design if 1) the sidewalks and lot lines at the front of lots 3 to 12 are moved closer to the street and the trees are placed on the lots, as they are for lots 1 and 2, and 13 to 16, and 2) the sidewalks on the east side of the street are moved closer to the lot lines where necessary to increase the size of the planting islands.

6. **Comment:** Some landscaping is shown on the perimeters of the proposed SWM/BMP pond(s), however, the overall environmental quality of the development could be improved by providing additional landscape trees and shrubs in and around the SWM/BMP pond(s).

Recommendation: The following is proposed proffer language to address this issue: "In order to restore a natural appearance to the proposed SWM/BMP pond(s) in the southwestern corner of the site, 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(s), in keeping with the planting policies of DPWES."

Please contact me at 324-1770 if you have any questions.

KWC/
UFBID#00-1155

cc: Irish Grandfield, Environmental Planner, E&DRB, Planning Division, DPZ
Steve McGregor, Land Use Planner, E&DRB, Planning Division, DPZ
RA File
DPZ File