



APPLICATION ACCEPTED: July 20, 2009
PLANNING COMMISSION: March 25, 2010
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

March 10, 2010

STAFF REPORT

APPLICATION RZ/FDP 2009-PR-021

PROVIDENCE DISTRICT

APPLICANT(S): Elm Street Communities, Inc.

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-3

PARCEL(S): 49-1 ((1)) 35A

ACREAGE: 6.15 acres

DENSITY: 2.60 du/ac

OPEN SPACE: 40%

PLAN MAP: Residential, 3-4 du/ac

PROPOSAL: The applicant seeks to rezone 6.15 acres from R-1 to PDH-3 to permit 16 single-family detached residences at a density of 2.60 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2009-PR-021. If it is the intent of the Board of Supervisors to approve RZ 2009-PR-021, and associated Conceptual Development Plan, staff recommends that the approval be subject to the draft proffers contained in Appendix 1.

Staff recommends approval of FDP 2009-PR-021.

Suzanne Lin

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



It should be 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.

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

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

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

Rezoning Application

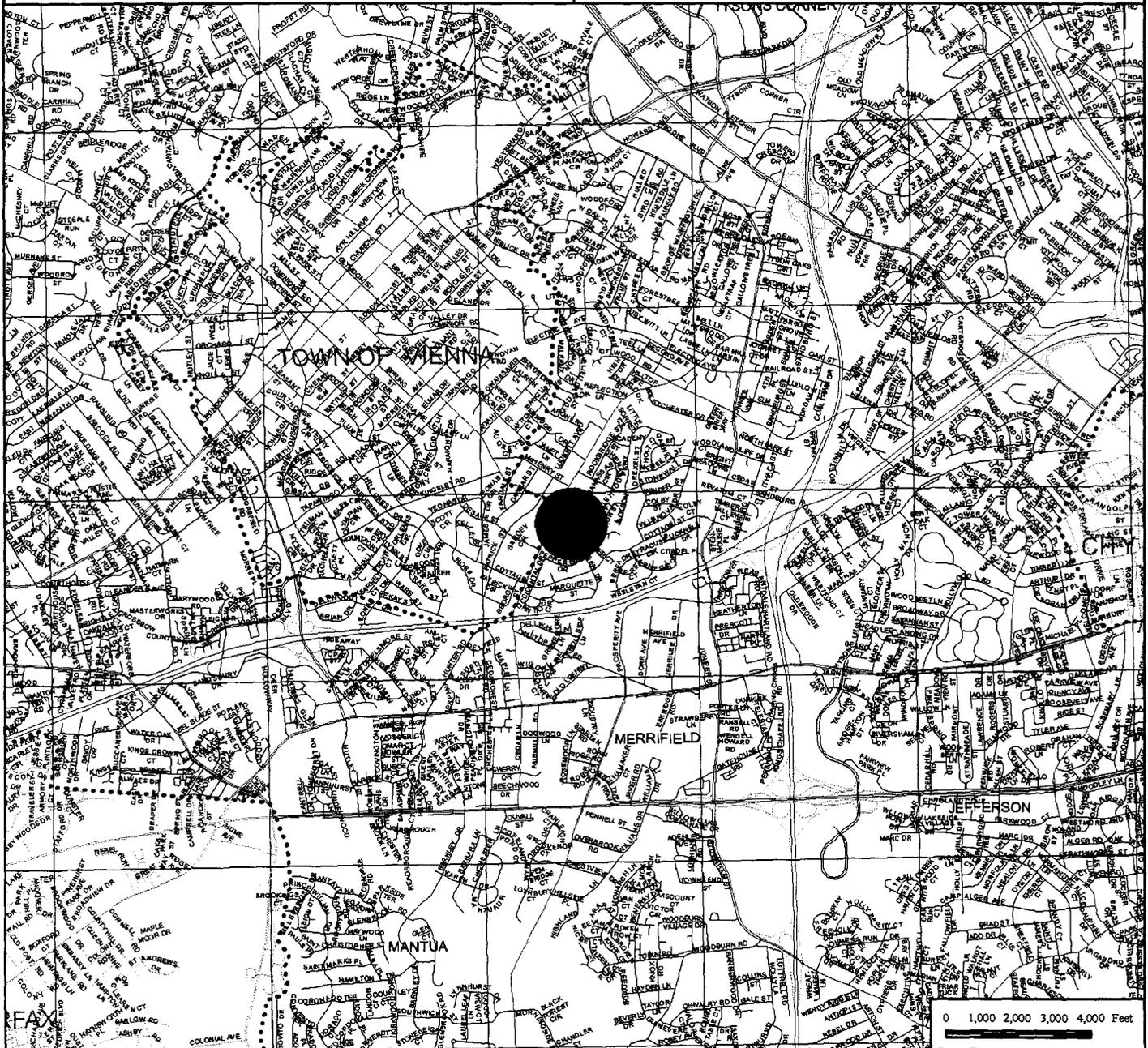
RZ 2009-PR-021

Applicant: ELM STREET COMMUNITIES, INC.
Accepted: 07/20/2009
Proposed: RESIDENTIAL
Area: 6.15 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: SOUTHEAST QUADRANT OF THE INTERSECTION OF CEDAR LANE AND AMANDA PLACE
Zoning: FROM R- 1 TO PDH- 3
Overlay Dist:
Map Ref Num: 049-1- /01/ /0035A

Final Development Plan

FDP 2009-PR-021

Applicant: ELM STREET COMMUNITIES, INC.
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Rezoning Application

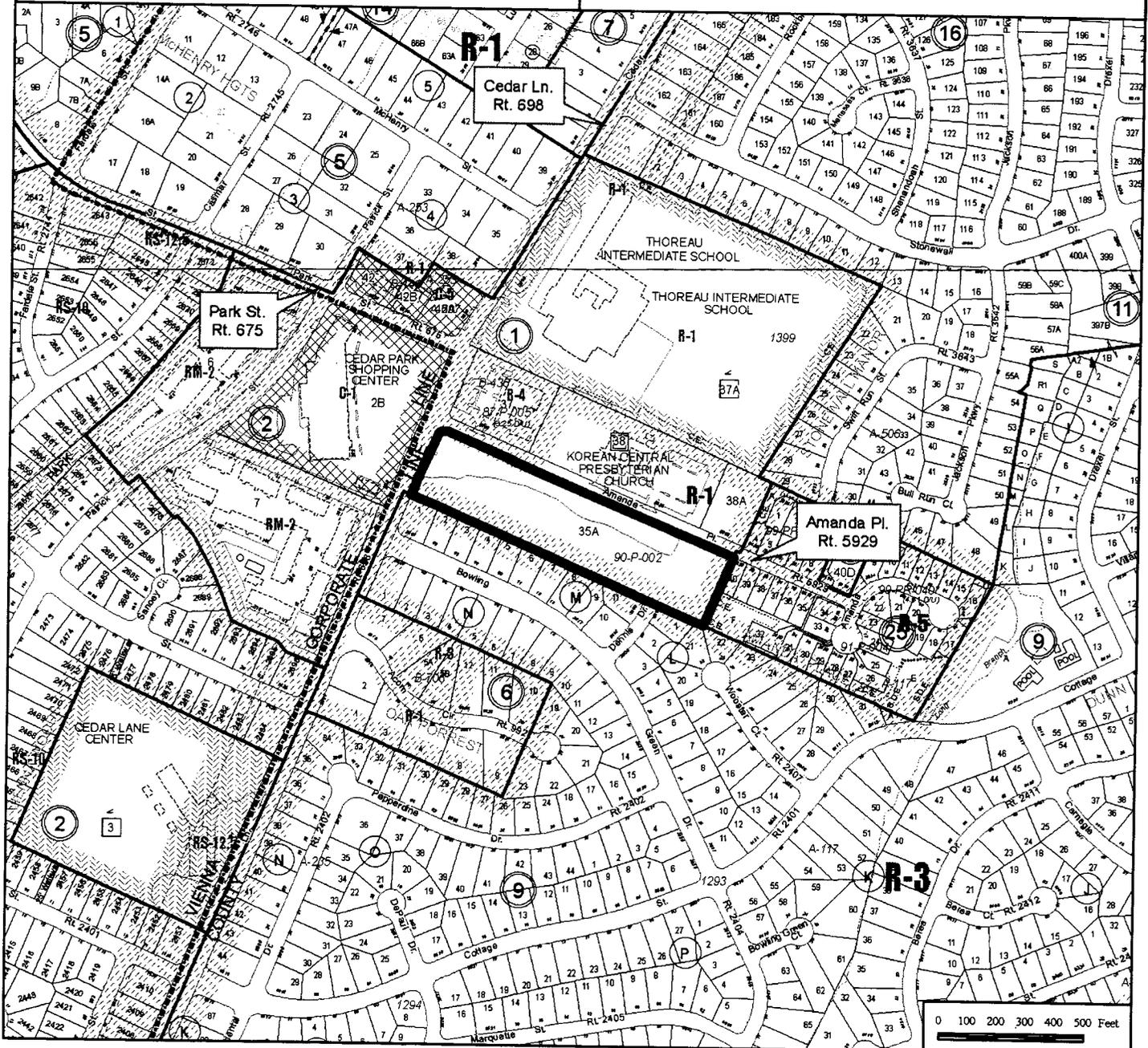
RZ 2009-PR-021

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CONCEPTUAL / FINAL DEVELOPMENT PLAN

AMANDA PLACE

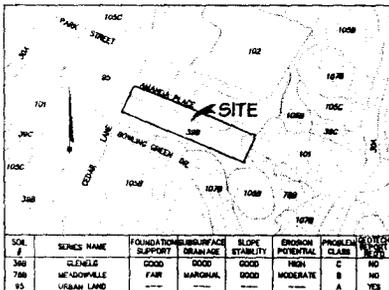
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2009-PR-021

RECEIVED
Department of Planning & Zoning

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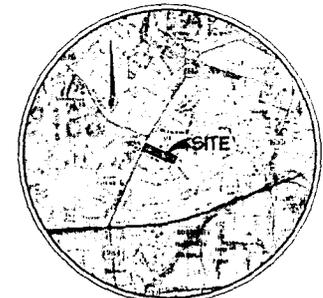
Zoning Evaluation Division



SOILS MAP/DATA
SCALE: 1" = 500'

NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX AMENDMENT MAP NUMBER 48-1(1)135A. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONING IS PDH-3.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF THE KOREAN CENTRAL PRESBYTERIAN CHURCH IN DEED BOOK 20045 AT PAGE 1388 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED FEBRUARY 2008. CONTOUR INTERVAL EQUALS TWO FEET HIGHER THAN.
- THERE ARE NO 100-YEAR FLOODPLANS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO RECORD ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRABES, OBJECTS, OR STRUCTURES WARRING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 20 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- SEE SHEET 8 FOR A DESCRIPTION OF EXISTING VEGETATION.
- THERE ARE NO EXISTING STRUCTURES OCCUPYING THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 118.6, 302.6, AND 306, HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT IN 872-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
- THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS SITE.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-306.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 2.8 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A MODIFICATION OF THE PS-2 PAVED DRIVEWAY STANDARDS OF PFM SECTION 700, PLATE 11-7, IN FAVOR OF THE COMMON DRIVEWAY AS SHOWN ON SHEET 3.
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN AMANDA PLACE
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN AMANDA PLACE
- AN ON-SITE TRAIL IS BEING PROPOSED AS A RECREATIONAL FACILITY WITH THIS DEVELOPMENT.
- NO SPECIAL ADAPTITIES ARE BEING PROPOSED WITH THIS DEVELOPMENT.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 8 FOR ARCHITECTURAL ELEVATIONS.
- A MAJOR PAVED TRAIL IS REQUIRED ALONG CEDAR LANE PER THE FAIRFAX COUNTY TRAILS PLAN.
- PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND BRACING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CITY/FOU PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVIDED IN SECTION 16-403 OF THE ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 2000'

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MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading, accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond splashway, access roads, site utilities, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cf)	If pond, dam height (ft)
Retention Pond	1.314	1.314	1.314	3,500sq	3,400cu	N/A
Infiltration Trench	3.024	3.024	3.024	7,700sq	N/A	
Totals	3.332	3.332	3.000sq	12,100sq		
- 4. Details drainage (channeling, outfalls, and pipe systems are shown on Sheet 3). Pond list and outlet pipe systems are shown on Sheet 3.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface noted on the plot is asphalt.
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 3.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is on a survey or field run is provided on Sheet 3.
- 11. A submission waiver is requested for: N/A
- 12. Stormwater management is not required because: N/A

SITE TABULATIONS

SITE AREA:	LOT AREA	PARCEL "A"	RIGHT-OF-WAY DEDICATION	TOTAL
	134,553.8 (3,180 ac)	134,587.6 (3,082 ac)	8,874.0 (0.206 ac)	287,794.6 (6,146 ac)

PDH-3 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	16 SINGLE-FAMILY DETACHED
MAXIMUM DENSITY	3 DU/AC	2.8 DU/AC
MINIMUM LOT AREA	N/R	8,805 sq ±
AVERAGE LOT AREA	N/R	7,780 sq ±
MAXIMUM BUILDING HEIGHT	N/R	35'
MINIMUM YARDS	N/R	SEE DETAIL SHEET 3
OPEN SPACE	20%	40%
PARKING (2 spaces/driveway for lots with public street frontage; 3 spaces/overhead structures)	256 + 36 = 36 spaces	84 spaces

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) ADDED WAIVER REQUEST (2) REVISED CLEARING LIMITS & FRONTAGE IMPROVEMENTS, ADDED UTILITY EASEMENTS & STREET CROSS-SECTION (3) ADDITIONAL LANDSCAPING, REVISED TREE COVER CALC.	10-23-09
2.	(1) CLEARED WAIVER REQUESTS, REVISED TABS (2) REVISED LAYOUT (3) REVISED LANDSCAPING & TREE COVER CALC. (4) REVISED OUTFALL (5) REVISED DETAIL	11-24-09
3.	(1) ADDED SETTING AREA NEAR WORKER/STAFF FACILITY, REVISED FRONTAGE IMPROVEMENTS.	1-8-10
4.	(1) REVISED SITE TAB & SHI INFORMATION (2) REVISED LAYOUT & CEDAR LANE IMPROVEMENTS (3) REVISED LANDSCAPING & TREE COVER CALC. (4) REVISED DETAIL NARRATIVE & SHI/IMP CALC. (5) NEW SHEET	2-23-10
5.	(1) REVISED SITE TAB & SHI INFORMATION, ADDED IMPROVEMENT REQUEST. (2) REVISED LAYOUT & CEDAR LANE IMPROVEMENTS. (3) REVISED DETAIL NARRATIVE & SHI/IMP CALC. (4) NEW SHEET	3-4-10

NO CHANGES OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS PLAN
- CONCEPTUAL/FINAL DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- EXISTING VEGETATION MAP
- OUTFALL ANALYSIS
- ARCHITECTURAL ELEVATIONS

DEVELOPER

ELM STREET COMMUNITIES, INC.
1355 BEVERLY ROAD
SUITE 2140
MULLEN, VIRGINIA 22101
(703)734-9730

CPJ Charles P. Johnson & Associates, Inc.
PLANNING ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3000 PARK DRIVE, SUITE 100, FAIRFAX, VIRGINIA 22031
800-337-7333

DATE: JUNE 10, 2009
REVISED: OCTOBER 23, 2009
NOVEMBER 24, 2009
JANUARY 6, 2010
FEBRUARY 23, 2010
MARCH 4, 2010

SHEET 1 OF 8

AMANDA PLACE

FILE # 08-524

PARK STREET
ROUTE #675
(VARIABLE WIDTH R/W)

CEDAR PARK SHOPPING CENTER

PARCEL 28
N/F
G.M. CEDAR PARK, LLC
D.B. 12104, PG. 1641
ZONE: C-1 USE: RETAIL

CEDAR LANE - ROUTE #698
(VARIABLE WIDTH R/W)

PARCEL 37
N/F
KOREAN CENTRAL PRESBYTERIAN CHURCH
D.B. 20045, PG. 1380
ZONE: R-1 USE: PRIVATE SCHOOL

PARCEL 38
N/F
KOREAN CENTRAL PRESBYTERIAN CHURCH
D.B. 20045, PG. 1380
ZONE: R-1 USE: CHURCH

AMANDA PLACE - ROUTE #5929
(VARIABLE WIDTH R/W)

PARCEL 35A
N/F
KOREAN CENTRAL PRESBYTERIAN CHURCH
D.B. 20045, PG. 1380
ZONE: R-1 USE: CHURCH

LOT 4
N/F
QING ZHU &
LINA SHI
D.B. 12904, PG. 1337
ZONE: R-3 USE: RESIDENTIAL

LOT 25
N/F
MONIKA ABDELALI KAD
& MORTA SAMIR KAD
D.B. 13278, PG. 270
ZONE: R-3 USE: RESIDENTIAL

PARCEL 17
N/F
AMANDA PLACE
H.G.A., INC.
D.B. 11884, PG. 1728
ZONE: R-3 USE: OPEN SPACE

LOT 22
N/F
MICHAEL G. &
LINDA D. RYAN
D.B. 7732, PG. 704
ZONE: R-3 USE: RESIDENTIAL

LOT 21
N/F
STANTON J. &
JANET W. SAURET
D.B. 14483, PG. 1700
ZONE: R-3 USE: RESIDENTIAL

DUNN LORING WOODS
SECTION FOUR - BLOCK L
D.B. 2082, PG. 440

BOWLING GREEN DRIVE - ROUTE #2404
(VARIABLE WIDTH R/W)

DUNN LORING WOODS
SECTION ONE - BLOCK M
D.B. 1886, PG. 360

DENNIS DRIVE
ROUTE #2414
(60' R/W)

DUNN LORING WOODS
SECTION ONE - BLOCK L
D.B. 1886, PG. 360

- ADDITIONAL PROPERTY OWNERS:**
DUNN LORING WOODS, SECTION ONE, BLOCK J
- LOT 1 - GUYAN NGUYEN & JEFF TRU
D.B. 19412, PG. 536
ZONE: R-3 USE: RESIDENTIAL
 - LOT 2 - JOSE G. & SANDRA CALDERON
D.B. 18281, PG. 365
ZONE: R-3 USE: RESIDENTIAL
 - LOT 3 - JAMES H. GRAY
D.B. 10033, PG. 1505
ZONE: R-3 USE: RESIDENTIAL
 - LOT 4 - GEORGE J. & SUSAN S. KRACZYK
D.B. 7401, PG. 1277
ZONE: R-3 USE: RESIDENTIAL
 - LOT 5 - KRISTEN L. MARSH & WILLIAM D. CRONE
D.B. 15384, PG. 45
ZONE: R-3 USE: RESIDENTIAL
 - LOT 6 - TROY J. TACHIAN
D.B. 20133, PG. 689
ZONE: R-3 USE: RESIDENTIAL
 - LOT 7 - KARL F. & MARGRIT E. EISENSCHMIDT, TRS.
D.B. 18984, PG. 84
ZONE: R-3 USE: RESIDENTIAL
 - LOT 8 - ESTHER B. REDMOND, TR.
D.B. 18556, PG. 271
ZONE: R-3 USE: RESIDENTIAL
 - LOT 9 - BONFACE P. & HELEN MONACELLI
D.B. 3051, PG. 608
ZONE: R-3 USE: RESIDENTIAL
 - LOT 11 - ROBERT W. & MARTHA P. MEIER
D.B. 20120, PG. 691
ZONE: R-3 USE: RESIDENTIAL
- DUNN LORING WOODS, SECTION ONE, BLOCK K
- LOT 1 - MICHAEL L. & TANYA K. RATHER
D.B. 19033, PG. 201
ZONE: R-3 USE: RESIDENTIAL

LEGEND

- EXISTING ZONING BOUNDARY
- EXISTING TIE LINE
- EXISTING UTILITY LINE & POLE
- EX. SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN
- VEHICLE TRIPS PER DAY
- EXISTING STREET LIGHT

EXISTING CONDITIONS PLAN

AMANDA PLACE

PROVIDENCE DISTRICT
FAREAX COUNTY, VIRGINIA

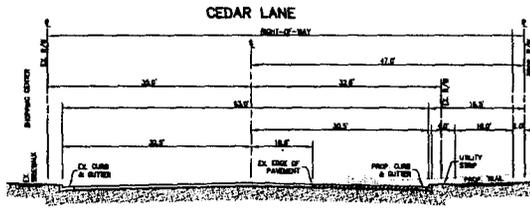
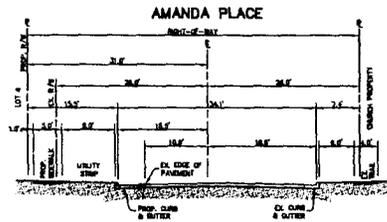


DATE	BY	CHKD	APP'D
2	8		
SHEET			
PRJ. NO. 08-524			
TYPE: CDP/72P			



Charles P. Johnson & Associates, Inc.
PLANNERS ARCHITECTS LANDSCAPE ARCHITECTS SURVEYORS
2000 RIVERVIEW DRIVE, SUITE 700, LAMAR, VIRGINIA 23066
PHONE: 804.747.1111 FAX: 804.747.1112
WWW.CPJAS.COM



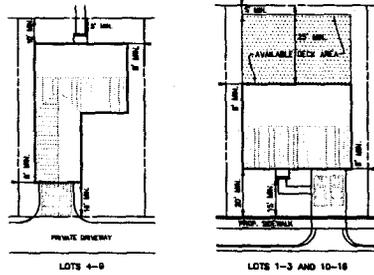


LEGEND

- LIMITS OF CLEARING & GRADING
- - - - - EXISTING TREE LINE
- ~ ~ ~ ~ ~ PROPOSED TREE LINE
- - - - - EXISTING UTILITY LINE & POLE
- - - - - EX. SANITARY SEWER
- - - - - PROP. SANITARY SEWER
- - - - - EX. STORM DRAIN & EASEMENT
- - - - - PROP. STORM DRAIN & EASEMENT
- - - - - EX. WATERMAIN

SECTION A-A
SCALE: 1" = 10'
ULTIMATE SECTION MAY VARY WITH FINAL ENGINEERING SUBJECT TO VDOT APPROVAL.

SECTION B-B
SCALE: 1" = 10'
ULTIMATE SECTION MAY VARY WITH FINAL ENGINEERING SUBJECT TO VDOT APPROVAL.

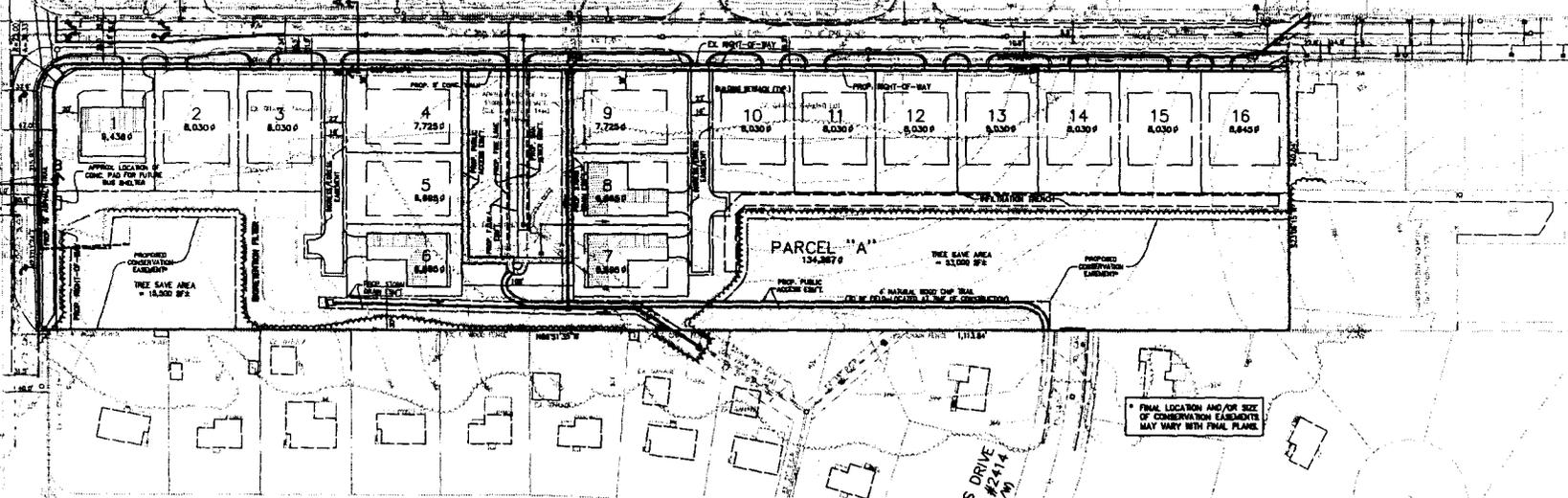


TYPICAL LOT LAYOUT
SCALE: 1" = 30'

AMANDA PLACE - ROUTE #5929
(VARIABLE WIDTH R/W)

CEDAR LANE - ROUTE #698
(VARIABLE WIDTH R/W)

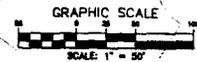
PARK STREET
ROUTE #675
(VARIABLE WIDTH R/W)



BOWLING GREEN DRIVE - ROUTE #2404
(VARIABLE WIDTH R/W)

DENNIS DRIVE
ROUTE #2241-14
(30' R/W)

* FINAL LOCATION AND/OR SIZE
OF CONSERVATION EASEMENTS
MAY VARY WITH FINAL PLANS.



CONCEPTUAL / FINAL DEVELOPMENT PLAN

AMANDA PLACE

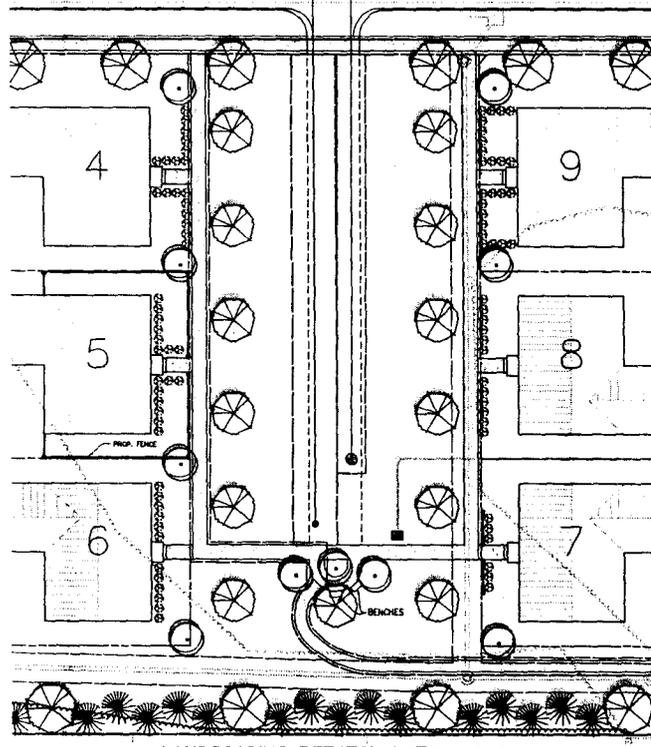
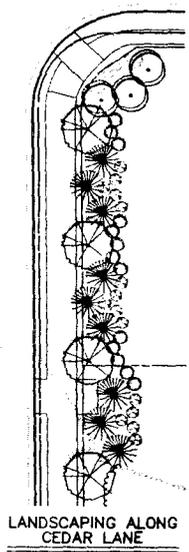
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2009-PR-021



CPJ
Charles P. Johnson & Associates, Inc.
PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, SURVEYORS
2004 PINE HILL, SUITE 200, LAMAR, VIRGINIA 22096-1800
(434) 681-1800
FAX: (434) 681-1800

DATE	BY	CHKD	APP'D
3/1/10	CPJ	CPJ	CPJ
SHEET	3 OF 8		
PROJECT NO.	08-524		
TYPE	CONCEPTUAL		



LEGEND

- SHADE TREE (2" CAL.) (CAT. II & IV)
- EVERGREEN TREE (6" HEIGHT) (CAT. II)
- ORNAMENTAL TREE (1" CAL.) (CAT. II)
- MEDIUM DECIDUOUS SHRUB
- MEDIUM EVERGREEN SHRUB
- GROUNDCOVER

IF THE LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE, SPECIES AND FINAL LOCATIONS MAY VARY AND WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

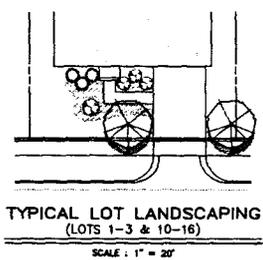


Table 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Proportion Table (Minimum and Starting Table 12.1)

1	Shade trees	15%
2	Evergreen trees	10%
3	Ornamental trees	15%
4	Medium deciduous shrubs	15%
5	Medium evergreen shrubs	15%
6	Groundcover	15%

B. Tree Canopy Requirements

1	Minimum canopy area	10,000 sq ft
2	Required area (based on 10% canopy)	10,000 sq ft
3	Actual canopy area	10,000 sq ft
4	Percentage of 10-year canopy requirement met	100%

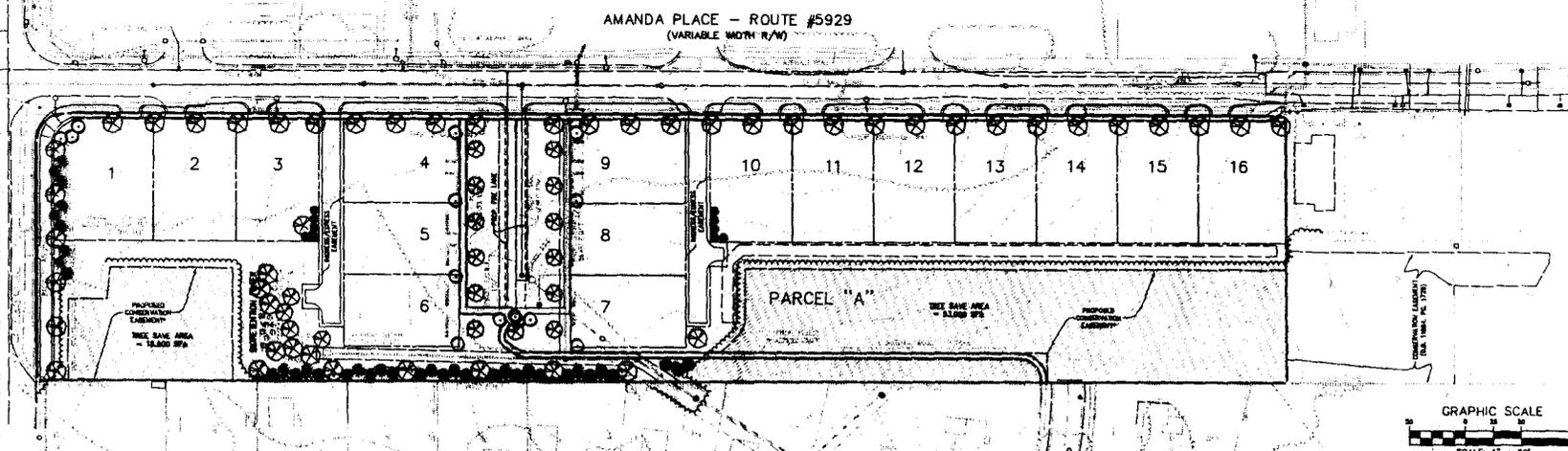
C. Tree Proportion

1	Tree Proportion Table	15%
2	Total canopy area	10,000 sq ft
3	Shade trees	1,500 sq ft
4	Evergreen trees	1,000 sq ft
5	Ornamental trees	1,500 sq ft
6	Medium deciduous shrubs	1,500 sq ft
7	Medium evergreen shrubs	1,500 sq ft
8	Groundcover	1,500 sq ft

D. Tree Status

1	Area of canopy to be met through replanting	0 sq ft
2	Area of canopy to be replaced by annual plants	0 sq ft
3	Area of canopy to be replaced by young trees	0 sq ft
4	Area of canopy to be replaced by mature trees	0 sq ft
5	Area of canopy to be replaced by medium trees	0 sq ft
6	Area of canopy to be replaced by small trees	0 sq ft
7	Area of canopy to be replaced by shrubs	0 sq ft
8	Area of canopy to be replaced by groundcover	0 sq ft
9	Area of canopy to be replaced by other vegetation	0 sq ft
10	Area of canopy to be replaced by other vegetation	0 sq ft
11	Area of canopy to be replaced by other vegetation	0 sq ft
12	Area of canopy to be replaced by other vegetation	0 sq ft
13	Area of canopy to be replaced by other vegetation	0 sq ft
14	Area of canopy to be replaced by other vegetation	0 sq ft
15	Area of canopy to be replaced by other vegetation	0 sq ft
16	Area of canopy to be replaced by other vegetation	0 sq ft
17	Area of canopy to be replaced by other vegetation	0 sq ft
18	Area of canopy to be replaced by other vegetation	0 sq ft
19	Area of canopy to be replaced by other vegetation	0 sq ft
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23	Area of canopy to be replaced by other vegetation	0 sq ft
24	Area of canopy to be replaced by other vegetation	0 sq ft
25	Area of canopy to be replaced by other vegetation	0 sq ft
26	Area of canopy to be replaced by other vegetation	0 sq ft
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CEDAR LANE - ROUTE #698
(VARIABLE WIDTH R/W)



CONCEPTUAL LANDSCAPE PLAN

AMANDA PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CPJ
Charles P. Johnson & Associates, Inc.
PLANNERS, ENGINEERS, LANDSCAPE ARCHITECTS, SURVEYORS
10000 WOODBURN ROAD, SUITE 100, FARMINGTON, VIRGINIA 22031
703.426.1000
www.cpj.com

DATE: 3/5/2010
SCALE: 1" = 50'

PROJECT NO: 08-524
SHEET: 4 OF 8
TYPE: CONCEPTUAL

DATE: 3/5/2010
SCALE: 1" = 50'

PROJECT NO: 08-524
SHEET: 4 OF 8
TYPE: CONCEPTUAL

TreesPlease

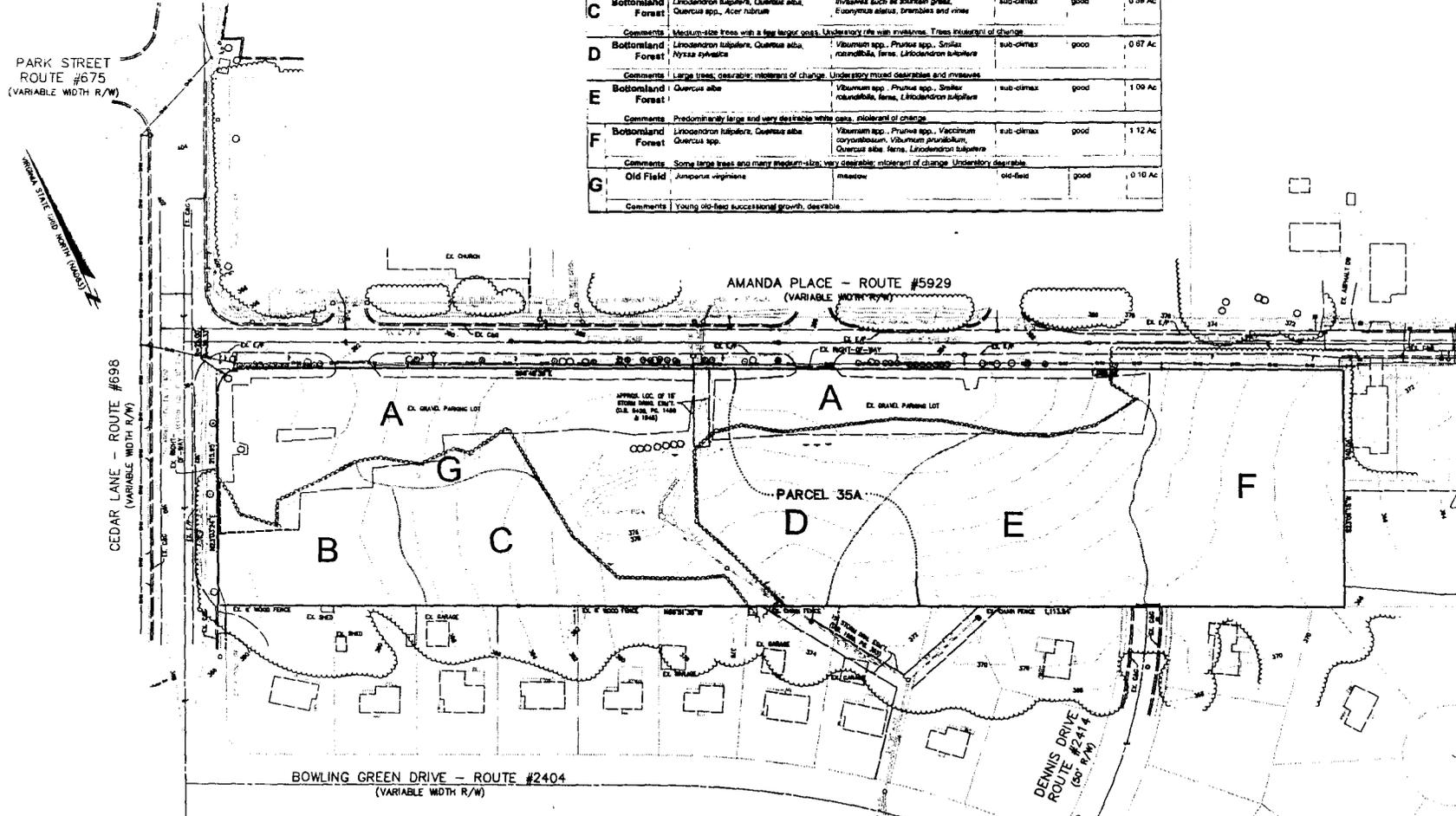
P.O. Box 1025, Logansport, Virginia 22653 753-927-2948
 http://www.treesplease.com e-mail: trees@treesplease.com

Existing Vegetation Map
 Amanda Place

LEGEND

- EXISTING TREELINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN

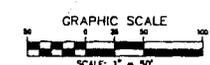
Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
A Developed	<i>Acer rubrum</i> , <i>Quercus palustris</i> , <i>Pinus strobus</i>	<i>Acer rubrum</i> , <i>brambles</i> , <i>Smilax rotundifolia</i> , <i>Viburnum</i> spp.	N/A	N/A	2.08 Ac
Comments	Gravel parking and storm water management dry pond surrounded by low maintenance grass and some landscape trees				
B Bottomland Forest	<i>Liriodendron tulipifera</i> , <i>Quercus alba</i> , <i>Quercus</i> spp.	<i>Acer rubrum</i> , <i>brambles</i> , <i>Smilax rotundifolia</i> , <i>Viburnum</i> spp.	sub-climax	good	0.48 Ac
Comments	Large shade trees, intolerant of change. Some invasive species are established.				
C Bottomland Forest	<i>Liriodendron tulipifera</i> , <i>Quercus alba</i> , <i>Quercus</i> spp., <i>Acer rubrum</i>	Invasives such as fountain grass, <i>Eupatorium altiss.</i> , <i>brambles</i> and vines	sub-climax	good	0.58 Ac
Comments	Medium-size trees with a few larger ones. Understory life with exotics. Trees intolerant of change.				
D Bottomland Forest	<i>Liriodendron tulipifera</i> , <i>Quercus alba</i> , <i>Nyssa sylvatica</i>	<i>Viburnum</i> spp., <i>Prunus</i> spp., <i>Smilax rotundifolia</i> , ferns, <i>Liriodendron tulipifera</i>	sub-climax	good	0.87 Ac
Comments	Large trees, desirable; intolerant of change. Understory mixed desirable and invasives.				
E Bottomland Forest	<i>Quercus alba</i>	<i>Viburnum</i> spp., <i>Prunus</i> spp., <i>Smilax rotundifolia</i> , ferns, <i>Liriodendron tulipifera</i>	sub-climax	good	1.09 Ac
Comments	Predominantly large and very desirable white oaks, intolerant of change.				
F Bottomland Forest	<i>Liriodendron tulipifera</i> , <i>Quercus alba</i> , <i>Quercus</i> spp.	<i>Viburnum</i> spp., <i>Prunus</i> spp., <i>Vaccinium corymbosum</i> , <i>Viburnum prunifolium</i> , <i>Quercus alba</i> ferns, <i>Liriodendron tulipifera</i>	sub-climax	good	1.12 Ac
Comments	Some large trees and many medium-size; very desirable; intolerant of change. Understory desirable.				
G Old Field	<i>Juncus virginiana</i>	meadow	old-field	good	0.10 Ac
Comments	Young old-field successional growth, desirable.				



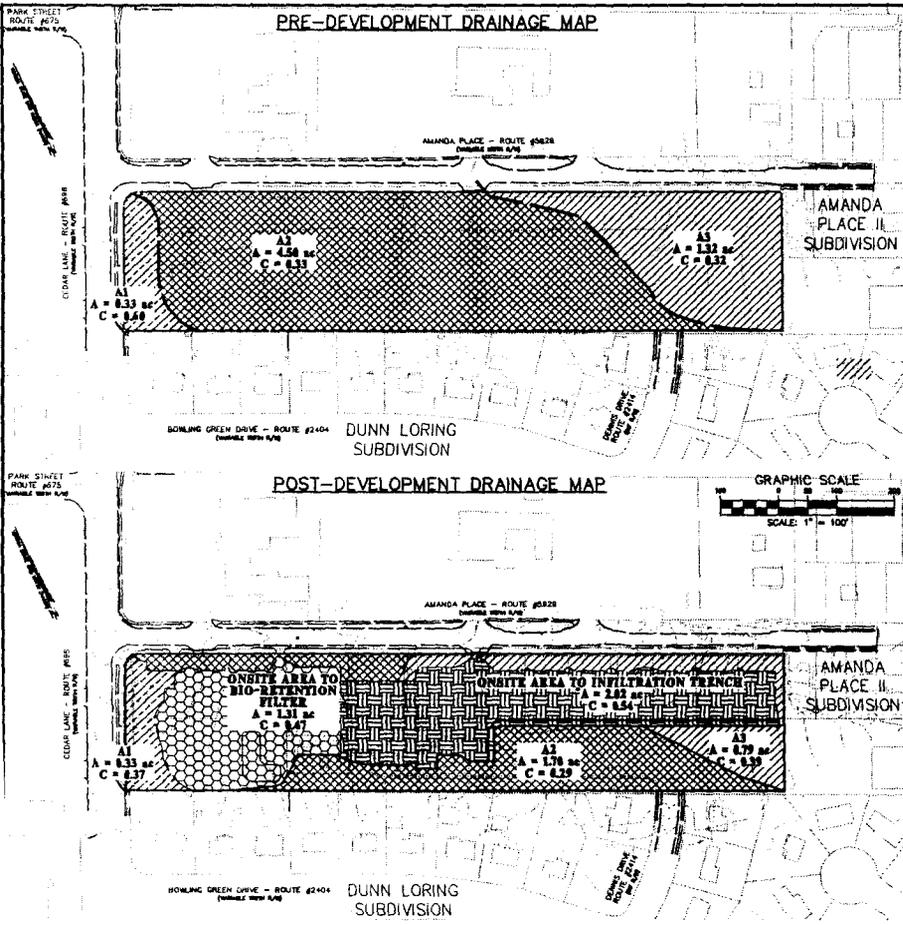
EXISTING VEGETATION MAP

AMANDA PLACE

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

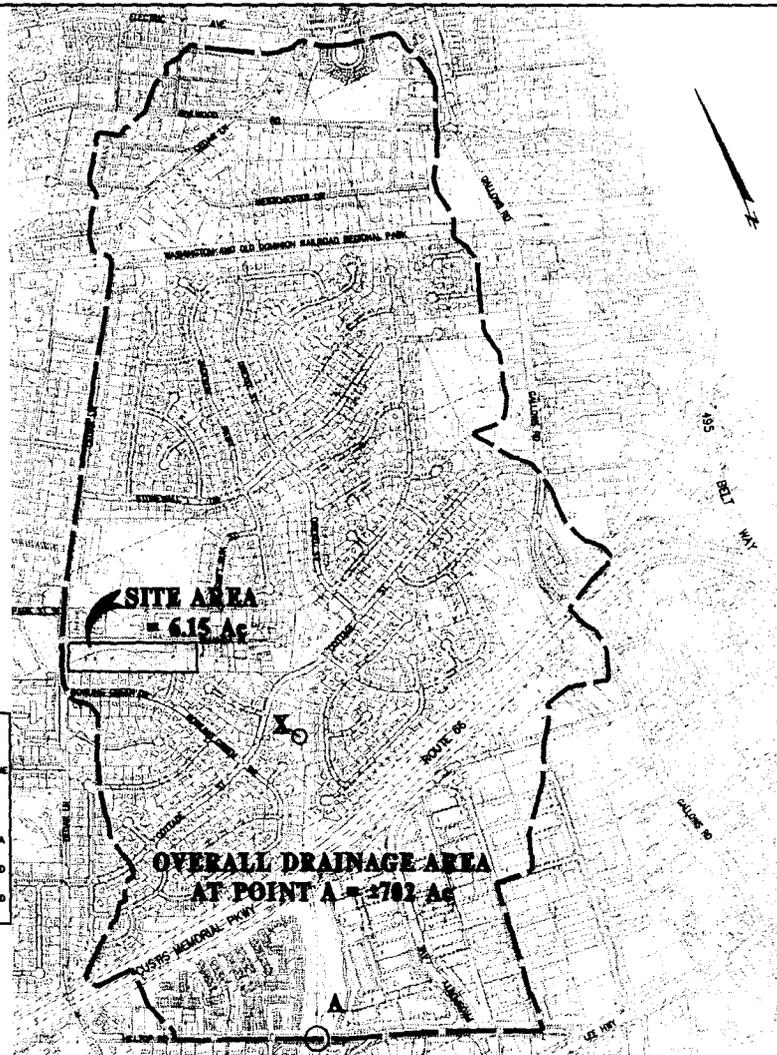


DATE	SCALE
5/8	1" = 50'
PRJ NO: 08-524	TYPE: GDD/FPD



LEGEND

- A1 - ONSITE AREA TO EXISTING STORM SEWER SYSTEM ALONG CEDAR LAKE
- A2 - ONSITE AREA TO EXISTING STORM SEWER SYSTEM AT DUNN LORING SUBDIVISION
- A3 - ONSITE AREA TO EXISTING POND AT AMANDA PLACE II SUBDIVISION
- ONSITE AREA TO PROPOSED BIO-RETENTION FILTER
- ONSITE AREA TO PROPOSED INFILTRATION TRENCH



BMP COMPUTATIONS

Part 1 - List all of the Subtypes and C-Factor used in the BMP Computations

Subtype Designation and Description	C ¹	Acres
Onsite to Storm Sewer	(1)	(2)
Onsite to Storm Sewer	(1)	1.32
Onsite to Storm Sewer	(1)	2.03
Onsite to Storm Sewer	(1)	1.46
Onsite to Storm Sewer	(1)	0.33

Part 2 - Compute the Total Phenomenon Network in the Site

Subtype	BMP	Treatment	Area	C ¹ Factor	Product
Designation	Type	Eff. (%)	Ratio	Ratio	(4)
(1)	(2)	(3)	(4)	(5)	(6)
Onsite to Storm Sewer	1	X	0.21	X	1.46
Onsite to Storm Sewer	1	X	0.33	X	1.32
Onsite to Storm Sewer	1	X	0.17	X	1.01
					(a) Total = 49.44

NOTE: These computations are preliminary and subject to change with final engineering plans.

OVERALL DRAINAGE AREA MAP
SCALE: 1" = 500'

OUTFALL NARRATIVE PER ZONING DRAINAGE

THE PROPERTY CONSISTS OF 6.15 ACRES ON WHICH 16 SINGLE FAMILY DETACHED UNITS AND RELATED UTILITIES ARE BEING PROPOSED. THE SITE CURRENTLY HAS A LARGE GRAVEL PARKING LOT AND AN EXISTING DRY POND. TWO-THIRDS OF THE SITE IS DENSELY WOODED. THE SITE'S TOPOGRAPHY IS SOMEWHAT FLAT AND HAS SLOPES BETWEEN 3% - 5%.

THE SITE'S STORMWATER RUNOFF SHEET FLOWS IN THREE DIFFERENT DIRECTIONS. AREA 1 (0.33 ACRES) SHEET FLOWS INTO AN EXISTING CURB INLET ALONG CEDAR LAKE TO THE SOUTHWEST OF THE SITE. AREA 2 (4.56 ACRES) SHEET FLOWS INTO AN EXISTING STORM SEWER SYSTEM WITHIN DUNN LORING SUBDIVISION, THROUGH THE EXISTING DRY POND LOCATED NEAR THE MIDDLE OF THE SITE. AREA 3 (1.32 ACRES) SHEET FLOWS INTO AN EXISTING YARD INLET WITHIN THE AMANDA PLACE II SUBDIVISION AND ULTIMATELY DISCHARGES INTO AN EXISTING OFFSITE SWAMP/DRY POND TO THE EAST OF THE SITE.

AFTER THE DEVELOPMENT, THE DRAINAGE PATTERN WILL BE PRACTICALLY THE SAME AS THE EXISTING DRAINAGE PATTERN. HOWEVER, APPROXIMATELY 1.31 ACRES OF THE SITE'S STORMWATER WILL SHEET FLOW INTO A PROPOSED ONSITE BIORETENTION FILTER AND 2.02 ACRES OF ONSITE AREA WILL DRAIN INTO AN INFILTRATION TRENCH. THE FILTER AND TRENCH WILL PROVIDE SWM & BMPs FOR THE SITE (SEE BMP COMPS THIS SHEET). THE REMAINING RUNOFF FROM THE SITE WILL BE REDUCED AND CONTRIBUTE TO SHEET FLOW INTO THE EXISTING STORM SEWER SYSTEMS ON ADJACENT SITES (SEE COMPS AND POST DEVELOPMENT DRAINAGE MAP THIS SHEET). THE EXISTING STORM SEWER SYSTEM HAS BEEN ANALYZED AND FOUND TO HAVE ADEQUATE CAPACITY (SEE SHEET 7 FOR EXISTING STORM SEWER COMPUTATIONS). THE EXISTING STORM SEWER SYSTEM THEN DISCHARGES INTO THE WELL-DEFINED CHANNEL OF LONG BRANCH. THERE IS A MAJOR FLOODPLAIN AND RPA ALONG LONG BRANCH.

THE OFF-SITE DRAINAGE AREA MAP SHOWN ON THIS SHEET DETECTS THE DRAINAGE AREA WHERE BOTH SITE OUTFALLS INTERSECT WITH THE EXISTING FLOODPLAIN FOR LONG BRANCH AT POINT "X". THE FLOW THEN DRAINS UNDER ROAD #4 THROUGH TRIPLE APPROXIMATE 8'x6' BOX CULVERTS. THE TOTAL SITE AREA (6.15 ACRES) AT POINT "A", WHERE IT FLOWS UNDER HILLTOP ROAD THROUGH DOUBLE APPROXIMATE 8' ELLIPTICAL CULVERTS, IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 702 ACRES).

SINCE THE FLOWS FROM THE SITE WILL BE REDUCED AND THE DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES, IT IS THEREFORE THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THE PROJECT.

STORMWATER MANAGEMENT AND BMP SUMMARY

STORMWATER MANAGEMENT WILL BE PROVIDED BY MEANS OF AN ONSITE BIORETENTION FILTER AND AN INFILTRATION TRENCH. THE BIORETENTION FILTER AND INFILTRATION TRENCH WILL REDUCE THE POST-DEVELOPMENT PEAK FLOWS FROM THE SITE TO LESS THAN WHAT THE PRE-DEVELOPMENT PEAK FLOWS ARE.

THE BIORETENTION FILTER, THE INFILTRATION TRENCH, AND A QUALIFIED OPEN SPACE PARCEL WILL PROVIDE APPROXIMATELY 49% BMPs FOR THE SUBJECT SITE, WHICH EXCEEDS THE REQUIRED 40% BMPs (SEE BMP COMPS THIS SHEET).

OUTFALL ANALYSIS

AMANDA PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Charles P. Johnson & Associates, Inc.
PLANNERS, ENGINEERS, LANDSCAPE ARCHITECTS, SURVEYORS
3800 FARMER ROAD, SUITE 700, FARM HILL, VIRGINIA 22030-1000
703.426.1000
WWW.CPJ-PA.COM

CPJ
ASSOCIATES

OUTFALL ANALYSIS

AMANDA PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

City of Virginia Seal
PAUL S. JOHNSON
Lic. No. 019158
Professional Engineer

DATE: 3/9/2010
TIME: 10:00 AM

SHEET 6 OF 8

PROJECT: AMANDA PLACE II SUBDIVISION

DATE: 3/9/2010
TIME: 10:00 AM



LOTS 1-3 & 10-16 (FRONT-LOAD GARAGE UNITS)

LOTS 4-9 (REAR-LOAD GARAGE UNITS)

**THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES ONLY**

PREPARED BY: CHARLES P. JOHNSON & ASSOCIATES, INC.
 DATE: 04/2010
 PROJECT NO.: 04-524
 TYPE: CDP/7DP
 200 FLORENCE BLVD., SUITE 200, FAIRFAX COUNTY, VIRGINIA 22030-1000
 PHONE: (703) 261-7000 FAX: (703) 261-7001
 WWW.CPJ-VA.COM

ARCHITECTURAL ELEVATIONS
AMANDA PLACE

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2009-PR-021



NO.	DATE	DESCRIPTION	BY

SHEET	8	OF	8
PROJECT NO.	04-524		
TYPE	CDP/7DP		

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

DESCRIPTION OF THE APPLICATIONS

The applicant, Elm Street Communities, Inc., has filed rezoning application RZ/FDP 2009-PR-021 on Tax Map Parcel 49-1 ((1)) 35A to rezone a 6.15 acre site from the R-1 District to the PDH-3 District to permit the development of sixteen (16) single-family detached residences. The subject site is currently a part of the Korean Central Presbyterian Church (KCPC) Special Permit land area (SP 83-P-057) and the KCPC has filed a simultaneous application with the Board of Zoning Appeals (BZA) to have this parcel removed from the special permit area (SPA 83-P-057-5). The BZA held a public hearing on that application on February 24, 2010 and a decision only is scheduled for March 31, 2010. The parcel currently contains a dry stormwater management pond, a surface gravel parking lot, and several stands of mature trees.

The proposed density under this rezoning application will be 2.60 du/ac with approximately 40% open space provided. The dwellings will face either Amanda Place or an area of open space. For the dwellings (Lots 1-3 and 10-16) facing Amanda Place (a public street), the two-car garage will face the road and access would be via driveways from Amanda Place. The dwellings which are proposed to face the area of open space will be rear loaded, with the garages accessed through two alleys from Amanda Place with their front door/façade facing open space roughly 50 feet from the intersection of Amanda Place with Cedar Lane.

LOCATION AND CHARACTER

The site is bounded to the north by the current KCPC, to the south by the Dunn Loring Woods single-family detached subdivision, to the east by the Amanda Place II single-family detached subdivision and to the west by the Cedar Park Shopping Center (located within the corporate limits of the Town of Vienna). The site is relatively flat with its highest point at a point closer to the Amanda Place II subdivision. The existing vegetation is in fair to good condition.



SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan
North	Church (Korean Central Presbyterian Church)	R-1	Residential, 3-4 du/ac
South	Residential, Single Family Detached (Dunn Loring Woods)	R-3	Residential, 2-3 du/ac
East (Town of Vienna)	Shopping Center (Cedar Park Shopping Center)	C-1	Retail and Other (Town of Vienna)
West	Residential, Single Family Detached (Amanda Place II)	R-5	Residential, 3-4 du/ac

BACKGROUND (Appendix 4)

The land use history of this site predominantly relates to its inclusion in the land area associated with SP 83-P-057-3 in January 1996. The chart below summarizes the land use case history for Parcel 35A.

History			
Case Number	Acreage	Approval Body and Date	Application Description
RZ 90-P-002	6.28 ac	BOS (dismissed)	Request to allow Parcels 35 and 36 (now known as Parcel 35A) to be zoned R-4 (Dismissed)
SPA 83-P-057-2	12.93 ac	Approved by BZA on 6/8/93 (expired)	Proposal to add land area, 2 temporary trailers, 20 additional parking spaces, waiver of dustless surface requirement and modification to the minimum yard requirement based on an error in building location. Proposal included, for the first time, land area to the south of Amanda Place, Parcels 35 & 36 (now known as Parcel 35A) .
SPA 83-P-057-3	12.66 ac	Approved by BZA on 1/16/96	To permit an increase in land area, additional parking, addition of the stormwater management pond, three temporary classroom trailers, and modification to the minimum yard requirement based on an error in building location. Application included Parcel 35 & 36 (now known as Parcel 35A) .
SPA 83-P-057-4	12.38 ac	Denied by BZA on 4/9/02	To permit building additions, increase in seating, site modifications and change in development conditions.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: II

Planning District: Vienna Planning District

Planning Sector: V-2, Cedar Community Planning Sector

Plan Map: Residential, 3-4 du/ac

Plan Text:

On page 57 of the Fairfax County Comprehensive Plan, as amended through July 13, 2009, the Plan states:

Parcels fronting on both sides of Amanda Place are planned for 3-4 dwelling units per acre. As an option, if an acceptable redevelopment plan is submitted that fully consolidates all of the parcels along Amanda Place, consideration may be given for a residential density range of 5-8 dwelling units per acre.

As an option, single-family detached housing at 4-6 dwelling units per acre may be appropriate on Tax Map Parcels 49-1((1))32, 32A, 33, 34, 39, 40, 40A, 40B and 41 to foster coordinated development of this land if the following conditions are met:

- *Development should have substantial and logical consolidation, with any unconsolidated parcels able to integrate into any previous consolidation and develop in a similar manner;*
- *Development above 5 dwelling units per acres should only occur if full consolidation is achieved; and*
- *Internal open space should maximize opportunities to save mature trees on site.*

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

Title of Plan: Amanda Place

Prepared By: Charles P. Johnson & Associates, Inc.

Original and Revision Dates: June 10, 2009, as revised through March 4, 2010.

Amanda Place	
Sheet #	Description of Sheet
1 of 8	Cover Sheet, Sheet Index, Vicinity Map, Soils Map, Notes, Site Tabulations, Stormwater Checklist
2 of 8	Existing Conditions Plan
3 of 8	Overall Site Layout, Road Sections, Typical Lot Layout
4 of 8	10-year Tree Canopy Calculation Worksheet, Landscaping Along Cedar Lane, Typical Lot Landscaping, Conceptual Landscape Plan
5 of 8	Existing Vegetation Map
6 of 8	Outfall Analysis, Narrative and BMP Summary
7 of 8	Outfall Analysis
7 of 8	Architectural Elevations

Site Layout: The applicant proposes sixteen (16) new single-family detached residences on the subject site. Along Amanda Place, the applicant proposes 10 homes that would directly access Amanda Place through individual driveways. According to the CDP/FDP, all of the proposed units would have a maximum height of 35 feet. For the ten lots facing Amanda Place, the residences would be a minimum of 8 feet from the side lot lines, a minimum of 15 feet from the front lot lines (with a minimum of 20 feet at the driveway at the garages), and at least 25 feet from the rear lot lines. Those homes would have area for a deck in the rear of the home (with a minimum distance of 5 feet from the rear lot line) and two-car garages at the front of the home with individual driveways to access Amanda Place.

For the remaining six (6) lots, the homes are to face a new area of open space which is proposed to be created in the area currently mostly cleared for the stormwater management facility. The open space is proposed as a rectangular area with trees, grassy areas with pedestrian paths along the perimeter of the area. The dwellings are proposed to face this open space area with garages to the rear. The layout shows that two alleys access Amanda Place to the rear of these six lots, with the garages accessing these driveways.

Landscaping and Tree Save: This site has significant areas of existing vegetation, overstory and understory, which appears to be in fair to good condition. Staff specifically notes that there is a stand of existing mature white oak trees located in the southwestern portion of the site in fair to good condition. The applicant proposes to provide tree save areas of approximately 68,500 square feet (SF) in the southwest and southeast portions of the site. The applicant has depicted a proposed conservation easement which covers the majority of the tree save area (the easement does not include the area where the applicant proposes to field locate a natural wood chip trail near the southern property boundary).

In addition to the tree save, the applicant proposes new landscape buffer plantings along Cedar Lane and the southern boundary that abuts the Dunn Loring Woods subdivision which consists of shade trees, with evergreen trees. In the central open space area, the applicant proposes two rows of shade trees along the property lines adjacent to the homes and several grassy areas. The applicant also proposes a central landscaped feature, with shade tree and ornamental trees at the terminus of the open area. Finally, on the individual lots, the applicant proposes shade trees with shrubs and groundcover.

Vehicular and Pedestrian Access: Ten (10) of the proposed homes will have driveway access directly from Amanda Place. The applicant proposes a five foot wide sidewalk along the site's Amanda Place frontage, and the typical lot layout shows private sidewalks accessing the front of each home.

The other six (6) lots will be accessed from rear-loaded garages onto one of two private alleys which will run to the rear of these six lots. (These alleys are less than 200 feet long.) At the front of those proposed dwellings, individual sidewalks will connect the homes to the overall trail system proposed on the entire subdivision.

In addition, the applicant proposes a 4-foot wide natural wood chip walking trail along the southern boundary, to be field located at the time of construction that will also provide pedestrian access to Dennis Drive to the south.

Parking: Offstreet parking will be provided on each individual lot, including a two-car garage for each at least two spaces in each driveway. For the homes which directly face Amanda Place, the length of the driveways is shown on the CDP/FDP as at least 20 feet with approximately 30 feet of width. In addition, Amanda Place will now be wide enough to accommodate some street parking.

For the homes which utilize the alleys for access, the driveways are shorter, with a 18-foot minimum length but will still maintain a width of approximately 30 feet.

Road Improvements: The applicant proposes to add curb and gutter along Amanda Place and Cedar Lane and dedicate right-of-way of approximately 5 feet (for a width of 31 feet from centerline) along Amanda Place and approximately 15 feet (variable) along Cedar Lane (for a width of approximately 47 feet) as noted in the proffers and depicted on the CDP/FDP.

Open Space and Amenities: The applicant proposes to provide 40% open space largely through the provision of the tree save areas in the southern portions of the site and with the open space proposed in front of Lots 4-9. In the areas near Lots 4-9, the applicant also proposes benches around a landscaped focal point. The applicant further proposes to provide a wood chip walking trail along the southern boundary, which would provide pedestrian connection to the south (Dennis Drive).

Stormwater Management: The applicant proposes to provide stormwater management by an onsite bio-retention filter near Lot 6 in the southwestern portion of the site and an infiltration trench along the rear of Lots 10-16. A conservation easement has also been proposed to provide a portion of the required water quality controls; this easement is shown around a majority of the tree save areas (excluding the areas adjacent to the proposed trail).

Land Use Analysis (Appendix 5)

The Comprehensive Plan provides that parcels fronting on both sides of Amanda Place are planned for residential development at 3-4 dwelling units per acre. The original submission proposed 18 houses, with several homes accessed by pipestem driveways. This layout was later amended to the current site layout of 16 dwelling units with rear access on alleys for some of the proposed units. The applicant now proposes a density of 2.60 du/ac, which is within the established guidance for the site.

Issue: Universal Design

Fairfax County has recently adopted a Universal Design Policy which encourages residential developments to incorporate Universal Design Elements so that housing is usable to the greatest extent possible by people of all ages without the need for significant adaptation or specialized design.

Resolution:

The applicant has proffered that when the homes are originally purchased, the following Universal Design options would be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high. Staff finds that this commitment provides sufficient opportunity for elements of Universal Design to be added to the homes, subject to the individual design choices of a particular homeowner.

Environmental Analysis (Appendix 8)

Issue: Green Building Practices

The Comprehensive Plan has been amended to recommend that buildings and associated landscapes be designed and constructed to use energy and water resources efficiently and to minimize negative impacts on the environment and building occupants. As such, staff encouraged the applicant to incorporate energy conservation into their plans for the proposed dwellings. A commitment to attain Energy Star qualification for the homes was encouraged in order to increase the overall energy efficiency and reduce energy needs associated with the new homes.

Resolution:

The applicant has agreed, per the draft proffers, that all newly constructed dwellings on the site shall be Energy Star qualified homes, or an equivalent rating as determined by the Department of Public Works and Environmental Services (DPWES). Also, the appliances, including dishwashers, refrigerators and freezers, and clothes washers, shall be Energy Star Certified or an equivalent rating. Staff finds that this issue is resolved.

Landscaping and Tree Preservation

There are significant stands of existing trees and understory vegetation on the site which staff considers a priority for preservation. The applicant proposes a substantial amount of tree preservation which would be placed in a separate parcel to the rear of the proposed lots in the southern section of the site. Staff has asked the applicant provide further safeguards to assure preservation.

Staff also asked the applicant for more specific detail about the proposed new landscaping plantings for this site as a whole and on individual lots.

Resolution:

The applicant has proffered to place a conservation easement over a substantial portion of the tree save area as depicted on the CDP/FDP. (It should be noted that the easement does not cover the area where the applicant proposes to field locate the wood chip trail.) The applicant has further proposed proffers committing to specific safeguards for tree preservation.

In addition, the applicant has provided specific details on the placement and types of plantings on the typical lots and has proffered to submit a landscape plan during the site plan review in substantial conformance with the CDP/FDP which will be subject to review by Urban Forest Management (UFM). Therefore, this issue is resolved.

Transportation Analysis (Appendix 10)***Issue: Trail Along Cedar Lane***

In their February 5, 2010, memorandum, the Virginia Department of Transportation (VDOT) noted that a sidewalk is recommended along Cedar Lane to be consistent with the adjacent facilities and that the proposed trail cannot meet the currently required offset from the back of the curb without a waiver.

Resolution:

The applicant has revised the CDP/FDP to show the proposed trail within wider right-of-way than originally provided and VDOT has preliminarily agreed to the design, noting that more detail or justification may be required during subdivision plan review for a final disposition. If VDOT were not to approve the design, the applicant would need to either redesign the trail and/or agree to private maintenance. As such, staff finds that this issue is resolved.

Issue: Subdivision Street Connectivity Requirements

The Fairfax County Department of Transportation (FCDOT) has noted that the proposed development is required to meet the new VDOT Subdivision Street Requirements which encourage greater connectivity between streets. The applicant has been asked specifically to improve the connectivity by linking Dennis Drive with Amanda Place to improve connectivity on this site. Currently, Amanda Place only has access to and from Cedar Lane

Resolution:

The applicant notes that a connectivity index of 1.6 or greater is required per the VDOT subdivision street acceptance requirements and that, even without extending Dennis Drive, the connectivity index is 2.0 for this site and therefore the VDOT Subdivision Street Requirements have been met. While the extension to Dennis Drive may improve the connectivity, it would not be technically required under the VDOT requirements. Therefore, the applicant is not proposing to connect Amanda Place and Dennis Drive.

Stormwater Management Analysis (Appendix 13)***Issue: Water Quality***

As described on the CDP/FDP, stormwater management will be provided by means of an onsite bio-retention filter and an infiltration trench. The filter and trench are proposed to reduce the post-development peak flows from the site to less than the pre-development peak flows. The filter, trench and open space are proposed to provide Best Management Practices (BMPs) to the site, and the applicant has provided calculations that these facilities will provide approximately 49% BMPs from the site.

Issue: Outfall and Detention

The provided outfall narrative states that the drainage pattern for the site flows in three different directions. The first area flows into a curb inlet along Cedar Lane located in the southwest portion of the property. The second area sheet flows into an existing storm sewer system through a dry pond in the center of the site.

The third area sheet flows in an easterly direction into a yard inlet located in the Amanda Place II subdivision which ultimately discharges into an existing offsite stormwater dry pond. Staff has expressed concern over the effect of the removal of the existing on-site dry pond on the stormwater management in the area. There was a previous drainage complaint at 2613 Bowling Green Drive and staff has asked the applicant to research how their development and stormwater management plan would address those drainage concerns.

With regard to the drainage complaint, the applicant's engineer has researched the issue and has found that the 2008 complaints have been resolved. In addition, the agent for the Church for All Nations (SPA 83-P-057-5) provided an email (which is attached at Appendix 13) from the president of the Dunn Loring Civic Association noting that the drainage complaint at 2613 Bowling Green Drive was adequately resolved based on corrective measures taken by the Korean Central Presbyterian Church.

Resolution:

The infiltration trench and bio-retention filter appear to be appropriately located to satisfy water quality and quantity requirements for this project. In response to staff direction, the applicant has recently provided more detailed calculations, post-development drainage maps and hydraulic grade line computations to depict the treatment of stormwater on this site. Staff is currently reviewing the detailed information and notes that the applicant will be expected to meet the specifications provided on Sheets 6 and 7 of the CDP/FDP and will be required to provide all relevant calculations and supporting data for review and approval during review of the site and subdivision plans.

Issue: Existing Pond and Phasing of Improvements

As described above, this parcel currently contains a stormwater management dry pond which serves the existing parking lot on the site. The site plan approved for that pond indicates that the pond serves only the parking lot and was not designed or envisioned as a facility to support any other upstream uses (i.e. the existing Church or Thoreau Middle School). However, the question of whether the proposed facilities could adequately replace this existing pond has been posed during the review of this application. Further concern has also been expressed about the interim condition between the current condition with the pond and some future date when the new facilities are installed.

Resolution:

As described above, based on the information provided to staff, staff has found that the proposed facilities generally satisfy the stormwater management requirements for this project and notes that any changes could require a CDPA/FDPA. In addition, the applicant has proffered to keep the SWM pond until such time when development begins on the proposed single family homes. As such, staff finds this issue is resolved.

Residential Development Criteria

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, respecting the County's historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. The Board of Supervisors adopted the Residential Development Criteria as part of the Land Use Section of the Policy Plan in order to set standards for evaluating new residential development.

- Site Design: Staff finds that the proposed layout of the development is logical and functional since the majority of the lots face and access Amanda Place directly through individual driveways with the fronts facing the street. For the lots that do not face Amanda Place, staff also finds that relationships between the lots are logical with appropriate buffering and design features to limit any adverse impacts.

Lots Facing Amanda Place

Lots 1-3 and 10-16 face Amanda Place and the relationships of these dwellings are logical with the sides of most homes facing either the sides of other single family detached dwellings or Cedar Lane. Although proposed Lots 10-16 have an infiltration trench along the rear property lines, staff notes that this trench will not be readily visible as trench will appear as a gravel area and the filtration mechanism will be on the same level as the surrounding land. The lots facing Amanda Place will have the same orientation as the Amanda Place II subdivision, which also has similar front loading lots along Amanda Place. The square footage of the newly proposed lots will be approximately 1,800 SF larger than those in the adjacent Amanda Place II subdivision. In addition, the widths of the adjacent Amanda Place II parcels are 50 feet while the proposed lots will be 70 feet wide along the street. While the proposed lots are smaller than those found in the Dunn Loring Woods subdivision to the south, the new development will be buffered from those existing lots by the areas of tree save and additional vegetation. New trails and sidewalks will run along Amanda Place, Cedar Lane and through the tree save area to connect the proposed development to Dunn Loring Woods and other surrounding properties. New landscaping, in the form of new plantings including shade, evergreen and ornamental trees and deciduous and evergreen shrubs, is proposed on the typical lots as well as along Cedar Lane. A 68,500 SF tree save area is proposed, which would serve as community open space. To access this open space, the applicant proposes a trail which would provide a walking path from Amanda Place to Dennis Drive to the south.

Lots Facing the Open Area

Because of the length of the property along Amanda Place, various iterations of the plan were suggested by the applicant to break up the possible "soldier effect" of the houses fronting along Amanda Place. Ultimately, the applicant proposed the current configuration with two rows of three homes that could be placed around a commons area which would not only offer a variation in unit type but would also provide an open space amenity for the entire property to use. In response to staff concerns about how the perpendicular placement of these units would relate to the lots facing Amanda Place, as well as the impact of these lots upon Dunn Loring Woods subdivision to the south, the applicant has added additional landscaping to the rear areas of Lots 3 and 10 so that those homes would be buffered from the rear of Lots 4 and 9 respectively. They have also shown that the garage section of those homes will be positioned away from the Dunn Loring Woods property line in order to minimize the impacts of the massing of the new units on the existing dwellings (which are relatively small) and they have proffered that the materials for the sides facing Dunn Loring Woods shall be similar to the entire structure.

In terms of the internal relationships, the applicant has also oriented the garages on Lots 7 and 8 so that their open rear yards will face the rear yard of Lot 10, so that the garages will be not create a large impact on the rear yard of Lot 10. In addition, for Lots 4 and 5, the applicant has pointed out that the topography is such that rear yard of Lot 3 would be higher and not impacted by the garage on either Lot 4 or 5. Finally, the applicant has proposed more landscape plantings along Lots 6 and 7 as they are the closest to Dunn Loring Woods.

The Park Authority notes that there are three parks within a mile of this site and that additional parkland, trails, basketball courts and athletic fields are needed in the area. The applicant has proffered to contribute funds to the Park Authority in conjunction with the issuance of the first RUP.

- Neighborhood Context: Staff believes that the proposal of sixteen (16) single-family detached residences fits into the neighborhood residential context. The proposed homes are essentially a continuation of the residential development already present on Amanda Place. The Comprehensive Plan contemplates residential development at a density of 3-4 du/ac while 2.6 du/ac is proposed under this application. In addition, the applicant has proffered to substantially conform to the architectural renderings on the CDP/FDP. These drawings show building types similar in style, materials, bulk and colors to the existing homes on Amanda Place.

- Environment: The applicant is proposing to preserve 68,500 SF of fair to good quality existing vegetation (including mature white oaks) on this site. The proposed development will be taking place in areas already cleared for the existing gravel parking lot. The proposed tree save provides environmental and buffering benefits to the rest of the community (Dunn Loring Woods). In addition, the applicant has proffered to energy efficient homes and the use of Energy Star appliances.
- Tree Preservation (Appendix 9): As noted above, the applicant is proposing to preserve 68,500 SF of fair to good quality existing vegetation on this site with 40% open space. Also, the applicant has committed to take specific steps to ensure the protection of these trees.
- Transportation (Appendix 10): Generally, staff believes that this development has been designed for safe and adequate access to the road network, maintenance of the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through dedication of right of way as well as access to Amanda Place. In addition, the applicant has agreed to provide a concrete bus pad for a bus shelter on Cedar Lane. While connecting Dennis Drive to Amanda Place would be desirable, this application is providing a pedestrian connection with public access easement to connecting to other parts of the neighborhoods.
- Public Facilities (Appendices 11-17): The addition of residential uses impacts public facility systems, such as schools, parks, stormwater management and fire and rescue. Fairfax County Public Schools (FCPS) calculated a yield of six (6) students from the fifteen (16) proposed townhouses and recommends a monetary contribution of \$69,288.00 to address capital improvements for Madison High School pyramid and/or Cluster II schools (see Appendix 11). The applicant has proffered to contribute this amount to the Board of Supervisors for capital improvements for Madison High School and/or Cluster II schools serving the area at the time of, or prior to, issuance of the first Building Permit for the approved units.
- The Fairfax County Park Authority (FCPA) revised their monetary contribution amount to \$65,971 from a previously stated amount of \$73,436 to reflect the reduction in the number of proposed residences from 18 to 16 (see Appendix 12). The applicant proposes onsite recreational amenities to include a walking trail and benches. Per the draft proffers, the applicant proposes to provide recreational amenities equivalent to at least \$1,500 per unit and if that value is not achieved, to contribute \$1,500.00 per unit to FCPA for off-site recreational facilities. In addition, the applicant has proffered to contribute \$41,971 to the Fairfax

County Park Authority, prior to the issuance of the first Residential Use Permit (RUP) on the Property, for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence District.

To meet stormwater management guidelines, the applicant has provided storm drainage computations and site outfall narratives for staff's review. (Appendix 7). As discussed above, the applicant proposes to remove an existing stormwater management dry pond (which was designed to treat stormwater generated by the existing parking lot) and replace it with a bioretention retention filter and infiltration trench. Per the calculations provided, the quality and quantity of stormwater generated by this site are adequately treated for this site. Staff notes that additional detail will be required at the time of subdivision, but staff generally believes that the applicant will be able to meet the guidelines (see the Stormwater Management Analysis).

Adequate sanitary sewer and water services can be provided on the site (see Appendices 15 and 16 respectively). The Fire and Rescue Department noted that the proposed development meets current fire protection guidelines as it is served by Fire Station #430 in Merrifield (see Appendix 17).

- **Affordable Housing:** The applicant is proposing sixteen (16) dwelling units, which is below the threshold of fifty (50) or more dwelling units at an equivalent density greater than one unit per acre, which triggers the Affordable Dwelling Unit (ADU) Program requirements. Therefore, the applicant has proffered to contribute funds to the Fairfax County Housing Trust Fund at a sum equal to one half of one percent (.5%) of the projected sales price of each residential unit approved on the property.
- **Heritage Resources:** Archival review has found that this property has a high potential for archeological resources. Specifically, a review of the 1937 aerial photographs indicated that it contains parts of two historic archeological sites, which do not appear on later aerials. As such, the applicant was requested to conduct a Phase I archeological survey. The applicant has proffered, prior to any land disturbing activities on the Property, to conduct a Phase I archaeological study of the site and to provide the results of such study for the review and approval of the Cultural Resources Management and Protection Section (CRMPS) of the Fairfax County Park Authority. If the Phase I study concludes that an additional Phase II and or Phase III study of the site is warranted, then, the applicant has proffered to complete said study and provide the results to CRMPS.

ZONING ORDINANCE PROVISIONS

RZ/FDP 2009-PR-021 Bulk Standards PDH-3		
Standard	Required	Provided
Lot Size	Minimum of 2 acres	6.15 acres
Lot Area	No requirement provided that a privacy yard, of 200 square feet minimum, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.	N/A
Max. Building Height	N/A	35 ft.
Max. Density	3 dwelling units per acre = 18	2.60 du/ac (16)
Open Space	20% of the gross area	40%
Parking Spaces	Two (2) spaces per unit = 30 spaces	64 parking spaces (2 in garage, 2 in driveway for each home)
There are no transitional screening or barrier requirements for this use.		

While no waivers or modifications to the Zoning Ordinance have been requested, staff does note that the applicant has recently requested a modification to the pipestem driveway standards of the PFM, Section 700, Plate 11-7, in favor of the common driveway shown on Sheet 3 of the CDP/FDP. Given the recent nature of this request, staff notes that this request is more appropriately considered at the time of the subdivision plan review. Staff notes that the applicant has proffered to meet the other PFM standards, but would ask that the driveways be narrower than required by the PFM (16 feet versus 18 feet). Staff notes that the CDP/FDP shows 16 feet and that this layout has been reviewed and approved by the Fire Marshal. However, the applicant is hereby notified that unless any modification is approved, all PFM standards must be met. Further, any subdivision plan must be in substantial conformance with this plan, or an amendment may be required in the future.

OTHER ZONING ORDINANCE PROVISIONS**P-District Standards**

The requested rezoning of the 6.15 acres site from the R-1 District to the PDH-3 District must comply with the Zoning Ordinance guidelines found in Article 6, Planned Development District Regulations and Article 16, Development Plans.

Article 6

Sect. 6-101 Purpose and Intent

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

The applicant proposes to rezone 6.15 acres from the R-1 District to the PDH-3 District to permit development of sixteen (16) single-family attached dwelling units at an overall density of 2.60 dwelling units per acre. The new residential development will provide proposed improvements such as new sidewalks, passive and active recreation areas and trail connections to and from this site. In addition, the applicant has proffered to commitments to universal design and green building practices. The applicant has also, with the introduction of the Lots 4-9 surrounding a community open space with rear-loaded products, used the flexibility of the P-District to offer a variety of housing styles, active open space and still preserve a large amount of the existing tree stands which are in fair to good conditions.

Sect. 6-107 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PDH District. The area of this rezoning application is 6.15 acres. Therefore, this standard has been satisfied.

Sect. 6-109 Maximum Density

This section states that the maximum density for the PDH-3 District is 3 dwelling units per acre. The applicant proposes a density of 2.60 du/ac. Therefore, this standard has been satisfied.

Sect 6-110 Open Space

Par. 1 of this section requires a minimum of 20% of the gross area as open space in the PDH-3 District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,500/du.

The applicant proposes to retain 40% of the site as open space which will include both the tree save areas and the community commons in front of Lots 4-9. A trail is proposed to access parts of the tree save area and provide a pedestrian connection to Dennis Drive. The applicant has proffered to provide the required monetary contribution to the Fairfax County Park Authority if the recreational amenities are not satisfactorily provided on-site by the applicant. This standard has been satisfied.

Article 16**Section 16-101 General Standards**

General Standard 1 states that 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 applicant proposes to rezone 6.15 acres of vacant land from the R-1 District to the PDH-3 District to permit development of sixteen (16) single-family attached dwelling units at an overall density of 2.60 dwelling units per acre. Therefore, this standard has been satisfied.

General Standard 2 states that 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.

Staff believes that the applicant has proposed a development that meets the stated purpose and intent of the planned development district more than required under a conventional zoning district. The flexibility of the Planned Development District regulations permits the development of the site in a layout which is compatible with the surrounding developments, allows development of a variety of unit types, and an innovative open space area to break up the soldier effect along Amanda Place. In addition, this site layout provides substantial preservation of existing mature tree stands.

General Standard 3 states that 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 primary scenic and natural asset on the existing parcel is the existing stands of mature trees, the majority of which will be tree save areas protected under conservation easements. The applicant is proposing 40% of open space and the conservation easements to further protect the proposed tree preservation areas. Therefore, this standard has been satisfied.

Standard 4 states that 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.

The surrounding development consists of single-family detached residences to the east and south, with a place of worship to the north and a commercial shopping center to the west. In staff's opinion, the proposed residential development will not adversely impact the surrounding development. The proposed lots (which average 6,695 SF in size) are larger than the Amanda Place II subdivision, which is directly to the east, but are laid out to mimic the existing development pattern of Amanda Place II. In addition, there is substantial tree save area which provides a buffer to the older and larger lots associated with Dunn Loring Woods to the south. Therefore, staff believes that this standard has been satisfied.

Standard 5 states that 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 developed.

The applicant has provided the requested right-of-way dedication and road improvements as requested by the FCDOT and VDOT. Other public facilities and utilities, such as fire protection, water and sanitary sewer can be provided to the site. Therefore, staff believes that this standard has been satisfied.

Standard 6 states that 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.

The proposed residential development will be developed on the existing Amanda Place, directly connecting to Cedar Lane. There is also a proposed trail which would connect to Dunn Loring Woods and Dennis Drive. While staff would prefer that the applicant provide a vehicular connection to Dennis Drive, the applicant has not provided this linkage, noting that this proposal meets the VDOT connectivity guidelines. On the site, new sidewalks and trails will help connect residents of the new development with adjoining residential communities and the shopping center across Cedar Lane and other surrounding services. Staff believes that this standard has been satisfied.

Section 16-102 Design Standards

Design Standard 1 states that 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 most similar conventional zoning district to the applicant's proposal is the R-3 Residential District, which requires a minimum front yard of 30 feet, minimum side yard of eight (8) feet and a minimum rear yard of 25 feet. The minimum required lot width is 80 feet for single-family attached dwellings. The applicant has proffered a 20-foot minimum front yard setback for the homes fronting on Amanda Place, but a minimum of 10 feet for those homes which face the open space. The minimum side yards for each of the proposed homes is to be 8 feet. For the proposed homes fronting Amanda Place, the minimum rear yard is proposed to be 25 feet while the homes fronting the open space are proposed to have an 18-foot minimum rear yard as the rear-loading garage will elongate the proposed dwellings. The minimum lot width for all the proposed homes will range between 65 to 75 feet as shown on the CDP/FDP. While the yards proposed here are smaller, staff finds that the design and layout of the proposal generally conforms to the R-3 Zoning District.

Design Standard 2 states that 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 proposes that 40% of the subject site will remain as open space, and 64 parking spaces will be provided on site. While only 30 spaces are required, but the applicant is providing additional driveway spaces to accommodate guest parking. In addition, the applicant has proffered to limit the garage use to primarily vehicle storage to prohibit garage conversions which would reduce the amount of parking provided. Any proposed signage will meet the signage guidelines of the Zoning Ordinance, as proffered. Staff believes that this standard has been satisfied.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions 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 proposes to dedicate right of way on both Amanda Place and Cedar Lane to conform to VDOT guidelines. The applicant also proposes trails internal to the proposed development including a 4-foot wide wood chip trail near the tree save areas that will be field located in consultation with UFM during subdivision plan review. The applicant has provided a 10-foot trail along Cedar Lane, and VDOT has generally approved the design. Given the overall design of the project, staff finds that this standard has been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the applications are in harmony with the intent of the Comprehensive Plan and are in conformance with the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of RZ 2009-PR-021 and the associated Conceptual Development Plan be subject to the draft proffers contained in Appendix 1.

Staff recommends approval of FDP 2009-PR-021.

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.

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

APPENDICES

1. Draft Proffers
2. Statement of Justification
3. Affidavits
4. Land Use History (BZA Resolution and Approved Plat for SPA 83-P-057-3)
5. Land Use and Environmental Analysis
6. Transportation Analysis
7. Stormwater Management Analysis
8. Urban Forestry Analysis
9. Fairfax County Public Schools Analysis
10. Fairfax County Park Authority Analysis
11. Sanitary Sewer Analysis
12. Fairfax Water Authority Analysis
13. Fire and Rescue Analysis
14. Residential Development Criteria
15. Applicable Zoning Ordinance Provisions
16. Glossary of Terms

**ELM STREET COMMUNITIES, INC.
RZ/FDP 2009-PR-021
PROFFERS**

**October 23, 2009
January 6, 2010
February 23, 2010
March 9, 2010**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 49-1-((1))-35A (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the PDH-3 District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the 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, in accordance with applicable County and State statutory procedures. The proffered conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the proffers and the provisions of Article 16 of the Zoning Ordinance, under which minor modifications to an approved final development plan are permitted, the development shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan

(CDP/FDP), containing eight (8) sheets prepared by Charles P. Johnson & Associates, Inc. dated June 10, 2009 and revised through March 4, 2010.

2. Architectural Compliance. It shall be understood that the various illustrative architectural representations contained within the CDP/FDP are not final architectural plans to be used for construction purposes. As a result, the final architectural design of all buildings shall be in substantial conformance with the general type, quality and proportion of materials as depicted on the illustrative elevations shown on the CDP/FDP.

3. Façade Materials. On Lots 4 and 9, the north façade of each residential unit shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments. On Lots 6 and 7, the south façade of each residential unit shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments. On Lots 1, the west façade of the residential unit shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments.

4. Building Footprints. The residential units on Lots 6, 7, and 8 shall be constructed in substantial conformance with the building footprints and attached garage locations shown on the CDP/FDP.

5. Lot 1 Driveway. The driveway on Lot 1 shall be constructed as generally shown on the CDP/FDP.

6. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance.

7. Lot Yield. The development shall consist of a maximum of Sixteen (16) single-family detached units.

8. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions.

9. Dedication to HOA. At the time of subdivision plat recordation, open space, common areas, private driveways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same.

10. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicants of the maintenance responsibility for the private driveways, stormwater management facilities, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.

11. Escalation. All monetary contributions required by these proffers shall be adjusted upward or downward based on the percentage change in the annual rate of inflation as calculated by referring to the Consumer Price Index for all urban customers (CPI-U), (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of rezoning approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

12. Garage Conversion. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

13. Length of Driveways. All driveways serving the approved residential units on Lots 1, 2, 3, 10, 11, 12, 13, 14, 15, and 16 shall be a minimum of twenty feet (20') in length as measured outward from the face of the garage door to the face of curb or edge of sidewalk, whichever is applicable. All driveways serving the approved residential units on Lots 4, 5, 6, 7, 8, and 9 shall be a minimum of eighteen feet (18') in length as measured outward from the face of the garage door to the rear property line.

14. Encroachment of Decks and Similar Appurtenances. Decks, bay windows, patios, chimneys, areaways, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the "lot typical" contained on the CDP/FDP,

as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents.

II. TRANSPORTATION

15. Right-of-Way Dedication along Cedar Lane and Amanda Place. At the time of subdivision plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board, the right-of-way along the site frontage to Cedar Lane and Amanda Place, as generally shown on the CDP/FDP.

16. Private Driveways. The private driveways, as shown on the plan, shall be constructed by the Applicant with materials and to the pavement thickness standard of public streets as set forth in the Public Facilities Manual (PFM), subject to DPWES approval.

17. Right Turn Lane on Cedar Lane. Prior to the issuance of the fifth Residential Use permit, and subject to approval by VDOT and DPWES, the right turn lane from Cedar Lane onto Amanda Place shall be constructed, and open to the public, as generally shown on the CDP/FDP.

18. Left and Right Turn Lanes on Amanda Place. Prior to the issuance of the fifth Residential Use permit, and subject to approval by VDOT and DPWES, the left and right turn lanes from Amanda Place onto Cedar Lane shall be constructed, and open to the public, as generally shown on the CDP/FDP.

19. Construction of Improvements. Upon demonstration by the Applicant that, despite diligent efforts, the improvement in Proffers 17 and 18 have been delayed, the Zoning Administrator may agree to a later date for the completion of the improvements. Diligent pursuit shall include submitting applications for all necessary approvals from the Virginia Department of Transportation (VDOT), the Fairfax County Department of Transportation (DOT) and the Department of Public Works and Environmental Services (DPWES).

20. Construction Access. Construction access shall only be off Amanda Place. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways.

III. ENVIRONMENTAL

21. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as reviewed and approved by DPWES. Stormwater management facilities/Best Management Practices (“BMPs”) shall be provided as generally depicted on the CDP/FDP. Adequate outfall shall be demonstrated to the satisfaction of DPWES.

22. The Applicant shall maintain the existing stormwater management pond shown on Sheet 2 of the CDP/FDP until such time as it is no longer needed to meet the requirements of the PFM.

23. BMP Maintenance. After establishing the HOA pursuant to Proffer 8, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs.

24. Interpretive Signs. Prior to the issuance of the first Residential Use permit, the Applicant shall install interpretive signs adjacent to the approved BMPs, which shall provide written information of an educational nature regarding the BMPs.

25. Landscaping. At the time of site plan review, the Applicant shall submit to DPWES, a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on Sheet 4 of the CDP/FDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval.

26. Lots 3 and 10 Landscaping. Prior to the issuance of a Residential Use permit for Lots 3 and 10, the Applicant shall install landscaping on Lots 3 and 10 that is generally consistent with the quality, quantity and general location shown on the Landscape Plan on Sheet 4 of the CDP/FDP.

27. Energy Conservation. All newly constructed dwellings on the Property shall be Energy Star qualified homes, or an equivalent rating as determined by DPWES. The appliances utilized, including dishwashers, refrigerators and freezers, and clothes washers, shall be Energy Star Certified or an equivalent rating.

IV. TREE PRESERVATION

28. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent submissions of the subdivision plan review process. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 1/2 -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

29. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or registered consulting arborist, and shall have the limits

of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented.

Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions

30. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.

31. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

32. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly

identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

33. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

34. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The

replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

35. Conservation Easement. At the time of subdivision plat recordation, the Applicant shall cause to be recorded among the land records a conservation easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, for the area generally shown on the CDP/FDP (the "Conservation Areas"). The final location of the Conservation Areas shall be determined after the trails identified in Proffer 36 are located.

36. Trail Field Location. In order to minimize site disturbance, the proposed trails within the designated tree save area shall be field located in consultation with the UFMD, DPWES, but shall not be located in the conservation easements described in Proffer 35.

V. RECREATION

37. Parks and Recreation. Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property. Per Section 6-409, recreational facilities such as tot lots, fitness courses, gazebos or other similar structures, playgrounds, recreational trails, walking paths, excluding any trails required by the Comprehensive Plan, and similar features may be used to fulfill this requirement. At the time of subdivision plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,500.00 per unit as required by Article 6 of the Zoning Ordinance. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,500.00 per unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as

determined by FCPA in consultation with the Supervisor for the Providence District.

38. Park Authority Contributions: In addition to Proffer 37, the Applicant shall contribute \$41,971 to the Fairfax County Park Authority, prior to the issuance of the first RUP on the Property, for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence District.

39. Cedar Lane Trail in Proposed Right-of-Way. Prior to the issuance of the first RUP, the Applicant shall construct an asphalt trail across the Cedar Lane frontage of the Property in the proposed right-of-way, as generally shown on the CDP/FDP. The exact location of said trail shall be determined at subdivision plan review, subject to review and approval by VDOT and DPWES. The Applicant's obligation to construct said trail shall be contingent on the Applicant receiving any and all rights-of-way, easements and/or written consent necessary for the construction of said trail from any property owner, utility companies, and/or any governmental agencies (collectively, the "Approving Parties"), which approval(s) shall be granted at no cost to the Applicant, except for typical administrative fees and costs associated with preparation, approval and recordation of deeds, plans and plats and any other nominal fees. During subdivision plan review, the Applicant shall diligently pursue and make good faith efforts to secure any such necessary approvals from the Approving Parties. In the event the Applicant is unable to secure necessary approvals from the Approving Parties prior to the time of receiving subdivision plan approval, the Applicant shall provide written documentation of such efforts to DPWES and escrow funds for the future construction of the trail in an amount determined by DPWES to be sufficient for future construction of this trail by

others. Such funds may be used for future trail construction by others along Cedar Lane or in the vicinity of the Property, as determined by the Providence District Supervisor. Regardless of whether the trail is constructed or the escrow option be utilized, such amount shall be credited to that total amount of contribution referenced in Proffer 37 and 38.

40. Public Access Easement. At the time of subdivision plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, for the areas as generally shown on the CDP/FDP.

VI. OTHER

41. Temporary Signage. No temporary signs (including “popsicle” style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant’s direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer.

42. School Contribution. A contribution of \$69,288.00 shall be made to the Board of Supervisors for transfer to FCPS and designated for capital improvements for Madison High School and/or Cluster II schools serving the area. The contribution shall be made at the time of, or prior to, issuance of the first Building Permit for the approved units.

43. Affordable Dwelling Units. Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the value of all the units approved on the property. The one half of one percent (1/2 %) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first building permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.

44. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

45. Phase 1 Archaeological. Prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMPS). The study shall be conducted by a qualified archaeological professional. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMPS); however, submission of the Phase II study to (CRMPS) shall not be a pre-condition of Subdivision Plan approval or recordation of the same. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and

coordination with (CRMPS); however, any such Phase III work shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

46. Fire Lane. The proposed fire lane, as shown on the CDP/FDP, shall be constructed using Grasspave² or other material as determined by the Fairfax County Fire Marshall.

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

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

ELM STREET COMMUNITIES, INC.

(Contract Purchaser of Tax Map No. 49-1-((1))-35A)

By: _____
Name: _____
Title: _____

KOREAN CENTRAL PRESBYTERIAN CHURCH, INC.
(Title Owner of Tax Map No. 49-1-((1))-35A)

Danny Ro, President

\9985381.8

Amanda Place Proffers
RZ/FDP 2009-PR-021

NARRATIVE STATEMENT OF JUSTIFICATION*for***Amanda Place Development****Rezoning Application****Tax Map # 49-1 ((1)) 35A****June 10, 2009**

RECEIVED
Department of Planning & Zoning
JUN 11 2009
Zoning Evaluation Division

Introduction and Overview

The subject application is filed on behalf of Elm Street Communities, Inc. (the "Applicant"). The application requests to rezone approximately 6.148 acres of property (the "Property") to the PDH-3 Planned Development Housing District to facilitate 18 detached single-family dwelling units at a density of 2.9 dwelling units per acre. The Property consists of one parcel (Tax Map # 49-1 ((1)) 35A) and is located in the southeastern quadrant of the intersection of Cedar Lane and Amanda Place.

Compliance with Comprehensive Plan

The Property is in the Vienna Planning District, V2- Cedar Community Planning Sector and is planned for redevelopment and densities of 3 to 4 dwelling units per acre. The proposed density of 2.9 units per acre is therefore below the lowest end of the adopted Comprehensive Plan density range.

Compliance with Residential Development Criteria

For the reasons stated below, the subject rezoning fully complies with the applicable Residential Development Criteria contained in Appendix 9 of the Land Use Element of the Policy Plan. Specific compliance with the Criteria is as follows:

I. Site Design.

As shown on the Conceptual Development Plan/ Final Development Plan (CDP/FDP), high quality site design is proposed. Features of the development include an efficient layout and the preservation of tree cover located on the property. As will be further discussed in *Section III., Environment* and *Section IV., Tree Preservation and Tree Cover Requirements*, portions of the property contain mature tree stands with desirable vegetation. Protecting these features is central to the design of the layout, the siting of the structures and the allocation of open space well in excess of what is required in the PDH-3 zoning district.

Regarding the unit type, the project offers a single-family unit type that complies with the bulk regulations of the PDH-3 zoning district and is in keeping with the character and quality of the existing neighborhoods.

(A) Layout. The proposed layout provides efficient and logical relationships within the development as well as with the adjoining developments. The lots are designed to allow for substantial buffering to the existing neighborhoods including the use a common area open space parcel to be owned and maintained by the community Home Owner's Association (HOA). The proposed houses are appropriately oriented with the fronts of the units facing the streets and the sides and rears of the units facing the sides and rears of the adjacent homes. A majority of the proposed houses front on Amanda Place in keeping with the existing neighborhood pattern.

(B) Open Space. A usable, accessible and well-integrated open space is provided totaling 35% of the Property, well above the 20% required for PDH-3 developments. A significantly treed open space buffer is strategically placed along a majority of the southern portion of the property to improve the transition to the existing neighborhood.

(C) Landscaping. Extensive landscaping is provided along the eastern boundary of the Property to provide a transition to existing homes. Landscaping is also provided on the western boundary of the property to buffer the proposed houses from Cedar Lane. Landscaping in the buffer will include existing vegetation and new native species. Along Amanda Place, new shade trees will be provided.

(D) Amenities. The Applicant will commit to: (1) dedicate right-of-way for the construction of a 10' asphalt trail along Cedar Lane; and (2) construct a 4' onsite trail that will connect to the existing neighborhoods to the south.

II. Neighborhood Context.

The predominant context of the surrounding developments can be characterized as stable, low-density residential neighborhoods with attractive homes set in landscaped yards with an abundance of mature trees and shrubbery. In the context of this use and reflective of the design and landscaping commitments referenced above, appropriate transitions are provided in the proposed development clearly consistent with the "fabric" of the existing community.

Within the context of the surrounding area, the average size of the lots proposed is consistent with the average size of the neighboring lots. The setbacks and building orientations are generally consistent with the surrounding neighborhood. The style of architecture will be traditional with high quality materials.

New sidewalks are proposed along the south side of Amanda Place. These sidewalks will facilitate pedestrian connectivity to the existing

neighborhood on Amanda Place and Amanda Court. Additionally, a 10' asphalt trail is proposed, per the Fairfax County Trails Plan.

III. Environment.

The proposed lot layout is designed to respect the existing environmental features on the Property. The southern portion of the site contains significant vegetation. The proposed lot layout focuses development on the northern portion of the Property and in areas where clearing has already occurred, thereby preserving a significant portion of the existing tree cover.

To address the volume and velocity of stormwater runoff from the proposed development, one onsite infiltration trench, a bio-retention filter, and an expansion of an existing off-site storm pipe on the north side of Amanda Place (the "SWM Facilities") are proposed. The SWM Facilities are designed to reduce the post-development peak flows from the Property to less than the current, pre-development peak flows. Along with the qualified open space parcel, the SWM Facilities will provide approximately 60% BMPs, which is more than the required 50% BMPs.

IV. Tree Preservation and Tree Cover Requirements. The Property contains existing tree cover along the southern portion of the Property. This tree cover is being preserved to the extent possible in an open space buffer. In addition, where possible, trees will be preserved around the proposed home sites.

V. Transportation. The proposed density is within the range recommended by the Comprehensive Plan. As a result, the transportation impacts will not exceed that anticipated in connection with the adoption of the Comprehensive Plan. An ingress/egress easement will be granted over the private drive to allow access by public safety vehicles. A proposed 5' concrete sidewalk along the south side of Amanda Place will facilitate pedestrian access from the existing neighborhood on Amanda Place and Amanda Court. Driveways to the individual residential units will be of a sufficient length to accommodate passenger vehicles parked in the driveway from blocking the sidewalk.

VI. Public Facilities

Through proffers, the Applicant will commit to addressing impacts on public schools in accordance with the criteria and methodology adopted by the Board of Supervisors.

VII. Affordable Housing.

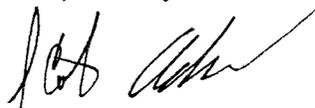
Through proffers, the Applicant will provide the appropriate monetary contribution in accordance with the formula adopted by the Board of Supervisors.

Compliance with General Standards and Design Standards for all Planned Development

The planned development substantially conforms to the adopted comprehensive plan and is slightly below the planned density of 3-4 dwelling units per acre. It meets and exceeds the stated purpose and intent of the planned development district while protecting and preserving to the extent possible scenic and natural resources. The planned development neither injures the use or value of the surrounding developments and it is located in an area where public facilities and utilities are available and adequate for the proposed planned development.

The proposed development complies with the peripheral boundaries, bulk regulations, and landscaping and screening of the provisions of the zoning district most closely associated with this property. The open space exceeds the requirements of the proposed zoning district by 15%. Lastly, the proposed development includes an onsite trail and a major paved trail in conformance with the Fairfax County Trails Plan as recreational amenities for the development.

Respectfully submitted by



McGuireWoods LLP
Agent for Applicant

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Department of Planning & Zoning
OCT 23 2009
Zoning Evaluation Division
www.mcguirowoods.com
Direct Fax: 703.712.5278

October 23, 2009

VIA HAND DELIVERY

Suzanne W. Lin
Department of Zoning and Planning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RE: Resubmission of Materials for RZ/FDP 2009-PR-021, Elm Street Communities

Dear Suzanne,

Enclosed are resubmission documents to be distributed for staffing on the above application. This letter, along with the enclosed revised plans, respond to the questions raised at prestaffing and provide further details on the site layout and the decision to seek PDH-3 zoning. In addition, the plans have been revised to incorporate comments from the Urban Forester regarding landscaping and tree conservation. Below is a brief discussion of the revisions and their relationship to staff comments.

Site Layout

At present, the proposed density is 2.9 dwelling units per acre, which is below the planned density of 3-4 dwelling units per acre. In this context, the general focus of staff's comments on design rather than density is both proper and logical. Many of the land use comments centered on the use and location of a pipestem to access lots 5-10. Staff had asked if there were alternative areas to locate lots 5-10. The Applicant carefully examined numerous alternatives. The pipestem access is located strategically to take advantage of the existing cleared area on the site. The site currently contains a SWM pond that will be removed as part of the planned development. The area around the SWM pond is already cleared, so development in this area of the site will result in less clearing of existing tree cover. Moving the pipestem lots to another location on the site will result in additional clearing that is unnecessary under the current layout.

The pipestem lots also provide a transition from the adjoining properties in the Dunn Loring Subdivision. The pipestem lots increase in size as they approach the southern property line. Lots 7 and 8, which are adjacent to the southern property line, are approximately 10,500 square feet. These increased lot sizes are proportionate to the existing lots in the Dunn Loring Subdivision.

Staff also asked for a demonstration that the homes on lots 5-10 would have a reasonable relationship to adjacent lots. In response to that comment detailed landscaping and lot layouts showing the interaction between the pipestem lots and the lots fronting on Amanda Place are included. Additional landscaping is shown between the rear of the pipestem lots and the lots fronting on Amanda Place. The property line between lot 4 and lots 5 and 6 is landscaped with approximately 10 category II deciduous and evergreen trees. The property line between lot 11 and lots 9 and 10 is landscaped with a significant amount of deciduous and evergreen shrubbery. A storm drainage easement running along the rear property line of lot 11 prevents the use of trees as a landscaping element, however, the proposed landscaping provides adequate separation between the lots.

P District Standards

Staff also asked about the use of "P" zoning rather than conventional zoning. The use of "P" zoning is not an attempt to circumvent the conventional zoning requirements on density or lot yield. Rather, the Application utilizes the flexibility of the "P" zoning to provide innovative stormwater management, significantly increase open space, and retain existing tree cover as much as possible.

The flexibility provided by the PDH-3 district allows for the preservation of open space well above the minimum standards. This open space is the center piece of our innovative non-structural approach to stormwater management. In addition, open space itself has been long recognized as the optimal stormwater management tool in the Policy Plan. The development plan also incorporates the use of LID techniques such as a bioretention filter and infiltration trench and the elimination of the existing stormwater management pond. The purpose and intent of the PDH district is to "encourage innovative and creative design and to facilitate use of the most advantageous construction techniques." The proposed innovative stormwater management plan is exactly what the PDH district was established to encourage.

As noted, the PDH-3 district permits a design that limits the removal of existing tree cover on the site. The current plan has an average lot size of 7,900 square feet (this is actually larger than the typical lot in the adjacent Amanda Place Subdivision), which permits the site to retain 35% open space. Under the R-4 conventional zoning district, the minimum average lot size is 8,800 square feet. For the 18 proposed lots, conventional zoning would require at least an additional 16,200 square feet of lot area. Under the proposed PDH-3 plan that 16,200 square feet is retained as open space in a tree save area. If the site were developed under the R-4 conventional zoning district that open space would be eliminated to achieve the minimum average lot size requirement. An illustration demonstrating a conventional lot layout on the property will be transmitted under separate cover prior to staffing.

Transportation

In response to comments from VDOT and Fairfax County, several revisions have been made to the revised plans. First, a cross-section of Amanda Place has been added to show that on-street parking is possible on the south side of the street. Second, the jog in the curbline along Cedar Lane has been removed, resulting in additional right-of-way dedication along Cedar Lane. Additionally, a concrete pad for a bus shelter on Cedar Lane is now included.

An extension of Dennis Drive is not shown on the revised plans. As currently proposed, the development will have a connectivity index of 3.0 based on 1 node and 3 streets. The goal of the Secondary Street Acceptance Standards is a connectivity index of 1.6 or greater. Even without the extension of Dennis Drive, the development will exceed the connectivity requirements of the state regulations. Additionally, our meetings with the community indicate that there is broad community opposition to extending Dennis Drive. Such an extension will unnecessarily require the removal of high quality trees, and result in additional traffic in the adjacent established residential neighborhoods.

Landscaping

The landscaping shown on the plans has been revised to show further detail and address comments from staff. The limits of clearing and grading along the southern portion of the site, adjacent to lots 7 and 8, have been increased to retain additional existing tree cover. Two tree save areas are now identified within Parcel A. The typical lot layout has been revised to show the landscaping to scale. A typical lot layout for the pipestem lots is included (see discussion under "Site Layout" above), which shows the typical landscaping and separation between the pipestem lots and lots fronting on Amanda Place. Lot layouts are now provided on the landscaping plan. Additionally, the 10-year tree canopy calculations have been revised to show a total 10-year tree canopy of 120,925 square feet, or 46% of the net site area. A 10-year tree canopy of 25% of the net site area is required. This project provides 184% of the required 10-year tree canopy.

Amenities

Fundamentally, the site benefits from having close proximity to a number of well established parks and amenities. The Property is located within one mile of three parks, Cunningham, Tysons Woods, and Dunn Loring (see enclosed map) and the Washington and Old Dominion Trail. In this context, it makes logical sense to focus on possible enhancements to those facilities rather than developing isolated and narrowly tailored facilities on site. To that end, the applicant is prepared to make a reasonable contribution to the Park Authority to meet the amenities goals of the Comprehensive Plan. This approach will allow this Application to provide benefits and amenities to the community at large and reduce the economic burden on future homeowners. Further, the provision of additional on-site amenities will require removal of additional tree cover on Parcel A, which is contrary to the comments made by the Urban Forester.

October 23, 2009

Page 4

Parking

Adequate parking is provided through on- and off-street parking spaces. Each lot provides adequate off-street parking for at least four (4) vehicles. Additionally, on-street parking is available on the south side of Amanda Place.

Location of Public Utility Easements

All proposed easements have been shown.

Please feel free to call me if you have any questions about these submittals. Thanks again for your help.

Sincerely,



Scott Adams

Enclosures

cc: Supervisor Linda Smyth, Providence District
Ken Lawrence, Providence Planning Commissioner
Jim Perry, Elm Street Communities
Jack Perkins, Elm Street Communities
Hank Fox, CPJ
Lynne Strobel

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Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors Environmental Services

3959 Pender Drive, Suite 210 • Fairfax, VA 22030 • 703-385-7555 • Fax: 703-273-8595

March 8, 2010

Fairfax County
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
8th Floor
Fairfax, Virginia 22035-5503

Attention: Ms. Suzanne Lin, Staff Coordinator

RE: Conceptual / Final Development Plan Application RZ 2009-PR-021
Amanda Place, Tax Map: 49-1((1))35A
Providence District

Dear Ms. Lin:

Over the last few months there has been a lot of discussion about the relationship between the stormwater management (SWM) and Best Management Practices (BMP) facilities on Parcels 35A, 37 and 38. Parcel 35A is the six acre gravel parking lot on the south side of Amanda Place and Parcels 37 and 38 are occupied by the Korean Central Presbyterian Church and its facilities on the north side of Amanda Place. Our client, Elm Street Communities, is the contract purchaser of Lot 35A and filed the above-referenced rezoning application. The Korean Central Presbyterian Church is attempting to remove Parcel 35A from its Special Permit through amendment #SPA 83-P-057-05 in order to complete the sale of Parcel 35A to Elm Street Communities and Parcels 37 and 38 to The Church of All Nations. During the review of both the special permit amendment application and the rezoning application, questions have been raised about how the SWM facilities on Parcels 37 and 38 will function when the existing SWM facility on Parcel 35A is removed and if the SWM facilities on 37 and 38 are dependent upon the SWM facility on Parcel 35A. These are very valid questions, and we have analyzed the existing SWM facilities thoroughly in the process of designing the proposed SWM facility for the redevelopment of Parcel 35A. A complete analysis and SWM narrative is included in the CDP/FDP documents, but I will summarize our findings in this letter.

Ms. Suzanne Lin
Amanda Place
March 8, 2010
Page 2 of 3

Background

The existing pond in the gravel parking lot on Parcel 35A provides SWM/BMPs only for the parking lot on Parcel 35A . It was approved as 8541-MSP-001 in 2003. The pond was not designed to provide SWM or BMPs for Parcels 37 and 38. The provision of SWM and BMPs for the church was discussed in detail in a letter dated November 20, 2009, from Gus Brush to Suzanne Lin (copy attached). This letter was included in Appendix 2 of the February 17, 2010, staff report for SPA 83-P-057-5. I have carefully reviewed the contents of this letter and concur with its findings.

General Description of Existing Drainage

There is currently drainage that flows from Parcels 37 and 38 into the pond on Parcel 35A through the culvert under Amanda Place; however, this drainage is considered "pass-through".

This "pass-through" drainage consists of both controlled and uncontrolled areas of Parcels 37 and 38. When the parking lot on Parcel 35A was designed the SWM requirements were calculated for the proposed parking lot improvements. The SWM facility was designed with the "pass-through" accounted for, but the SWM facility does not (and is not required to) provide detention or BMPs for Parcels 37 and 38. Those functions are provided by the existing SWM/BMP facilities on those parcels.

Parcel 35A is approximately 6.15 acres. The portion of Parcel 35A that drains to the existing pond is approximately 1.71 acres. Thus, approximately 4.44 acres currently bypass the pond. Because such a large portion of the site bypasses the SWM pond, in order to reduce the post-development runoff to an acceptable level, the pond discharge was reduced sufficiently to meet SWM requirements. This approach (i.e. reducing discharge from a pond to compensate for areas bypassing a pond) is a common practice.

The pond on Parcel 35A was designed to discharge into an existing system installed by the Dunn Loring Woods subdivision. At the time the pond on Parcel 35A was designed it was determined that this pipe had limited capacity, thus, the reduced pond discharge also addressed this. In other words, the pond on Parcel 35A overdetained, not because of the Church, but to address an issue in the existing system downstream of the pond on Parcel 35A and to compensate for the 4.44 acres bypassing the pond.

Ms. Suzanne Lin
Amanda Place
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Proposed Changes

The CDP/FDP for the Amanda Place project removes the existing pond on Parcel 35A and will instead use low-impact development (LID) techniques preferred by D.C. R. to manage the stormwater. These LID facilities include infiltration trenches and a bioretention filter to provide SWM and BMPs for the new residential development.

The infiltration trench and bioretention filter will control approximately 3.7 acres, almost twice what is now controlled by the existing pond. The remaining uncontrolled areas are primarily wooded areas. The result will be a decrease in the surface runoff to adjacent properties.

The infiltration trench will have no discharge into the downstream storm sewer system. The bioretention filter, which includes stone storage, will only discharge approximately 0.5 cfs into the storm sewer system.

The Amanda Place project will accommodate the existing "pass-through" stormwater by constructing a new storm sewer from Amanda Place to the existing 21" pipe. The proposed bioretention filter, with stone storage, will also discharge into this pipe. Since the existing downstream pipe capacity is limited, it has been proposed by the Amanda Place project to replace an 18" pipe with a 21" pipe. As a result, the downstream pipe will be sufficient for the onsite stormwater discharge and the "pass-through" volume after removal of the existing pond.

A more detailed storm sewer analysis in accordance with PFM standards has been added to the CDP/FDP with the March 4, 2010 revision. This analysis demonstrates adequacy of the system.

Drainage Complaint

In 1997 a drainage complaint was filed for 2613 Bowling Green Drive. Our understanding is that there was a resolution of this complaint. Please note that this complaint occurred 6 years before approval of the pond and is thus not related to the existing pond.

If you have any questions about the information provided, or if I may be of additional assistance, please contact me at (703) 385-7555.

Sincerely,



Paul B. Johnson, P. E.

45195 Business Court, Suite 100, Dulles, VA 20166
November 20, 2009

(703) 430-7500 FAX (703) 430-0889

Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Pkwy # 250
Fairfax, Virginia 22035-5503

RECEIVED
Department of Planning & Zoning
NOV 20 2009
Zoning Evaluation Division

RE: Special Permit Amendment Application #SPA 83-P-057-05
The Church for All Nations, Special Permit Plat dated September 24, 2009, LDS
Project #8541-ZONA-003-1
Tax Map: #49-1((01)), -0035A, -0037, -0038 & -0038A,
Providence District

Dear Ms. Lin:

Please accept this letter on behalf of The Trustees of the Koran Central Presbyterian Church, the current owner of the subject property in response to the memorandum dated October 26, 2009 from the Environmental and Site Review Division regarding the existing Stormwater Management Facilities for the subject parcels.

The following table outlines the chronological progression of the improvements for the subject parcels with the associated stormwater management (SWM) and best management practice (BMP) facility:

Location	Fairfax Co. Plan #	Approval Date	Site Use	Parcel Area	SWM/BMP Facility Type	SWM/BMP Drainage Area	Provides
Parcel 38	5553-SP-001-2	1986	Church	3.49 Ac	Gravel Trench	3.49 Ac	SWM & BMP
Parcel 37	8541-SP-002-1	1994	Multi use Building	1.75 Ac	Dry Pond	1.75 Ac	SWM & BMP
Parcel 35A	8541-MSP-001-1	2003	Temp Parking Lot	6.14 Ac	Dry Pond	6.28 Ac	SWM & BMP

Please refer to the stormwater management (SWM) graphic exhibit in conjunction with the table above. Parcel 38A does not require stormwater management as it consists of the original single family dwelling with no improvements as per the approved Site Plan above. The SWM graphic exhibit illustrates both the current drainage divides as well as the Site drainage design areas for each SWM/BMP as per the approved Site Plans. The SWM/BMP requirements for the subject parcels (37, 38 and 35A) were provided sequentially such that each parcel stands alone as processed with the approved Site Plans.

Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning
November 20, 2009
Page 2

The SWM/BMP requirements set forth for Parcels 37 and 38 were provided in accordance with the 1994 approved Site Plan (Plan No. 8541-SP-002-1). Additionally, SWM/BMP requirements for Parcel 35A ONLY was provided with the dry pond located on Parcel 35A in accordance with the 2003 approved Site Plan (Plan No. 8541-MSP-001-1). As indicated in the table, parcel 35A was designed and approved 9 years after parcel 37 was approved and 17 years after parcel 38 was approved. These various facilities have been providing SWM and BMPs for their respective developments.

When the temporary gravel parking lot was designed on parcel 35A, a dry pond was designed as a SWM and BMP facility for this parcel only. As it is stated on page C-4 of the approved plan for the gravel parking lot "*The required SWM/BMP system is designed for the temporary gravel parking lot use. At such time as the site is ultimately developed a new, permanent stormwater management system will be designed for the ultimate conditions.*" This facility was designed as a temporary facility to capture 1.71 acres of the site area. However, the pond was over designed to accommodate the existing 18" outfall pipe which was under capacity. In the future, when parcel 35A is developed this pipe will be replaced and SWM and BMPs will be provided for the entire site by the use of infiltration, rain gardens or similar facilities.

In conclusion, with exception to a minor maintenance item regarding the 9-ft parking lot curb cut on the SWM gravel trench, it appears that the SWM/BMP facilities serving Parcels 37 and 38 (North of Amanda Place) are functioning as designed/approved and will continue as such with the removal of Parcel 35A.

If you have any questions concerning the information provided, please give me a call at (703) 430-7500.

Sincerely,
ATCS, P.L.C.



Gus Brush
Project Manager

GAB/gab

Cc: Dr. Park (KCPC)
Mr. Sang Kuen Park (All Nations Church)
Ms. Lynne Strobel (Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)
Mr. Allan Baken (CPJ)
Mr. Kenneth Lawrence (Fairfax County PC Member – Providence District)

REZONING AFFIDAVIT

DATE: DEC 8 2009
 (enter date affidavit is notarized)

I, Gregory A. Riegle, Esquire, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 105404a

in Application No.(s): RZ/FDP 2009-PR-021
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Elm Street Communities, Inc. Agent: James L. Perry Jack B. Perkins	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of Tax Map No. 49-1 ((1)) 35A
Korean Central Presbyterian Church, Inc. Agent: Daniel Changsoo Ro	8526 Amanda Place Vienna, VA 22180	Title Owner of Tax Map No. 49-1 ((1)) 35A
Charles P. Johnson & Associates, Inc. Agent: Paul B. Johnson Allan D. Baken Henry M. Fox, Jr. Ipek (nmi) Aktuglu	3959 Pender Drive, #210 Fairfax, VA 22030	Engineer/Agents

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: DEC 8 2009
(enter date affidavit is notarized)

105404a

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
M.J. Wells & Associates, Inc. Agent: Michael R. Pinkoske Christopher L. Kabatt	1420 Sping Hill Road, Suite 600 McLean, VA 22102	Traffic Consultant/Agents
McGuireWoods LLP Agents: Scott E. Adams Carson Lee Fifer, Jr. Joanna C. Frizzell David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Lisa M. Chiblow Lori R. Greenlief Sheri L. Hoy	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

check if applicable)

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

REZONING AFFIDAVIT

DATE: DEC 8 2009
(enter date affidavit is notarized)

105404a

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Elm Street Communities, Inc.
1355 Beverly Road, Suite 240
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David D. Flanagan

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

David D. Flanagan, President Richard D. Entsminger, VP Michael A. Burlbaugh, VP Jack B. Perkins, VP
Jeffrey P. Rice, CFO/VP of Finance Karen R. McJunkin, VP Joseph M. Jacobs, VP Jason A. Wiley, VP
Catherine L. Griffin, Secty/Treas. Thomas E. Marshall, VP Douglas W. Meeker, VP
John M. Clarke, VP James L. Perry, VP James M. Mobley, VP
Russell J. Dickens, VP Jude T. Burke, VP David C. Murphy, VP

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

Rezoning Attachment to Par. 1(b)

DATE: DEC 8 2009
(enter date affidavit is notarized)

105404

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Korean Central Presbyterian Church, Inc.
8526 Amanda Place
Vienna, VA 22180

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Virginia non-stock corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Daniel Changsoo Ro, President
Youngil (nmi) Kwon, Secretary
Joo Hee Kim, Treasurer

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

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: DEC 8 2009
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Korean Central Presbyterian Church, Inc.
8526 Amanda Place
Vienna, VA 22180

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Virginia non-stock corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Daniel Changsoo Ro, President
Youngil (nmi) Kwon, Secretary
Joo Hee Kim, Treasurer

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

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: DEC 8 2009
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT). All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: DEC 8 2009
 (enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2009-PR-021
 (enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

Alphonso, Gordon R.	Beil, Marshall H.	Buchan, Jonathan E.
Anderson, Arthur E., II	Belcher, Dennis I.	Busch, Stephen D.
Anderson, Mark E.	Bell, Craig D.	Cabaniss, Thomas E.
Andre-Dumont, Hubert	Beresford, Richard A.	Cacheris, Kimberly Q.
Bagley, Terrence M.	Billik, R. Eric	Cairns, Scott S.
Barger, Brian D.	Blank, Jonathan T.	Capwell, Jeffrey R.
Barnum, John W.	Boland, J. William	Cason, Alan C.
Barr, John S.	Brenner, Irving M.	Chaffin, Rebecca S.
Becker, Scott L.	Brooks, Edwin E.	Cobb, John H.
Becket, Thomas L.	Brown, Thomas C., Jr.	Cogbill, John V., III

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

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

Rezoning Attachment to Par. 1(c)DATE: DEC 8 2009
(enter date affidavit is notarized)for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Covington, Peter J.	Grant, Richard S.	La Fratta, Mark J.
Cramer, Robert W.	Greenberg, Richard T.	Lias-Booker, Ava E.
Cromwell, Richard J.	Grieb, John T.	Lieberman, Richard E.
Culbertson, Craig R.	Harmon, Jonathan P.	Little, Nancy R.
Cullen, Richard (nmi)	Harmon, T. Craig	Long, William M.
de Cannart d'Hamale, Emmanuel	Harmon, Yvette (nmi)	Manning, Amy B.
De Ridder, Patrick A.	Hartsell, David L.	Marianes, William B.
Dickerman, Dorothea W.	Hayden, Patrick L.	Marks, Robert G.
DiMattia, Michael J.	Hayes, Dion W.	Marshall, Gary S.
Dooley, Kathleen H.	Heberton, George H.	Marshall, Harrison L., Jr.
Dorman, Keith A.	Horne, Patrick T.	Marsico, Leonard J.
Downing, Scott P.	Hosmer, Patricia F.	Martin, Cecil E., III
Edwards, Elizabeth F.	Hutson, Benne Cole	Martin, George Keith
Ey, Douglas W., Jr.	Isaf, Fred T.	Martinez, Peter W.
Feller, Howard (nmi)	Jackson, J. Brian	Mason, Richard J.
Fennebresque, John C.	Jarashow, Richard L.	Mathews, Eugene E., III
Foley, Douglas M.	Johnston, Barbara Christie	Mayberry, William C.
Fox, Charles D., IV	Kanazawa, Sidney (nmi)	McCallum, Steven C.
France, Bonnie M.	Katsantonis, Joanne (nmi)	McDonald, John G.
Freedlander, Mark E.	Keenan, Mark L.	McElligott, James P.
Fuhr, Joy C.	Kennedy, Wade M.	McElroy, Robert G.
Getchell, E. Duncan, Jr.	King, Donald E.	McFarland, Robert W.
Gibson, Donald J., Jr.	King, Sally Doubet	McIntyre, Charles Wm.
Glassman, Margaret M.	Kittrell, Steven D.	McLean, J. Dickson
Glickson, Scott L.	Kratz, Timothy H.	McRill, Emery B.
Gold, Stephen (nmi)	Krueger, Kurt J.	Muckenfuss, Robert A.
Goldstein, Philip (nmi)	Kutrow, Bradley R.	Muir, Arthur B.

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

Rezoning Attachment to Par. 1(c)

DATE: DEC 8 2009
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number (s))

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

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

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

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

Murphy, Sean F.
Nesbit, Christopher S.
Nunn, Daniel B., Jr.
O'Grady, Clive R. G.
O'Grady, John B.
O'Hare, James P.
Oakey, David N.
Oostdyk, Scott C.
Padgett, John D.
Pankey, David H.
Parker, Brian K.
Phears, H.W.
Plotkin, Robert S.
Potts, William F., Jr.
Pryor, Robert H.
Pusateri, David P.
Rak, Jonathan P.
Rakison, Robert B.
Reid, Joseph K., III
Richardson, David L.
Riegle, Gregory A.
Rifken, Lawrence E.
Riley, James B., Jr.
Riopelle, Brian C.

Roberts, Manley W.
Robinson, Stephen W.
Rogers, Marvin L.
Rohman, Thomas P.
Rosen, Gregg M.
Rust, Dana L.
Satterwhite, Rodney A.
Scheurer, P. Christian
Schewel, Michael J.
Schill, Gilbert E., Jr.
Schmidt, Gordon W.
Sellers, Jane Whitt
Shelley, Patrick M.
Simmons, L. D., II
Simmons, Robert W.
Skinner, Halcyon E.
Slone, Daniel K.
Spahn, Thomas E.
Spitz, Joel H.
Stallings, Thomas J.
Steen, Bruce M.
Stein, Marta A.
Stone, Jacquelyn E.
Swan, David I.

Tackley, Michael O.
Tarry, Samuel L., Jr.
Thornhill, James A.
Tirone, Joseph G.
Van der Mersch, Xavier G.
Vaughn, Scott P.
Vick, Howard C., Jr.
Viola, Richard W.
Wade, H. Landis, Jr.
Walker, John Tracy, IV
Walsh, James H.
Watts, Stephen H., II
Werlin, Leslie M.
Westwood, Scott E.
Whelpley, David B., Jr.
White, H. Ramsey, III
White, Walter H., Jr.
Williams, Steven R.
Wilson, Ernest G.
Wilson, James M.
Wren, Elizabeth G.
Young, Kevin J.
Younger, W. Carter

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

Rezoning Attachment to Par. 1(c)

DATE: DEC 8 2009
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number (s))

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

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

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

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

(Former Equity Partner List)

- | | |
|---------------------------|----------------------|
| Anderson, Corby C. | Milton, Christine R. |
| Beane, John C. | Pilkington, Kathy L. |
| Carter, Joseph C., III | Russell, Deborah M. |
| Cutchins, Clifford A., IV | Samson, Gary D. |
| Evans, David E. | Samuels, Lawrence R. |
| Freye, Gloria L. | Sipprelle, Keith A. |
| Germaise, Susan L. | Smith, Stuart (nmi) |
| Gordon, Alan B. | Suzumoto, Mark K. |
| Grandis, Leslie A. | Van Etten, David B. |
| Iselin, Benjamin B. | Walker, Howard W. |
| Jeffcoat, Brenton D. | Williamson, Mark D. |
| McGoogan, E. Graham, Jr. | Wood, R. Craig |
| Middlebrooks, James. G. | |

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

REZONING AFFIDAVIT

DATE: DEC 8 2009
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: DEC 8 2009
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2009-PR-021
(enter County-assigned application number(s))

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

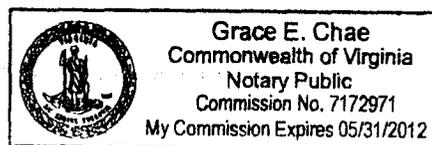
Gregory A. Riegle, Esquire

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8th day of December 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae
Notary Public

My commission expires: 5/31/2012



COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 83-P-057-3 by KOREAN CENTRAL PRESBYTERIAN CHURCH, under Section 3-103 of the Zoning Ordinance to amend SP 83-P-057 for church and related facilities to permit increase in land area and parking spaces, temporary classroom trailers and reduction to minimum yard requirements based on error in building location to allow shed to remain 6.0 feet from side lot line, on property located at 8526 Amanda Place, Tax Map Reference 49-1((1))35, 36, 37, 38, and 38A, Mr. Kelley moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 2, 1996; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The present zoning is R-1 and R-4.
3. The area of the lot is 12.66 acres.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-303, 8-903 and 8-914 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **GRANTED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.*
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Mark Mittereder of ArchGroup dated November 27, 1995 and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by DEM. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.*

5. . . The maximum number of seats in the main area of worship shall be 500.*
6. 328 parking spaces shall be provided as shown on the special permit plat. Overflow parking may be provided at the Thoreau Intermediate School so long as the applicant obtains and maintains a valid agreement with the appropriate County agency.* All other parking shall be on-site. There shall be no parking on Amanda Place.*
7. All parking lots shall be constructed and maintained in accordance with the standard practices approved by the Director of the Department of Environmental Management.* Both entrance and exit locations for the proposed parking lot shall be aligned with the entrance and exit locations of the existing parking areas on the north side of Amanda Place. If a waiver of dustless surface requirements is granted by the Department of Environmental Management, pavement shall be placed from the edge of the abutting roadway for a minimum of 25 feet into the interior of the site at both entrance and exit locations to prevent the parking area surfacing material from entering the abutting street.* In addition, individual wheel stops shall be provided for each unpaved parking space along Amanda Place and Cedar Lane as requested by the applicant.
8. All interior landscaping for the proposed parking lot shall be provided in accordance with Article 13. Peripheral parking lot landscaping shall be provided as shown on the special permit plat, except that street trees shall be added to those areas where the proposed parking lot fronts Amanda Place and Cedar Lane.
9. Transitional Screening shall be modified along all lot lines, except for the southern property lines of Parcels 35 and 36, to allow existing vegetation and the proposed landscaping shown on the special permit plat to satisfy the Transitional Screening requirements. Existing vegetation shall be supplemented along the southern property lines of Parcels 35 and 36 to provide the equivalent of Transitional Screening 1 as approved by the Urban Forestry Branch of the Department of Environmental Management.
10. The barrier requirement shall be waived on all lot lines.*
11. Limits of clearing and grading shall be as shown on the special permit plat, except in the area of the stormwater management as required by the Department of Environmental Management. There shall be no structures and no clearing or grading of vegetation in this area except for dead or dying trees.*
12. If an a Storm Water Management area is deemed necessary by the Department of Environmental Management, the Storm Water Management areas shown on the special permit plat shall be designed and engineered to fulfill requirements for Best Management Practices to the satisfaction of the Director of the Department of Environmental Management.
13. If the shed on Parcel 38A is removed for any reason, it may be replaced provided the minimum required yards are met.*

14. The three temporary trailers shall be removed within 2 years of obtaining a Non-Residential Use Permit, or on or before January 10, 1999, whichever comes first.
15. Right-of-way to 26 feet from the centerline of Amanda Place shall be dedicated for public street purposes and shall convey to the Board of Supervisors in fee simple on demand or at the time of site plan approval, whichever comes first. Ancillary construction easements shall be provided to facilitate these improvements.*
16. Right-of-way to 45 feet from the centerline of Cedar Lane shall be dedicated for public street purposes and shall convey to the Board of Supervisors in fee simple on demand or at the time of site plan approval, whichever comes first. Ancillary construction easements shall be provided to facilitate these improvements.

These conditions incorporate and supersede all previous development conditions.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

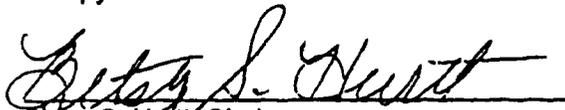
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval** unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

*Denotes previously approved conditions.

Mr. Pammel seconded the motion which carried by a vote of 6-0. Mr. Ribble was absent from the meeting.

**This decision was officially filed in the office of the Board of Zoning Appeals and became final on January 16, 1996. This date shall be deemed to be the final approval date of this special permit.

A Copy Tests:


Betsy S. Hortt, Clerk
Board of Zoning Appeals



MEMORANDUM

December 10, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: RZ/FDP 2009-PR-021
Elm Street Communities, Inc.

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised Conceptual Final Development Plan (RZ/FDP) Plan dated November 24, 2009. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony 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:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-8, the Plan states:

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy 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 k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas. . . .
Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the 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 Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan states:

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

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

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

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 17 and 18, the Plan states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a: Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. 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.

Green Building Practices: The applicant is encouraged to commit to obtaining Energy Star Qualified Homes designation for the new houses. The applicant is proffering that all newly constructed dwellings will be the thermal guidelines of the CABO Model Energy Program for energy efficient homes or its equivalent as determined by the Department of Public Works and Environmental Services (DPWES) for either gas or electric energy systems, as may be applicable. The applicant further proffers that appliances utilized, including dishwashers,

refrigerators and freezers, and clothes washers will be Energy Star “Certified” or an equivalent rating.

Tree Preservation/Restoration: Except for an existing gravel parking lot along Amanda Place, the subject property is characterized by a dense deciduous tree canopy between Cedar Lane on the west to Amanda Place II subdivision on the east. New houses are proposed to be located on the existing impervious surface that will help minimize tree loss with the proposed development. Approximately 2.25 acre tree preservation area across the southern portion of the site is proposed to be protected by a conservation easement. The applicant is encouraged to look for additional opportunities for tree preservation in conjunction with the Urban Forestry Management Division of DPWES in order to protect the existing canopy as well as individual specimen trees during the construction process.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan map depicts a major paved trail defined as asphalt or concrete, 8 feet or more in width on the east side of Cedar Lane immediately adjacent to the subject property. The development plan depicts a proposed 10 foot wide asphalt trail along this section of Cedar Lane.

PGN: MAW



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
ACTING COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
February 5, 2010

To: Ms. Regina Coyle
Director of Planning and Zoning

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section
703-383-2424

Subject: RZ/FDP 2009-PR-021 Elm Street Communities, LLC
Tax Map # 49-1((01)) 0035A

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the subject plan submitted on January 21, 2010, and received on January 26, 2010. The following comments are offered:

1. The driveways on Lots 10, 12 & 14 should be moved to the opposite side of the lot.
2. The SWM entrance should be widened to a minimum of 20'.
3. The spite strip between lot 1 and Cedar Lane is not permitted. The site plan can not be approved if this remains.
4. A sidewalk is recommended along Cedar Lane to be consistent with the adjacent facilities. The proposed trail can not meet the currently required offset from the back of the curb without a waiver or exception.
5. The proposed 9' utility strip between the curb and sidewalk will cause residents to park in their driveways and block the sidewalk. This has been seen frequently older subdivisions.
6. The curb to curb width should be identified at all appropriate locations on Cedar Lane.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 9, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Comprehensive Planning

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

FILE: 3-4 (RZ 2009-PR-021)

SUBJECT: Transportation Impact Addendum

REFERENCE: RZ 2009-PR-021, Elm Street Communities
Traffic Zone: 1536
Land Identification Map: 49-1 ((01)) 35A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plat dated November 29, 2009

The applicant proposes to rezone approximately 6.148 acres from the R-1 District and the PDH-3 District to provide 15 single-family detached homes.

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

- The proposed development is required to meet the new VDOT Subdivision Street Requirements. This statement should be verified with the applicant's provided response in to VDOT's memorandum dated October 30, 2009.
- The applicant should provide the road extension of Dennis Drive to Amanda Place. This would provide improved street connectivity and would allow the site better access south on Cedar Dive.
- The proposed dedication of right-of-way along Cedar Lane should extend at least three-feet beyond the 10-ft. wide trail.
- VDOT's comments in their October 30, 2009 memo remain outstanding.

cc: AKR;ak Wrz2009PR021Elm Street CommunitiesCedarLane
cc: Michele Brickner, Director, DPW & ES



County of Fairfax, Virginia

MEMORANDUM

DATE: September 21, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Comprehensive Planning

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

FILE: 3-4 (RZ 2009-PR-021)

SUBJECT: Transportation Impact

REFERENCE: RZ 2009-PR-021, Elm Street Communities
Traffic Zone: 1536
Land Identification Map: 49-1 ((01)) 35A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat dated June 10, 2009.

The applicant proposes to rezone approximately 6.148 acres from the R-1 District and the PDH-3 District to provide 18 single-family detached homes.

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

- The proposed development is required to meet the new VDOT Subdivision Street requirements. As such the road extension of Dennis Drive to Amanda Place is required.
- The ADT (all day trips) is expected to be above 400 vpd. Therefore, the width of Amanda Place should be improved to meet the County PFM and VDOT Subdivision Standards.
- The proposed jog in the curblin on Cedar Lane should be removed.
- The plan demonstrates the entrance to proposed lots by typical layout. Note that entrances should be 20-ft. or more from any public street corner radius.
- The applicant should provide a concrete pad for a bus shelter along Cedar Lane or install a bus shelter with pad in location nearest the southern property line of Lot # 1.

cc: AKR;ak Wrz2009PR021Elm Street CommunitiesCedarLane
cc: Michele Brickner, Director, DPW & ES



County of Fairfax, Virginia

MEMORANDUM

DATE: March 1, 2010

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning/Final Development Plan Application #RZ/FDP 2009-PR-021,
Amanda Place, Conceptual/Final Development Plan dated February 23, 2010,
LDS Project #8541-ZONAV-002-C-1, Tax Map #49-1-01-0035A, Providence
District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on this site. Water quality controls are required for this development (PFM 6-0401.2A). A bioretention filter, an infiltration trench, and 2 conservation easements are shown on the plat.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There have been drainage complaints filed by the owner of 2613 Bowling Green Drive. The engineer for the project reports that the 2008 complaint has been resolved.

Stormwater Detention

Stormwater detention is required (PFM 6-0301.3). An infiltration trench is shown on the plan. A bioretention filter is also proposed to provide detention without infiltration.

Site Outfall

A map depicting the required extent of review and an engineer's statement of outfall adequacy are included in the plat. A description of the outfall conditions as required by the Zoning Ordinance was not submitted (ZO 8-011 paragraph 2.J(c)). Outfall calculations and narrative meeting PFM requirements, however, were provided directly to DPWES; they are not

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Suzanne Lin, Staff Coordinator

Rezoning/Final Development Plan Application #RZ/FDP 2009-PR-021, Amanda Place

March 1, 2010

Page 2 of 2

included in the plat. The outfall calculations and narrative should be made a part of the plat (ZO 8-011 paragraph 2.J(d)). At the time of site plan submission, it will be necessary to provide a hydraulic grade line analysis (PFM 6-0904.11)

Stormwater Planning Comments

The Accotink Watershed Plan is currently under development. More information on potential stream restoration and retrofit projects will be available in a month or two.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

March 5, 2010

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Amanda Place; RZ/FDPA 2009-PR-021

RE: Request for assistance dated February 23, 2010

This review is based on the Conceptual/Final Development Plan RZ/FDP 2009-PR-024 stamped "Received, Department of Planning and Zoning, February 23, 2010." A site visit was conducted in August, 2009, as part of a review on the RZ/FDP stamped "Received, Department of Planning and Zoning, June 11, 2009."

General Comment: There were no additional Urban Forest Management Division comments and recommendations made on the RZ/FDP stamped "Received, Department of Planning and Zoning, November 24, 2009," as indicated in my December 10, 2009, memo. The November 24, 2009, RZ/FDP contained a different site layout, included the additional preservation of 29,500 square feet of sub-climax bottomland forest at the southern portion of the site, and appeared to have adequately addressed prior UFMD comments and recommendations.

Comments and recommendations on RZ/FDP stamped "Received, Department of Planning and Zoning, February 23, 2010" are provided to address concerns with the change in site layout and tree preservation.

- 1. Comment:** The southern portion of the site appears to be a sub-climax bottomland forest with vegetation consisting primarily of white oak, tulip tree, and black gum. This vegetation appears in fair to good condition and should be considered a priority for preservation. The previously submitted RZ/FDP showed an additional 29,500 square feet of tree cover to be preserved in this area.

Recommendation: A tree save area should be provided at the southern portion of the site to preserve the existing trees and vegetation in this area.



2. **Comment:** The proposed limits of clearing and grading at the southern portion of the site, south of proposed lots 3, 6, and 7, will provide minimal preservation for the existing off-site or co-owned trees along the southern property boundary.

Recommendation: The proposed limits of clearing and grading at the southern portion of the site, south of proposed lots 3, 6, and 7, should be moved at least 15 feet to the north to protect off-site and co-owned trees from construction damage.

3. **Comment:** Several proposed landscape trees located in various areas throughout the site, including the landscaping along Cedar Lane and between lots 4 & 9, appear to be planted within 4' of a restrictive barrier, such as a curb and/or sidewalk.

Recommendation: The minimum width of any planting area should be 8', measured from the interior sides of the restrictive barrier and trees should be planted no closer than 4' from any restrictive barrier.

4. **Comment:** It does not appear the minimum planting area is being provided for the proposed ornamental tree located inside the planting circle north of the benches between lots 4 & 9.

Recommendation: Minimum planting areas should be provided in accordance with PFM section 12-0504 and PFM Table 12.19.

5. **Comment:** The February 23, 2010, Draft Proffers do not include language addressing tree appraisal. Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, the additional proffer will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Appraisal: "The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on

the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.”

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

TLN/
UFMID #: 146843

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

November 9, 2009

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Amanda Place; RZ/FDP 2009-PR-021

RE: Request for assistance dated October 26, 2009

This review is based on the Conceptual/Final Development Plan RZ/FDP 2009-PR-024 stamped "Received, Department of Planning and Zoning, October 23, 2009." A site visit was conducted on August, 2009, as part of a review on the RZ/FDP stamped "Received, Department of Planning and Zoning, June 11, 2009."

General Comment: Comments on the previously submitted RZ/FDP were provided to you in my memo dated August 26, 2009. Comments and recommendations contained in that memo related to tree preservation areas are still valid for this latest RZ/FDP submission. Additional comments are provided to address the proposed landscaping for the site and the draft proffers.

- 1. Comment:** It is not clear how the Applicant proposes to landscape this site to meet the 17,175 square feet being claimed through tree planting and the extra credit claimed wildlife benefits.

Recommendation: A landscape plan should be submitted that shows a variety of native and desirable tree species, of various sizes, planted throughout the site. Landscape trees that are well suited for this location include red maple, red oak, American holly, American beech, willow oak, eastern redcedar and many others.

Opportunities to receive additional tree canopy credits in exchange for the planting of trees in a manner that will provide specific environmental and ecological benefits, or for the use of species that are native to Fairfax County, or for the use of species that are resistant to diseases, pests, decay and the negative impacts imposed by harsh conditions should be considered. See PFM sections 12-0509.4B thru 12-0509.4B(6) for opportunities for additional 10-year tree canopy credits. Plantings used for additional credits should be clearly identified on the plan.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



2. **Comment:** Draft proffer #18 and #21 reference the use of a landscape architect to assist with items relating to tree preservation. This reference is not in conformance with draft proffer #17 or the Tree Conservation Ordinance.

Recommendation: The landscape architect reference should be removed from all tree preservation proffer and be replaced with "Registered Consulting Arborist".

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

TLN/
UFMID #: 146843

cc: RA File
DPZ File

Department of Public Works and Environmental Services
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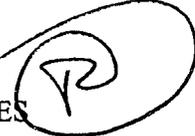


County of Fairfax, Virginia

MEMORANDUM

August 26, 2009

TO: Suzanne Lin, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Amanda Place; RZ/FDP 2009-PR-021

RE: Request for assistance dated July 31, 2009

This review is based upon the Conceptual/Final Development Plan RZ/FDP 2009-PR-024 stamped "Received, Department of Planning and Zoning, June 11, 2009." A site visit was conducted on August 19, 2009.

Site Description: The northern portion of this site consists on an existing gravel parking lot being utilized by the Korean Central Presbyterian Church. The southwest portion of the site located to the west of the existing dry pond is a sub-climax bottomland forest with overstory vegetation consisting primarily of red maple, tulip tree, white oak, and red oak. Understory vegetation in this area consists primarily of sassafras, red maple, mulberry, oak spp., and tulip trees. This vegetation appears in fair to good condition and should be considered a priority for preservation. The southern portion of the site located to the east of the existing dry pond appears to be a sub-climax bottomland forests with vegetation consisting primarily of white oak, tulip tree, and black gum. This vegetation appears in fair to good condition and should be considered a priority for preservation. There is also a stand of existing mature white oaks located at the southwestern portion of the site. These trees appear to be in fair to good condition and should be considered a high priority for preservation. The western portion of the is also a sub-climax bottomland forest with vegetation consisting primarily of red oak, tulip tree, and white oak. These trees appear to be in fair to good condition and should also be considered a priority for preservation.

- 1. Comment:** The southwest portion of the site located to the west of the existing dry pond is a sub-climax bottomland forest with overstory vegetation consisting primarily of red maple, tulip tree, white oak, and red oak. Understory vegetation in this area consists primarily of sassafras, red maple, mulberry, oak spp., and tulip trees. This vegetation appears in fair to good condition and should be considered a priority for preservation.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
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Fairfax, Virginia 22035-5503
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www.fairfaxcounty.gov/dpwes



Recommendation: A tree save area should be provided at the southwest portion of the site to preserve the existing trees and vegetation in this area.

- 2. Comment:** The southern portion of the site located to the east of the existing dry pond appears to be a sub-climax bottomland forests with vegetation consisting primarily of white oak, tulip tree, and black gum. This vegetation appears in fair to good condition and should be considered a priority for preservation.

Recommendation: A tree save area should be provided at the southern portion of the site to preserve the existing trees and vegetation in this area.

- 3. Comment:** There is a stand of existing mature white oaks located at the southwestern portion of the site. These trees appear to be in fair to good condition and should be considered a high priority for preservation.

Recommendation: A tree save area should be provided at the southern portion of the site to preserve the existing mature white oak trees in this area.

- 4. Comment:** The western portion of the is also a sub-climax bottomland forest with vegetation consisting primarily of red oak, tulip tree, and white oak. These trees appear to be in fair to good condition and should also be considered a priority for preservation.

Recommendation: A tree save area should be provided at the western portion of the site to preserve the existing trees and vegetation in this area.

- 5. Comment:** The proposed limits of clearing and grading at the southern portion of the site, south of proposed lots 7 and 8, will provide minimal preservation for the existing off-site or co-owned trees along the southern property boundary.

Recommendation: The proposed limits of clearing and grading at the southern portion of the site, south of proposed lots 7 and 8, should be moved at least 15 feet to the north to protect off-site and co-owned trees from construction damage

- 6. Comment:** The 83,000 sq. ft. area of total canopy identified in line C-2 of the 10-Year Tree Canopy Calculation Worksheet is unclear. In addition, the 120,998 sq. ft. area for Parcel A is unclear.

Recommendation: The total canopy area met through preservation and the area of Parcel A should be shaded and labeled identifying the total tree canopy area claimed for each.

- 7. Comment:** The 'shade tree', 'evergreen tree', 'ornamental tree', and 'medium deciduous tree classifications identified in the legend are unclear.

Recommendation: Trees proposed to be planted should be identified as Category I, II, III, or IV evergreen trees and/or Category I, II, III, or IV deciduous trees.

8. **Comment:** It does not appear easements for all proposed and existing public utilities have been provided.

Recommendation: Easements for all proposed and existing public utilities should be shown and identified.

9. **Comment:** Lot layouts have not been provided on the landscape plan and the Typical Lot Landscaping detail is not drawn to scale. As a result, comments on proposed landscaping, including adequate planting spaces, suitable categories, restrictive barriers, etc., can not be provided at this time.

Recommendation: Lot design and layouts should be provided and the Typical Lot Landscaping should be drawn to scale on the CDP/FDP.

10. **Comment:** Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to

determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

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

TLN/
UFMID #: 146843

cc: RA File
DPZ File

APPENDIX 9



Department of Facilities and Transportation Services

FAIRFAX COUNTY
PUBLIC SCHOOLS

Office of Facilities Planning
10640 Page Avenue
Fairfax, Virginia 22030

TO: Suzanne Lin, Planner ✓
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director *DMJ*
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2009-PR-021, Amanda Place

DATE: August 18, 2009

ACREAGE: 6.1 acres

TAX MAP: 49-1 ((1)) 35A

PROPOSAL: Rezone property from the R-1 District to the PDH-3 District to permit 18 single family detached dwelling units.

COMMENTS: The proposed rezoning area is within the Cunningham Park Elementary School, Thoreau Middle School, and Madison High School boundaries. The chart below shows the existing school capacity, enrollment, and projected five year enrollment.

School	Capacity	Enrollment (9/30/08)	2009-2010 Projected Enrollment	Capacity Balance 2009-2010	2013-14 Projected Enrollment	Capacity Balance 2013-14
Cunningham Park ES	393	416	434	-41	497	-104
Thoreau MS	750	804	857	-107	916	-166
Madison HS	2,016	1,919	2,012	4	2,131	-115

Capacity and enrollment are based on the FCPS FY 2010-14 CIP and 2009 spring update.

The rezoning application proposes to rezone property from the R-1 District to the PDH-3 District to permit 18 single family detached dwelling units. The property contains 6.14 acres and is undeveloped. It appears that the current maximum development potential is 6 single family dwelling units if developed by-right.

The chart below shows the number of projected students by school level.

School level	Single family detached ratio	Proposed # of units	Student yield	Single family detached ratio	Current # of units permitted by-right	Student yield
Elementary	.239	18	4.3	.239	6	1.4
Middle	.069	18	1.2	.069	6	0.4
High	.172	18	3.1	.172	6	1.0
			8 total			2 total

SUMMARY:**Suggested Proffer Contribution**

The rezoning application is anticipated to yield 6 new students compared with the 2 students that would be anticipated if the property is developed by-right.

Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$69,288 (6 students x \$11,548) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Madison HS pyramid and/or to Cluster II schools that encompass this area at the time of site plan approval or building permit approval in order for proffer contributions to be received and used towards capital improvements at the schools. Proffer contributions made at the time of occupancy may not provide adequate time for capital improvement construction/renovation that may be needed at the schools. It is also recommended that notification be given to FCPS when construction is anticipated to commence in order for FCPS to include the timely projection of students into its five year Capital Improvement Program.

In addition, because the timeframe for development is unknown and the suggested proffer contribution is updated on an annual basis to reflect current market conditions, in this down economy, the proffer contribution is likely to decrease to reflect current construction costs. As the economy rebounds, it is likely that costs will increase. For this reason, it is recommended that in addition to a monetary proffer contribution that an escalation clause be included as part of the developer's proffer in order to reflect the suggested proffer contribution amount at the time of development.

School Capacity

The charts above represent a snapshot in time for student enrollment and school capacity. Student enrollment projections are done in a five year timeframe, currently through school year 2013-14 and are updated annually. At this time, if development occurs within the next five years, all of the receiving schools are projected to have insufficient capacity and the rezoning application is anticipated to contribute to the projected capacity deficit. Beyond the five year projection horizon, enrollment projections are not available.

Future Development Impacts

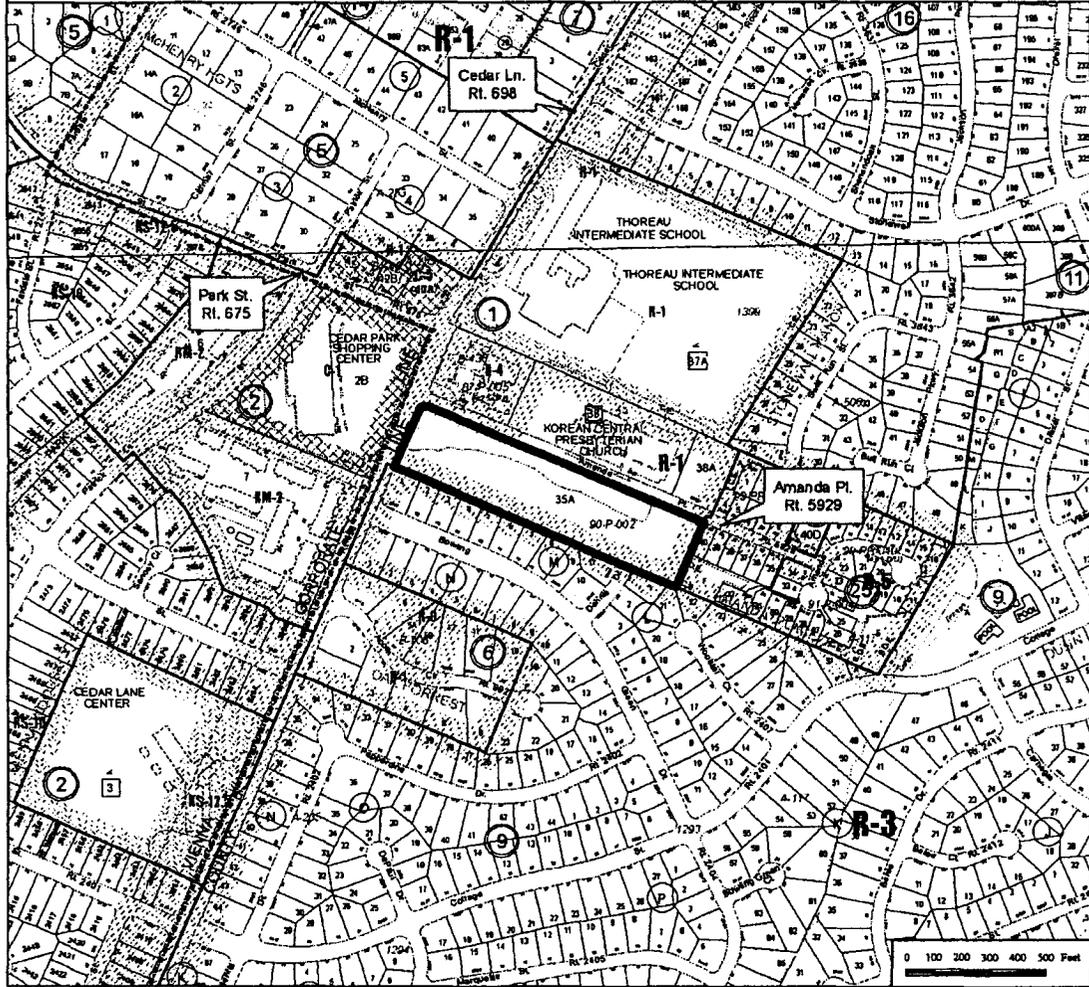
In addition, Cunningham Park ES, Thoreau MS, and Madison HS also are the receiving schools for Wedderburn Estates that was approved for 24 single family dwellings and has not been constructed. In addition in the Madison HS boundary, a by-right development for 13 single family dwelling was approved but has not been constructed.

Attachment: Locator Maps

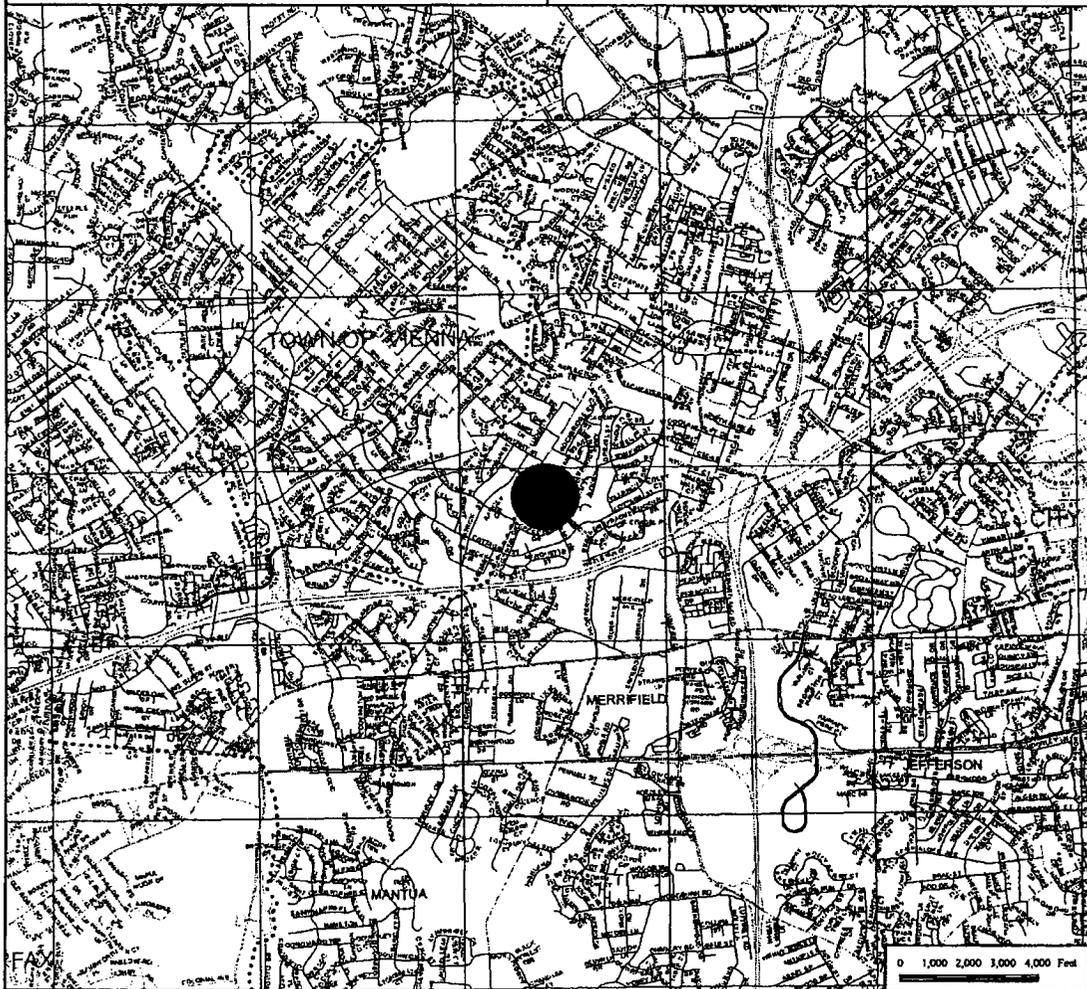
cc: Illyong Moon, School Board Member, At-Large
James L. Raney, School Board Member, At-Large
Martina A. Hone, School Board Member, At-Large
Dean Tistadt, Chief Operating Officer, FCPS
Phyllis Pajardo, Cluster II, Assistant Superintendent
Rebecca Baenig, Principal, Cunningham Park Elementary School
Mark Greenfelder, Principal, Thoreau Middle School
Mark Merrell, Principal, James Madison High School

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

Rezoning Application RZ 2009-PR-021	Final Development Plan FDP 2009-PR-021
Applicant: ELM STREET COMMUNITIES, INC.	Applicant: ELM STREET COMMUNITIES, INC.
Accepted: 07/20/2009	Accepted: 07/20/2009
Proposed: RESIDENTIAL	Proposed: RESIDENTIAL
Area: 6.15 AC OF LAND; DISTRICT - PROVIDENCE	Area: 6.15 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: SOUTHEAST QUADRANT OF THE INTERSECTION OF CEDAR LANE AND AMANDA PLACE	Zoning Dist Sect: SOUTHEAST QUADRANT OF THE INTERSECTION OF CEDAR LANE AND AMANDA PLACE
Located: SOUTHEAST QUADRANT OF THE INTERSECTION OF CEDAR LANE AND AMANDA PLACE	Located: SOUTHEAST QUADRANT OF THE INTERSECTION OF CEDAR LANE AND AMANDA PLACE
Zoning: FROM R- 1 TO PDH- 3	Zoning: PDH- 3
Overlay Dist:	Overlay Dist:
Map Ref Num: 049-1- /01/ /0035A	Map Ref Num: 049-1- /01/ /0035A



Rezoning Application RZ 2009-PR-021		Final Development Plan FDP 2009-PR-021	
Applicant:	ELM STREET COMMUNITIES, INC.	Applicant:	ELM STREET COMMUNITIES, INC.
Accepted:	07/20/2009	Accepted:	07/20/2009
Proposed:	RESIDENTIAL	Proposed:	RESIDENTIAL
Area:	6.15 AC OF LAND; DISTRICT - PROVIDENCE	Area:	6.15 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:		Zoning Dist Sect:	
Located:	SOUTHEAST QUADRANT OF THE INTERSECTION OF CEDAR LANE AND AMANDA PLACE	Located:	SOUTHEAST QUADRANT OF THE INTERSECTION OF CEDAR LANE AND AMANDA PLACE
Zoning:	FROM R- 1 TO PDH- 3	Zoning:	PDH- 3
Overlay Dist:		Overlay Dist:	
Map Ref Num:	049-1- /01/ /0035A	Map Ref Num:	049-1- /01/ /0035A





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD *SS*

DATE: March 4, 2010

SUBJECT: RZ/FDP 2009-PR-021, Amanda Place - REVISED
Tax map 49-1 ((1)) 35A

This memo is a revision to our previous Park Authority comments dated September 3, 2009 and December 22, 2009. The Park Authority staff has reviewed the proposed Development Plan dated June 10, 2009, revised on November 24, 2009, and February 23, 2010 for the above referenced application. Our comments include the following guiding Comprehensive Plan citations, analysis, and recommendations:

COMPREHENSIVE PLAN CITATIONS

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

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

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

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

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

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

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

3. **Heritage Resources** (Comprehensive Policy Plan, Heritage Resources Objective 3, page 4)

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

4. **Park and Recreation Needs** (Comprehensive Plan, Area II, Cedar Community Planning Sector, Parks and Recreation Recommendations, pp. 62)

“Additional Neighborhood Park facilities in this sector should be provided in conjunction with new development.”

ANALYSIS AND RECOMMENDATIONS

Parks and Recreation Facilities Impact

The Development Plan shows 16 new single-family homes on a 6.1-acre parcel to be rezoned from R-1 to PDH-3. Based on an average single-family household size of 2.91 in the Vienna Planning District, the development could add 47 new residents ($16 \times 2.91 = 46.56$) to the Providence Supervisory District.

Currently, there are three parks located within a mile of this site. Due to the concentration of high suburban development in this area, there is a need for all types of parkland and recreational facilities. Existing nearby local parks include Cunningham, Tysons Woods, and Dunn Loring. These local serving parks have typical amenities such as playgrounds, courts, practice fields, and natural areas, but meet only a portion of the park and recreation needs generated by residential development in the Vienna area. Thoreau Middle School is located adjacent to the site and includes a practice diamond and rectangle fields that are available for community use. In addition to a need for additional parkland in this area, the recreational facilities in greatest need in this area include trails, basketball courts and athletic fields.

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,500 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 16 non-ADUs proposed, the Ordinance-required amount to be spent on-site is \$24,000. Any portion of this amount not spent on-site should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,500 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities on-site. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$41,971 (or \$2,623 per unit) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Cultural Resources Impact:

The parcel was subject to archival review. This property has a high potential for archaeological resources since a review of the 1937 aerial photographs indicated that it contains parts of two historic archaeological sites, which do not appear on later aerials. Staff requests that the property be subjected to a phase I archaeological survey, using a scope of work provided by the Cultural Resource Management and Protection section (CRMP). If any potentially significant archaeological resources are found by the phase I survey then a phase II assessment should be done. If any sites are determined to be significant then either they should be avoided or phase III data recoveries should be performed in accordance with a scope provided by the CRMP. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of phase I, II, and/or III studies should be submitted for approval to the CRMP.

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

The Park Authority requests that the applicant provide one copy of the Archaeology Report to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the survey. Should significant archaeological resources be discovered, the Park Authority requests that further archaeological studies be conducted and copies of the reports provided to the Cultural Resource Management and Protection section (CRMP). At the completion of any cultural resource studies, field notes, photographs and artifacts should be submitted to CRMP within 30 days.

SUMMARY OF RECOMMENDATIONS

The section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

Proposed Units	P-District Onsite Expenditure	Requested Park Proffer Amount*	Total
Single-family detached units	\$24,000	\$41,971	\$65,971

*Average of \$2,623 per dwelling unit

In addition, the following is recommended:

- Conduct a Phase I archaeological study

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Suzanne Lin

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD 

DATE: March 4, 2010

SUBJECT: RZ/FDP 2009-PR-021, Amanda Place - REVISED
Tax map 49-1 ((1)) 35A

This memo is a revision to our previous Park Authority comments dated September 3, 2009 and December 22, 2009. The Park Authority staff has reviewed the proposed Development Plan dated June 10, 2009, revised on November 24, 2009, and February 23, 2010 for the above referenced application. Our comments include the following guiding Comprehensive Plan citations, analysis, and recommendations:

COMPREHENSIVE PLAN CITATIONS

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

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

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

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

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

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

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

3. **Heritage Resources** (Comprehensive Policy Plan, Heritage Resources Objective 3, page 4)

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

4. **Park and Recreation Needs** (Comprehensive Plan, Area II, Cedar Community Planning Sector, Parks and Recreation Recommendations, pp. 62)

“Additional Neighborhood Park facilities in this sector should be provided in conjunction with new development.”

ANALYSIS AND RECOMMENDATIONS

Parks and Recreation Facilities Impact

The Development Plan shows 16 new single-family homes on a 6.1-acre parcel to be rezoned from R-1 to PDH-3. Based on an average single-family household size of 2.91 in the Vienna Planning District, the development could add 47 new residents ($16 \times 2.91 = 46.56$) to the Providence Supervisory District.

Currently, there are three parks located within a mile of this site. Due to the concentration of high suburban development in this area, there is a need for all types of parkland and recreational facilities. Existing nearby local parks include Cunningham, Tysons Woods, and Dunn Loring. These local serving parks have typical amenities such as playgrounds, courts, practice fields, and natural areas, but meet only a portion of the park and recreation needs generated by residential development in the Vienna area. Thoreau Middle School is located adjacent to the site and includes a practice diamond and rectangle fields that are available for community use. In addition to a need for additional parkland in this area, the recreational facilities in greatest need in this area include trails, basketball courts and athletic fields.

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,500 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 16 non-ADUs proposed, the Ordinance-required amount to be spent on-site is \$24,000. Any portion of this amount not spent on-site should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,500 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities on-site. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$41,971 (or \$2,623 per unit) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Cultural Resources Impact:

The parcel was subject to archival review. This property has a high potential for archaeological resources since a review of the 1937 aerial photographs indicated that it contains parts of two historic archaeological sites, which do not appear on later aerials. Staff requests that the property be subjected to a phase I archaeological survey, using a scope of work provided by the Cultural Resource Management and Protection section (CRMP). If any potentially significant archaeological resources are found by the phase I survey then a phase II assessment should be done. If any sites are determined to be significant then either they should be avoided or phase III data recoveries should be performed in accordance with a scope provided by the CRMP. Any Phase III scopes will provide for public interpretation of the results. Draft and final archaeological reports produced as a result of phase I, II, and/or III studies should be submitted for approval to the CRMP.

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

The Park Authority requests that the applicant provide one copy of the Archaeology Report to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the survey. Should significant archaeological resources be discovered, the Park Authority requests that further archaeological studies be conducted and copies of the reports provided to the Cultural Resource Management and Protection section (CRMP). At the completion of any cultural resource studies, field notes, photographs and artifacts should be submitted to CRMP within 30 days.

SUMMARY OF RECOMMENDATIONS

The section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

Proposed Units	P-District Onsite Expenditure	Requested Park Proffer Amount*	Total
Single-family detached units	\$24,000	\$41,971	\$65,971

*Average of \$2,623 per dwelling unit

In addition, the following is recommended:

- Conduct a Phase I archaeological study

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Suzanne Lin

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: August 18, 2009

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP2009-PR-021
Tax Map No. 049-1-/01//0035A

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

1. The application property is located in the Accotink Creek (M-2) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCPCP).
2. Based upon current and committed flow, there is excess capacity in the NMCPCP at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8" inch line located along the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





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

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

August 5, 2009

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

Re: RZ 2009-PR-021
FDP 2009-PR-021
Amanda Place

Dear Ms. Coyle:

Fairfax Water has reviewed the above noted Generalized Development Plan and has no comments.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg".

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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: December 2, 2009

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

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning RZ 2009-PR-021

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

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire



APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

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

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

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

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

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

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

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

4. Tree Preservation and Tree Cover Requirements:

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

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

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

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

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

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

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

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

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

8. Heritage Resources:

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

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

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

ROLE OF DENSITY RANGES IN AREA PLANS

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

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

ARTICLE 16

DEVELOPMENT PLANS

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

FAIRFAX COUNTY ZONING ORDINANCE

provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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