FAIRFAX COUNTY

APPLICATION FILED: October 12, 1998
PLANNING COMMISSION: September 16, 1999
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

SEPTEMBER 2, 1999

STAFF REPORT

APPLICATION RZ/FDP 1998-LE-055

LEE DISTRICT

APPLICANT:	Hybla Valley Property LLC
PRESENT ZONING:	R-4
REQUESTED ZONING:	PDH-8
PARCEL:	92-4 ((1)) 58 and 101-2 ((1)) 11A
ACREAGE:	61.21 Acres
DENSITY:	5.64 du/ac (Alternative "A") 4.72 du/ac (Alternative "B")
OPEN SPACE:	52% (Alternative "A") 52% (Alternative "B")
PLAN MAP:	Private Open Space
PROPOSAL:	To Rezone 61.21 Acres from R-4 to PDH-8 for the Development of * Alternative "A": Seventy (70) Single Family Detached Dwellings, One-Hundred-Ninety-One (191) Single Family Attached Dwellings, Eighty-Four (84) Multi-Family Dwellings, and Eleven (11) Affordable Dwelling Units - A Total of Three-Hundred-Forty-Five (345) Dwelling Units. * Alternative "B": Seventy (70) Single Family Detached Dwellings and Two-Hundred-Nineteen (219) Single Family Attached Dwellings - A Total of Two-Hundred-Eighty-Nine (289) Dwelling Units.

REQUESTED WAIVERS:

* Waiver of the Six-Hundred (600) Foot Maximum Length for Private Streets
* Waiver of the Minimum One (1) Percent Grade Within Public Streets
* Waiver to Permit Construction of Utilities within the Resource Protection Area

STAFF RECOMMENDATION:

Staff recommends approval of RZ 1998-LE-055 and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those set forth in Appendix 1A of the Staff Report.

Staff recommends approval of FDP 1998-LE-055 subject to the development conditions set forth in Appendix 1B of the Staff Report, and the approval of RZ 1998-LE-055.

Staff recommends waiver of the six-hundred (600) foot maximum length of a private street.

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

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

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

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

REZONING APPLICATION / FINAL DEVELOPMENT PLAN

RZ 1998-LE-055

FILED 10/12/98
HYBLA VALLEY PROPERTY L.L.C.
TO REZONE: 61.21 ACRES OF LAND; DISTRICT - LEE
PROPOSED: REZONE FROM THE R-4 DISTRICT TO THE PDH-8 DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: LOCATED AT TERMINUS OF CYRENE BOULEVARD AND EAST OF HUNTLEY MEADOWS PARK
ZONING: R- 4
TO: PDH- 8
OVERLAY DISTRICT(S):
092-4- /01/ /0058-
101-2- /01/ /0011-A
MAP REF

FDP 1998-LE-055

FILED 10/12/98
HYBLA VALLEY PROPERTY L.L.C.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 61.21 ACRES OF LAND; DISTRICT - LE
LOCATED: LOCATED AT TERMINUS OF CYRENE BOULEVA AND EAST OF HUNTLEY MEADOWS PARK
ZONING: PDH- 8
OVERLAY DISTRICT(S):
092-4- /01/ /0058-
101-2- /01/ /0011-A
MAP REF

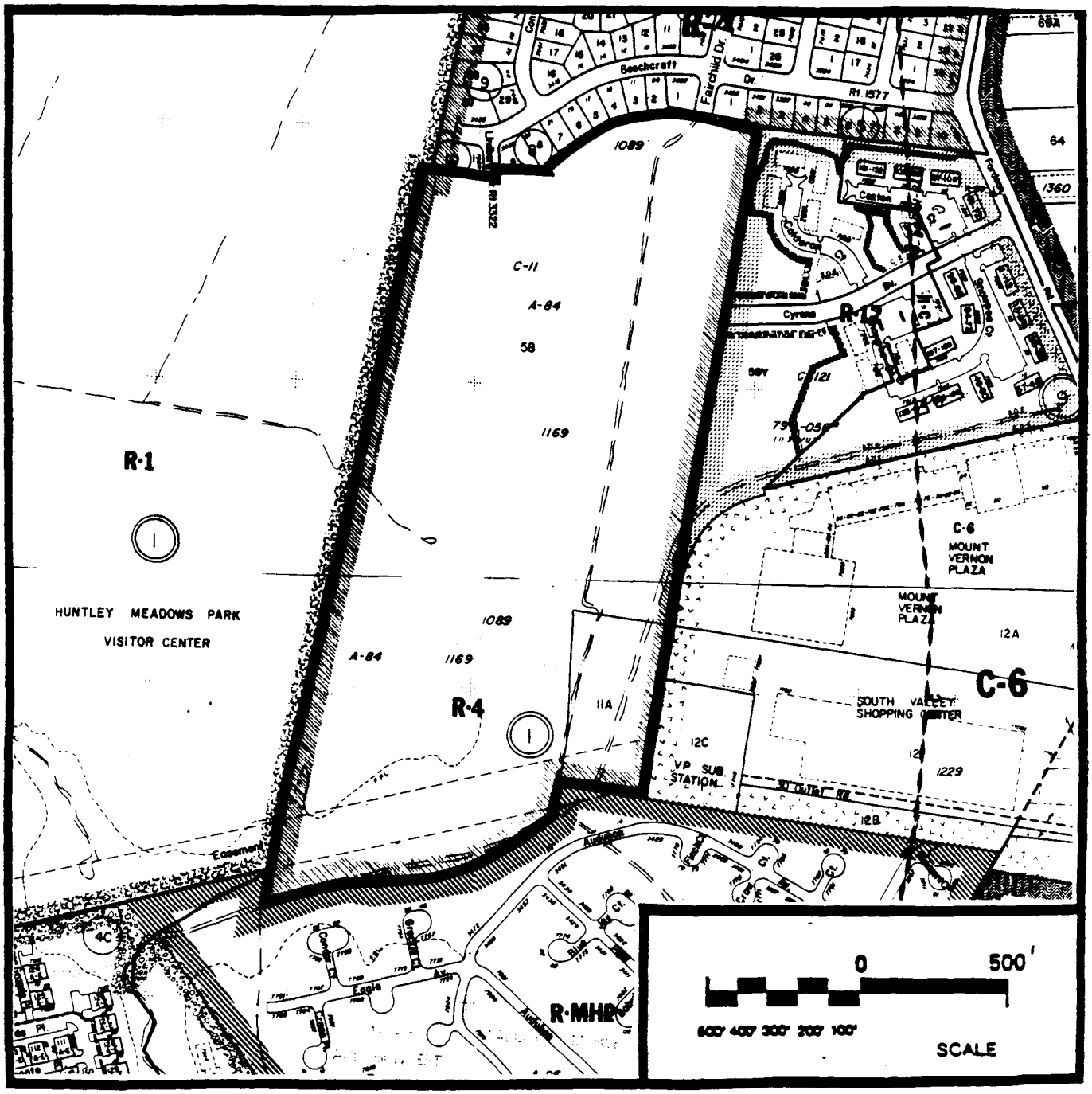
REZONING APPLICATION / FINAL DEVELOPMENT PLAN

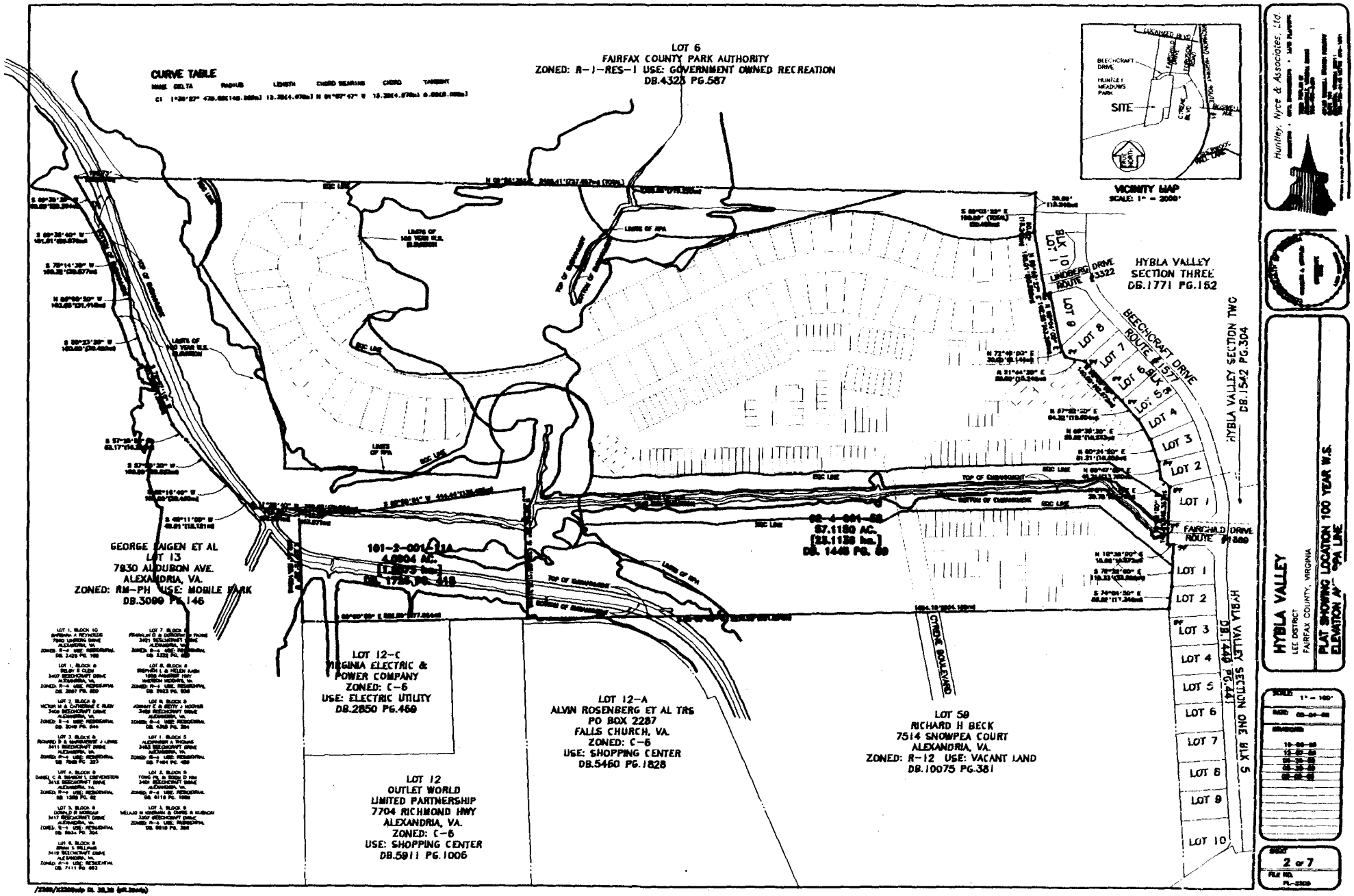
RZ 1998-LE-055

FILED 10/12/98
HYBLA VALLEY PROPERTY L.L.C.
TO REZONE: 61.21 ACRES OF LAND; DISTRICT - LEE
PROPOSED: REZONE FROM THE R-4 DISTRICT TO THE PDH-8 DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: LOCATED AT TERMINUS OF CYRENE BOULEVARD AND EAST OF HUNTLEY MEADOWS PARK
ZONING: R- 4
TO: PDH- 8
OVERLAY DISTRICT(S):
092-4- /01/ /0058-
101-2- /01/ /0011-A
MAP REF

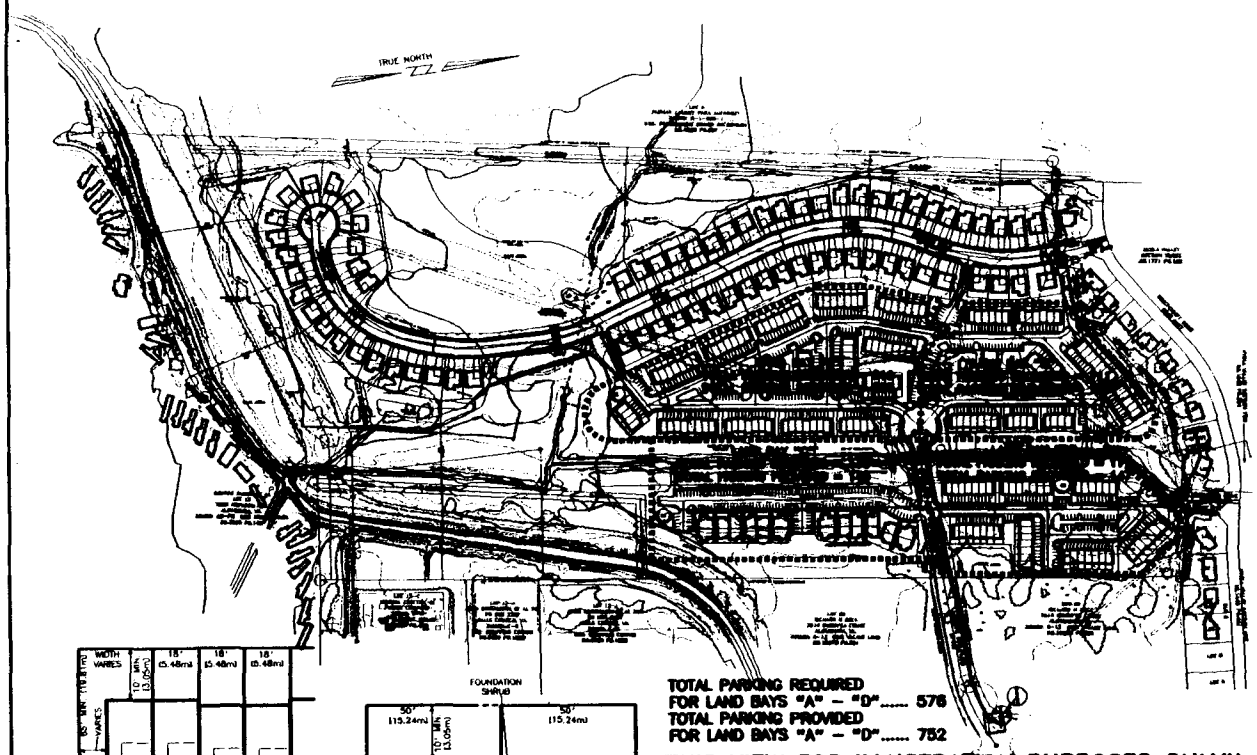
FDP 1998-LE-055

FILED 10/12/98
HYBLA VALLEY PROPERTY L.L.C.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 61.21 ACRES OF LAND; DISTRICT - LE
LOCATED: LOCATED AT TERMINUS OF CYRENE BOULEVA AND EAST OF HUNTLEY MEADOWS PARK
ZONING: PDH- 8
OVERLAY DISTRICT(S):
092-4- /01/ /0058-
101-2- /01/ /0011-A
MAP REF



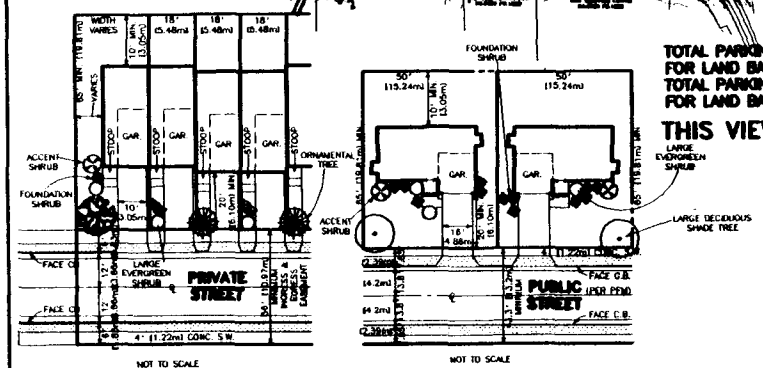


CURVE TABLE
LOT 6
FAIRFAX COUNTY PARK AUTHORITY
ZONED: R-1-RES-1 USE: GOVERNMENT OWNED RECREATION
DB.4323 PG.587
VICINITY MAP
SCALE: 1" = 2000'
SITE
BEECHCRAFT DRIVE
HUNTLEY MEADOWS PARK
HYBLA VALLEY
SECTION THREE
DB.1771 PG.162
HYBLA VALLEY SECTION TWO
DB.1542 PG.304
HYBLA VALLEY SECTION ONE BLK 5
DB.1449 PG.441
BEECHCRAFT DRIVE
ROUTE #1577
LINDBERG DRIVE
ROUTE #3322
FAIRCHILD DRIVE
ROUTE #1389
CYRENE BOULEVARD
GEORGE EAIGEN ET AL
LOT 13
7930 AUDUBON AVE.
ALEXANDRIA, VA.
ZONED: RM-PH USE: MOBILE PARK
DB.3099 PG.146
LOT 12-C
VIRGINIA ELECTRIC &
POWER COMPANY
ZONED: C-6
USE: ELECTRIC UTILITY
DB.2850 PG.469
LOT 12-A
ALVIN ROSENBERG ET AL TRS
PO BOX 2287
FALLS CHURCH, VA.
ZONED: C-6
USE: SHOPPING CENTER
DB.5460 PG.1828
LOT 12
OUTLET WORLD
LIMITED PARTNERSHIP
7704 RICHMOND HWY
ALEXANDRIA, VA.
ZONED: C-6
USE: SHOPPING CENTER
DB.5911 PG.1006
LOT 59
RICHARD H BECK
7514 SNOWPEA COURT
ALEXANDRIA, VA.
ZONED: R-12 USE: VACANT LAND
DB.10075 PG.381
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
BLK 10
BLK 5
LIMITS OF RPA
TOP OF EMBANKMENT
BOTTOM OF EMBANKMENT
LIMITS OF 100 YEAR W.S. ELEVATION
Huntley, Nyce & Associates, Ltd.
HYBLA VALLEY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
PLAT SHOWING LOCATION 100 YEAR W.S.
ELEVATION AND RPA LINE
SCALE: 1" = 100'
DATE: 08-04-88
REVISIONS:
10-06-88
12-07-88
06-26-89
08-30-89
09-05-89
SHEET
2 OF 7
FILE NO.
PL-2309

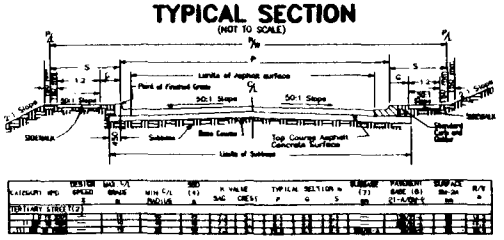


TOTAL PARKING REQUIRED FOR LAND BAYS "A" – "D"..... 576
TOTAL PARKING PROVIDED FOR LAND BAYS "A" – "D"..... 752

THIS VIEW FOR ILLUSTRATION PURPOSES ONLY!!



TYPICAL SECTION
(NOT TO SCALE)



WAIVERS

1. WAIVER OF THE MINIMUM 1% GRADE WITHIN PUBLIC ROADS, DUE TO FLAT TOPOGRAPHY.
2. WAIVER OF 800 FEET MAXIMUM LENGTH FOR PRIVATE ROADS.
3. THE DEVELOPER REQUESTS A WAIVER TO CONSTRUCT UTILITIES WITHIN THE RESOURCE PROTECTION AREA.

SITE TABULATION FDP "A"

SITE TABULATIONS SFA, SFD, & MULTI FAMILY
Total Site Area: 61.2104 ac. (24.7709 ha)
Existing Zoning: R-4
Proposed Zoning: PDH-8
Tax Map Reference:
92-4-001-58 = 57.1150 ac. – R-4 (23.1136 ha)
101-2-001-11A = 4.0904 ac. – R-4 (1.6573 ha)
Total = 61.2104 ac. – R-4 (24.7709 ha)

DENSITY:
Proposed no. of detached dwellings = 70 d.u.
Proposed no. of attached dwellings = 191 d.u.
Proposed no. of multi-family units = 84 d.u.
Total = 345 d.u.
Proposed market rate density = 334 d.u.
334/61.2104 ac. = 5.457 du/ac. (334/24.7709ha = 13.484 du/ha)
Proposed no. of affordable dwellings = 11 du
345/61.2104 ac. = 5.638 du/ac (13.928 du/ha)

PARKING REQUIRED
70 SFD x 2 spaces/lot = 140 spaces
191 TH lots x 2.3 spaces/lot = 440 spaces
84 Multi-family x 1.6 spaces/unit = 135 spaces
Total spaces required = 715 spaces

PARKING PROVIDED
(Note: SFA lots are garage units with provisions for one parking space in driveway)
(191 x 3 = 58 add. spaces) outside lot area req.
SFD d.u. parking provided 70 x 3 = 210 spaces
SFA d.u. parking provided 191 x 2 = 382 spaces
Parking outside lots = 235 spaces
Multi-family d.u. parking provided = 165 spaces
Total spaces provided = 972 spaces

OPEN SPACE
Open space required per PDH-8 = 25% of the gross area or 15.3026ac. (6.1927ha)
Open space proffered per master plan amendment 50% of the gross area or 30.6052 ac. (12.3854 ha)
Open space provided = 32.2695 ac. (13.0580 ha), or 52% of gross area.
Maximum building height = 35 ft
NOTES: COP/FDP
"P" District rezoning application notes and tabulations per Sec 16-501 paragraph 1 items "A thru "K" and 16-502 paragraph 1 items "A" thru "I"
16-501 Notes:
A. Vicinity map shown hereon – scale 1" = 2000'
B. Ownership shown hereon.
C. Boundary information from Boundary Survey prepared by Huntley, Nyce and Associates Ltd. dated 3-13-96. Topo is aerial with 2 ft. contour interval.
D. Scale and north arrow shown hereon.
E. Final Development Plan shown hereon.
F. Traffic circulation plan and pedestrian sidewalk and path locations shown hereon.
G. Open space areas and community facilities shown hereon.
H. For parking spaces required and provided see site tabulation
I. Cyrene Boulevard will be improved and extended within the dedicated R.O.W. to a cul-de-sac within this development to serve the townhouse and multi-family dwellings. Lindberg Drive will be extended south within the development to serve the single family detached lots. All proposed street and driveways located outside of the rights-of-way will be privately owned and maintained.
J. Delineation of the 100 yr. Flood Plain and the Fairfax Co. Resource Protection Area shown hereon.
K. See Landscape Plan for delineation of existing and proposed vegetation.
L. Stormwater Management and B.M.P.'s will be provided per Chesapeake Bay requirements. Area suitable for Stormwater Management Facilities is shown hereon.
M. The location of utility easements having a width of twenty-five (25) feet or more shown hereon.
N. There are no scenic assets or natural features deserving of preservation on this site.
O. To the best of our knowledge there is no physical evidence of a grave or burial site on this parcel.
P. The planned development is in conformance with a requested Master Plan Amendment approved in 1997.
Q. The site is buffered to the west by Huntley Meadows Park, to the south by a flood plain and drainage ditch, to the east by a large drainage ditch on open area for the Shaker Homes Development to the north is the single family detached Hybla Valley Subdivision. The proposed development will be compatible with adjacent development.
R. There are no existing structures located on the site.
S. The proposed development is for residential development, therefore, no FAR requirements are applicable.
T. See site tabulations.
U. See site tabulations.
V. This development shall conform to all current and applicable ordinances, regulations and adopted standards except for those waivers, modifications and/or variances requested and approved.
X. The developer reserves the right to phase the development of the project.

16-502 Add. Notes
1. The limits of clearing and grading shown are approximate and are subject to adjustment at time of final engineering and location of proposed utilities.
2. This site is to be serviced by public sewer and public water.
3. The single-family detached and attached dwellings footprints represented hereon are approximate. Features as sunrooms, decks, patios, chimneys, stairs and stoops are optional for each dwelling and will be specified in the plan required to accompany the application for building permits. All of the dwellings may or may not have garages, which will be specified at time of final site development, except multi-family units. (owner reserves option to provide condo's with garages)
4. To the best of our knowledge there is no physical evidence of hazardous or toxic substances or materials on this site.
5. Construction and marketing traffic permitted to use the emergency cut through until the project is completed.

SITE TABULATION FDP "B"

(*SEE SHEETS 6 & 7 OF 7 FOR ALTERNATE DEVELOPMENT)

SITE TABULATIONS SFD, SFA
Total Site Area: 61.2104 ac. (24.7708 ha)
Existing Zoning: R-4
Proposed Zoning: PDH-8
Tax Map Reference:
92-4-001-58 – 57.1150 ac. – R-4 (23.1138 ha)
101-2-001-11A = 4.0904 ac. – R-4 (1.6573 ha)
Total = 61.2104 ac. – R-4 (24.7708 ha)

DENSITY:
Proposed no. of detached dwellings = 70 d.u.
Proposed no. of attached dwellings = 219 d.u.
Total = 289 d.u.
Proposed market rate density = 289 d.u.
Proposed no. of affordable dwellings = None
289/61.2104 ac. = 4.721 du/ac. (11.667 du/ha)

PARKING REQUIRED:
70 SFD x 2 spaces/lot = 140 spaces
219 TH lots x 2.3 spaces/lot = 504 spaces
Total spaces required = 644 spaces

PARKING PROVIDED
(Note: SFA lots are garage units with provisions for one parking space in driveway)
(219 x 3 = 66 add spaces) outside lot area req.
SFD d.u. parking provided 70 x 3 = 210spaces
SFA d.u. parking provided 219 x 2 = 438 spaces
Parking outside lots = 249 spaces
Total spaces provided = 897 spaces

OPEN SPACE
Open space required per PDH-8 = 25% of the gross area or 15.3026ac. (6.1927ha)
Open space proffered per master plan amendment 50% of the gross area or 30.6052 ac. (12.3854 ha)
Open space provided = 32.2695 ac. (13.0580 ha), or 52% of gross area
Maximum building height = 35 ft

Floodplain area within site = 18.8047 AC. (8.0146 ha)
Percent of gross area within floodplain = 32.36%

ZONING ORDINANCE SECTION 2-308 CALCULATIONS

TOTAL SITE AREA	61.2104 ACRES
TOTAL ACREAGE IN FLOOD PLAIN OR MARINE CLAY	53.1178 ACRES
LESS 30% OF SITE AREA	18.3631 ACRES
ACREAGE TO WHICH DUE DENSITY REDUCTION APPLIES	34.7111 ACRES
PDH-8 ZONING ALLOWABLE DENSITY 61.217 ACRES X 8 UNITS/ACRE =	489.7 UNITS
LESS DUE DENSITY REDUCTION 34.711 ACRES X 4 UNITS/ACRE =	-138.8 UNITS
ALLOWABLE DENSITY:	350.9 UNITS
PLUS 20% FOR ADU'S	70.2 UNITS
TOTAL UNITS ALLOWED	421.1 UNITS
TOTAL UNITS PROPOSED:	345 UNITS

EXISTING R-4 ZONING

MAX NO. OF UNITS R-4
61.2104 x 4 = 244 UNITS

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

HYBLA VALLEY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

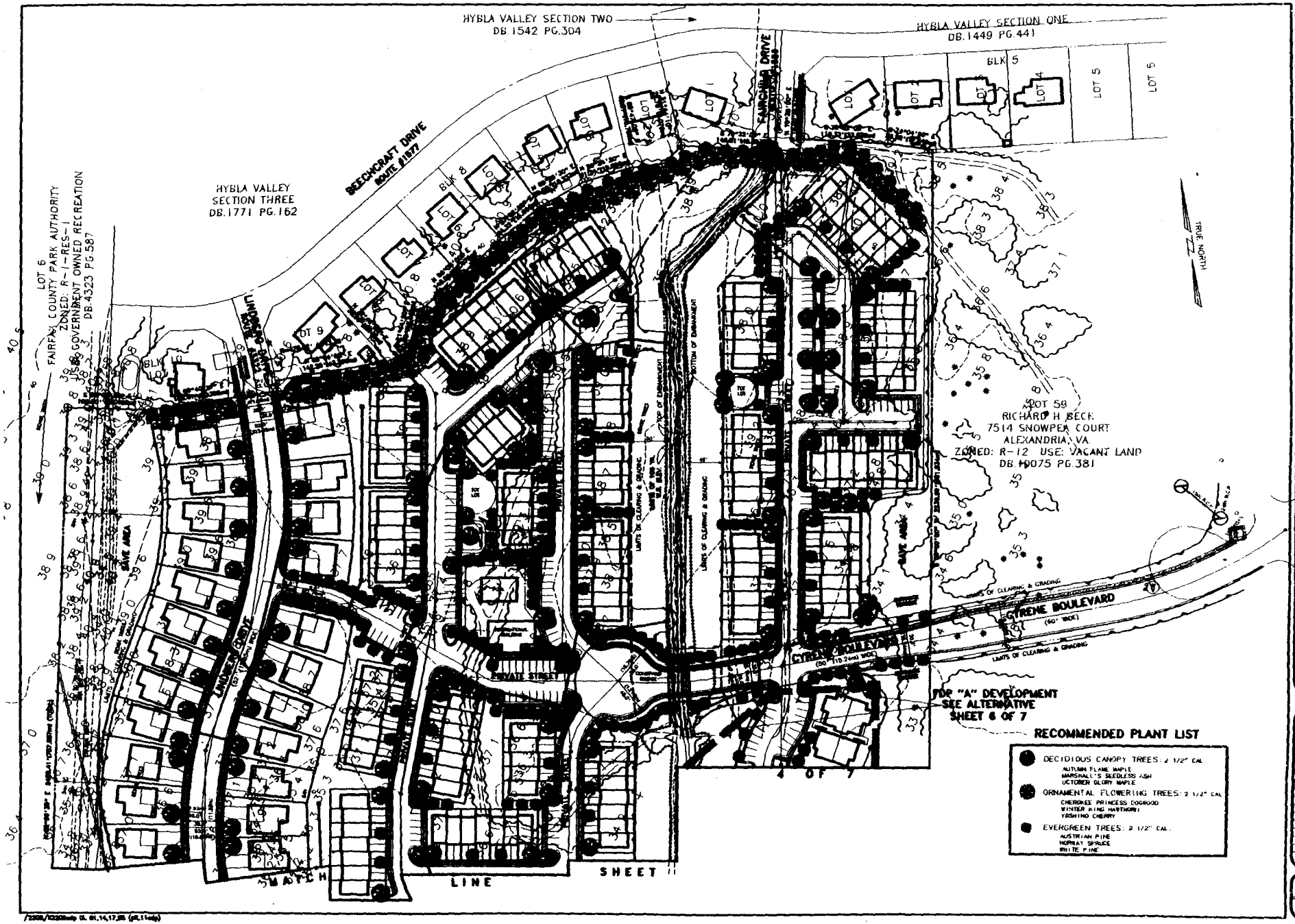
OWNER
HYBLA VALLEY PROPERTY L.L.C.
300 N. LEE STREET, SUITE 200
ALEXANDRIA, VA 22314

Huntley, Nyce & Associates, Ltd.

HYBLA VALLEY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
COP / FDP

SCALE: N/A
DATE: 05-06-96
REVISIONS
10-08-96
12-17-96
01-15-97
02-26-97
03-07-97

SHEET 1 of 7
FILE NO. PL-2209



RECOMMENDED PLANT LIST

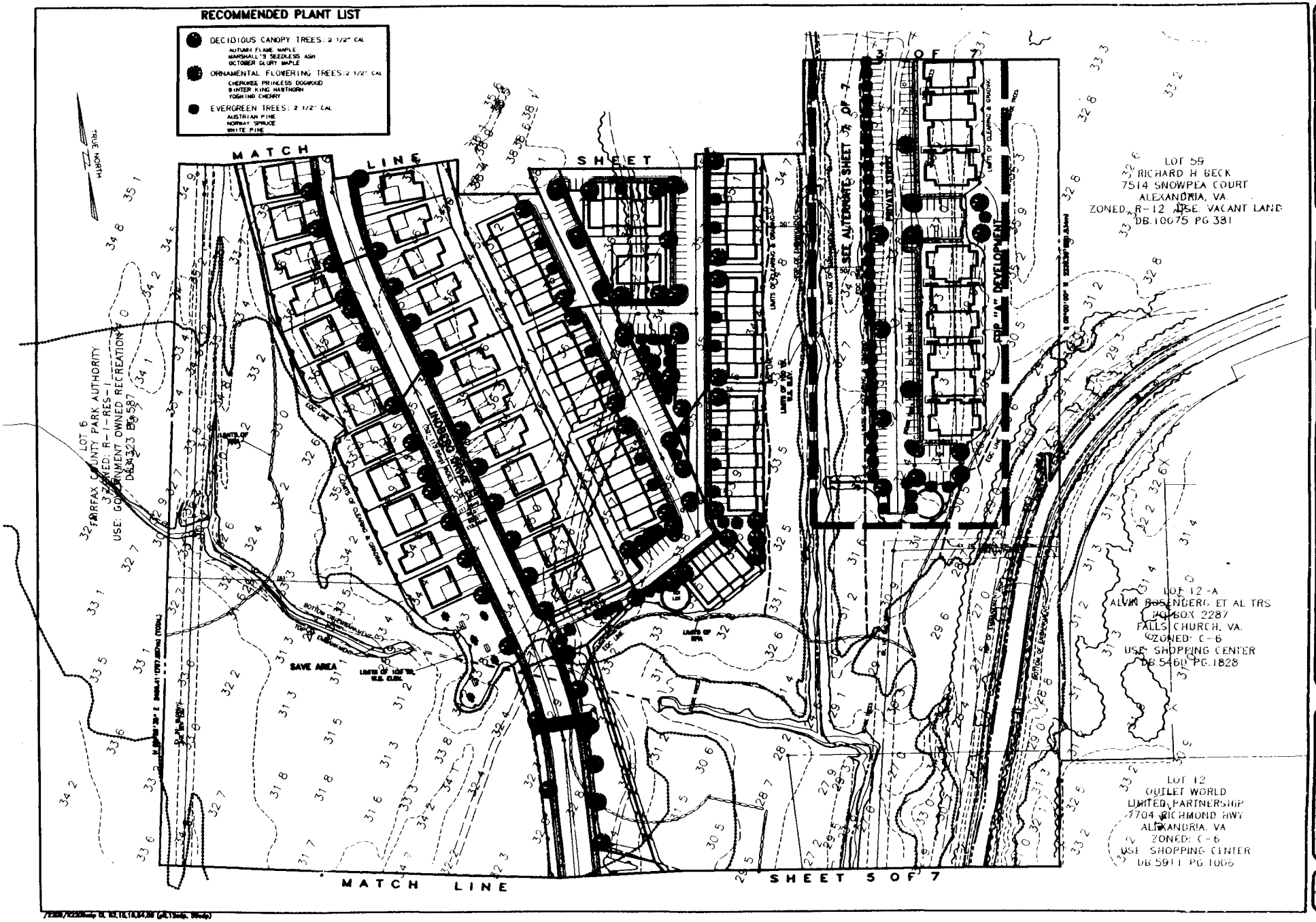
- DECIDIOUS CANOPY TREES: 2 1/2" CAL.
  - AUTUMN FLAME MAPLE
  - MARSHALL'S SEEDLESS ASH
  - OCTOBER GLORY MAPLE
- ORNAMENTAL FLOWERING TREES: 2 1/2" CAL.
  - CHEROKEE PRINCESS DOGWOOD
  - WINTER KING HAWTHORN
  - YOSHINO CHERRY
- EVERGREEN TREES: 2 1/2" CAL.
  - AUSTRIAN PINE
  - NORWAY SPRUCE
  - WHITE PINE

Huntley, Nyce & Associates, Ltd.

HYBLA VALLEY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDP/FDP

SCALE: 1" = 50'
DATE: 08-04-88
REVISIONS:
10-03-88
12-07-88
04-21-89
05-25-89
06-30-89
08-08-89

SHEET 3 OF 7
FILE NO. PL-2308

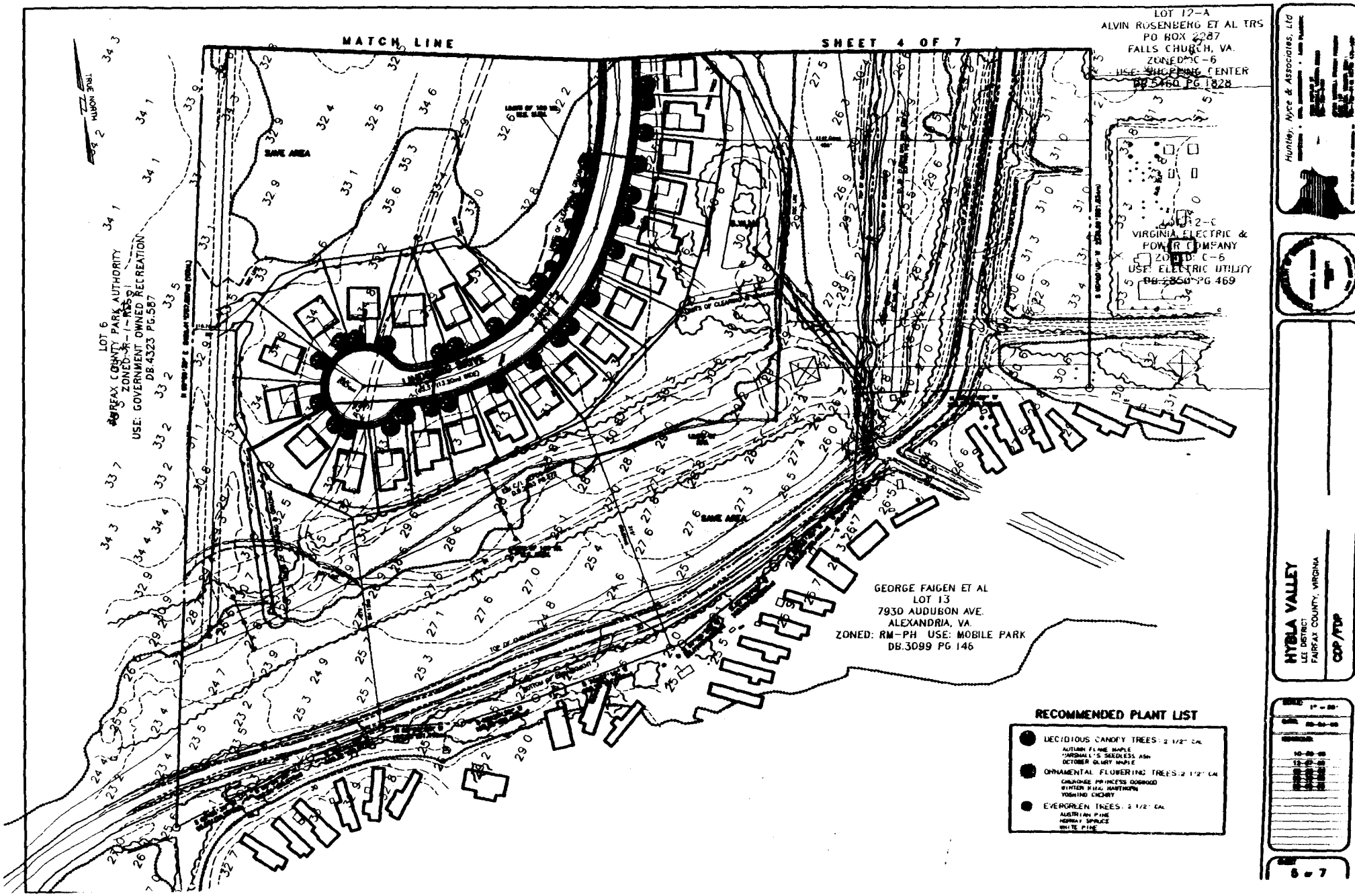


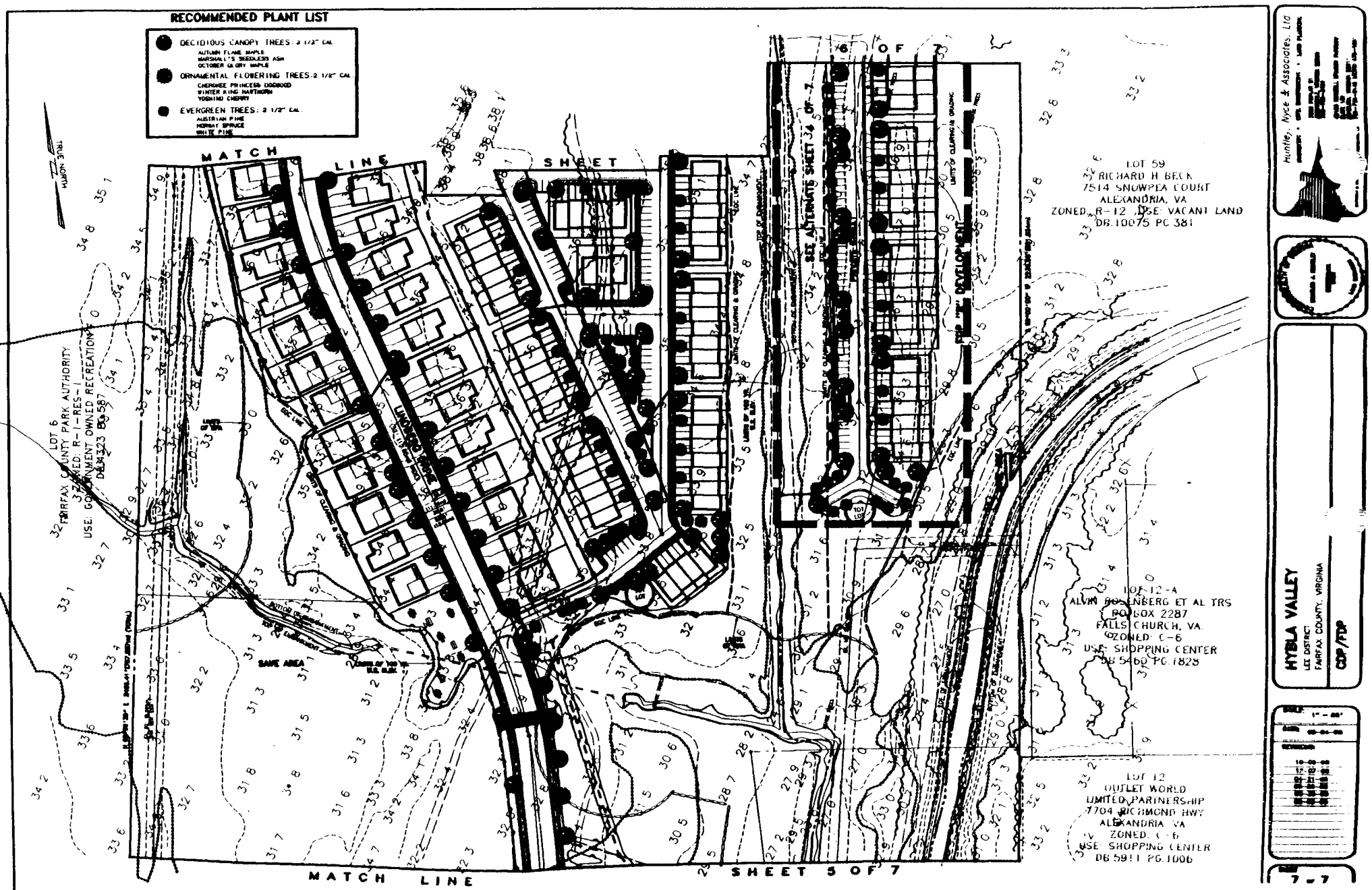
Huntley, Nyce & Associates, Ltd.

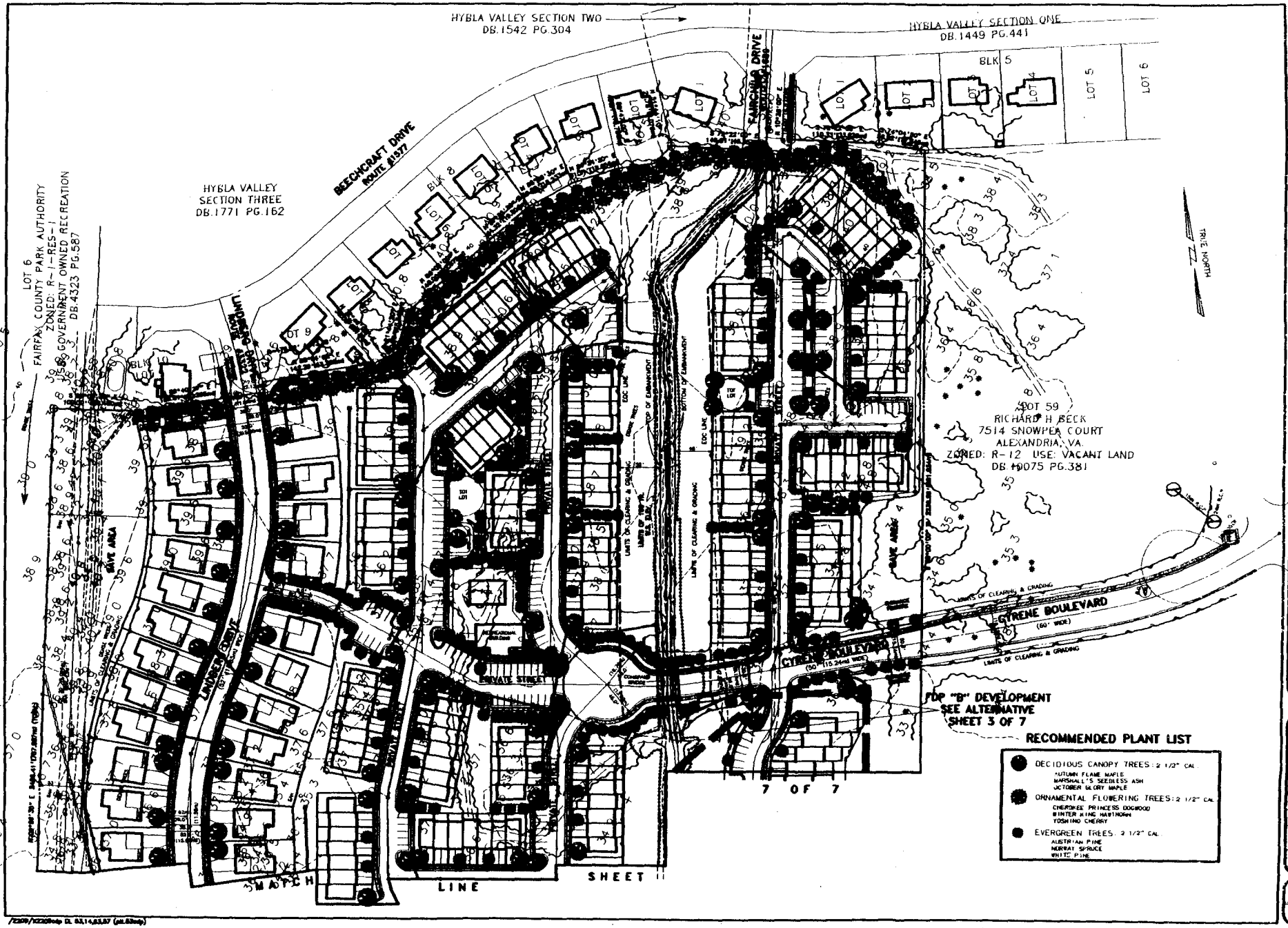
HYBLA VALLEY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDP/FDP

SCALE: 1" = 50'
DATE: 08-04-88
REVISIONS:
10-06-88
12-07-88
04-21-89
05-26-89
06-06-89

SHEET 4 OF 7
FILE NO. PL-2208


MATCH LINE
SHEET 4 OF 7
LOT 12-A
ALVIN ROSENBERG ET AL TRS
PO BOX 2287
FALLS CHURCH, VA.
ZONED: C-6
USE: SHOPPING CENTER
DB.5460 PG.1828
LOT 12-C
VIRGINIA ELECTRIC & POWER COMPANY
ZONED: C-6
USE: ELECTRIC UTILITY
DB.5850 PG.469
LOT 6
FAIRFAX COUNTY PARK AUTHORITY
ZONED: R-1-HC(S)
USE: GOVERNMENT OWNED RECREATION
DB.4323 PG.587
SAVE AREA
LANDSDOWNE DRIVE
GEORGE FAIGEN ET AL
LOT 13
7930 AUDUBON AVE.
ALEXANDRIA, VA.
ZONED: RM-PH USE: MOBILE PARK
DB.3099 PG 146
RECOMMENDED PLANT LIST
DECIDUOUS CANOPY TREES: 2 1/2" CAL
AUTUMN FLAME MAPLE
MARSHALL'S SEEDLESS Ash
OCTOBER GLORY MAPLE
ORNAMENTAL FLOWERING TREES: 2 1/2" CAL
CHEROKEE PRINCESS DOGWOOD
WINTER KING HAWTHORN
YOSHINO CHERRY
EVERGREEN TREES: 2 1/2" CAL
AUSTRIAN PINE
NORWAY SPRUCE
WHITE PINE
Hunter, Nyce & Associates, Ltd
HYBLA VALLEY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDP/FDP
6 of 7


RECOMMENDED PLANT LIST
DECIDUOUS CANOPY TREES: 2 1/2" CAL.
AUTUMN FLAME MAPLE
MARSHALL'S SEEDLESS ASH
OCTOBER GLORY MAPLE
ORNAMENTAL FLOWERING TREES: 2 1/2" CAL.
CHEROKEE PRINCESS DOGWOOD
WINTER KING HAWTHORN
YOSHINO CHERRY
EVERGREEN TREES: 2 1/2" CAL.
AUSTRIAN PINE
NORWAY SPRUCE
WHITE PINE
TRUE NORTH
MATCH LINE
SHEET 6 OF 7
SEE ALTERNATE SHEET 34 OF 7
LIMITS OF CLEARING & GRADING
LOT 59
RICHARD H BECK
7514 SNOWPEA COURT
ALEXANDRIA, VA
ZONED: R-12 USE: VACANT LAND
DB.10075 PG 381
LOT 6
FAIRFAX COUNTY PARK AUTHORITY
ZONED: R-1-RES-1
USE: GOVERNMENT OWNED RECREATIONAL
DB 4323 PG 587
LOT 12-A
ALVIN ROSENBERG ET AL TRS
PO BOX 2287
FALLS CHURCH, VA
ZONED: C-6
USE: SHOPPING CENTER
DB 5460 PG 1828
LOT 12
OUTLET WORLD
LIMITED PARTNERSHIP
7704 RICHMOND HWY
ALEXANDRIA VA
ZONED: C-6
USE: SHOPPING CENTER
DB 5911 PG 1006
SAVE AREA
MATCH LINE
SHEET 5 OF 7
Huntley, Nyce & Associates, Ltd
HYBLA VALLEY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDP/FDP
7 - 7



Huntley, Nyce & Associates, Ltd.

HYBLA VALLEY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP/FDP

SCALE 1" = 60'
DATE 08-04-88
REVISIONS
10-06-88
12-07-88
04-21-89

SHEET 6 OF 7
FILE NO. FL-2209

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

DESCRIPTION OF THE APPLICATION

Proposal: The applicant proposes to rezone 61.21 acres from the R-4 District to the PDH-8 District for the Development of

* **Alternative "A":** Seventy (70) Single Family Detached Dwellings, One-Hundred-Ninety-One (191) Single Family Attached Dwellings, Eighty-Four (84) Multi-Family Dwellings, and Eleven (11) Affordable Dwelling Units - **A Total of Three-Hundred-Forty-Five (345) Dwelling Units.**

Or

* **Alternative "B":** Seventy (70) Single Family Detached Dwellings and Two-Hundred-Nineteen (219) Single Family Attached Dwellings - **A Total of Two-Hundred-Eighty-Nine (289) Dwelling Units.**

Reductions of the CDP/FDP may be found at the front of this Staff Report. Approval of the Conceptual and Final Development Plans are requested as part of this application request. The applicant's Draft Proffers, Affidavit, and Statement of Justification are included in Appendices 1A, 2, and 3 of this Staff Report, respectively.

Location: The application site is located west of the terminus of Cyrene Boulevard, south of Beechcraft Drive, and east of Huntley Meadows Park in the Lee District.

Acreage: 61.21 Acres

Proposed Density: Alternative "A" – 5.64 du/ac
Alternative "B" – 4.72 du/ac

(Note: This site contains approximately 87% marine clay soils. As such, there is a density penalty for the application in accordance with Par. 2 of Sect. 2-308. This penalty is discussed further in the "Other Zoning Ordinance Requirements" section, which is located near the end of this report.)

Proposed Open Space: 52% (Alternatives "A" and "B")

Waivers Requested:

- Waiver of the Six-Hundred (600) Foot Maximum Length for Private Streets
- Waiver of the Minimum One (1) Percent Grade Within Public Streets
- Waiver to Permit Construction of Utilities within the Resource Protection Area

(Note: Although the applicant requested a waiver of the minimum one (1) percent grade within public streets and for construction within the RPA, staff believes that these are engineering issues that are addressed most appropriately at the time of Site/Subdivision Plan.)

LOCATION AND CHARACTER

Site Description:

The approximately sixty-one (61) acre application site is located west of the terminus of Cyrene Boulevard, and the Mount Vernon Plaza and South Valley Shopping Centers; east of Huntley Meadows Park; south of the termini of Lindberg and Fairchild Drives, and the Hybla Valley Subdivision; and north of the Hybla Valley Mobil Homes.

The site is currently vacant and contains no existing structures.

The site is relatively flat and contains large stands of mature trees. A one-hundred (100) year floodplain is located along most of the southern and eastern peripheries of the site, as well as within the west-central portion of the site. Resource Protection Areas ("RPA") and Environmental Quality Corridors ("EQCs") are located within that floodplain area, as well as within a portion of the western periphery and adjacent to a stream which flows through the site from the north.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Detached (Hybla Valley Subdivision)	R-4	Residential; 3-4 du/ac
South	Mobile Home Park (Hybla Valley Mobile Homes)	R-MHR	Residential; 5-8 du/ac

Direction	Use	Zoning	Plan
East	Multi-Family Dwellings (Under Construction)	R-12	Residential; 8-12 du/ac
	Public Utility	C-6	Governmental, Institutional, and Public Uses
	Commercial (Mount Vernon Plaza and South Valley Shopping Center)	C-6	Mixed Use
West	Public Park (Huntley Meadows Park)	R-1	Public Park

BACKGROUND

Site History:

Application	Date	Use	Action
1089	5/18/55	To rezone 125+ acres from the Rural Residence/Agriculture District to the Urban Residence District.	Approved with No Proffers
1169	12/28/55	To rezone approx. 61 acres from the Urban Residence District to General Business.	Denied
A-84	4/6/60	To rezone approx. 61 acres from the R-12.5 and R-17 Districts to the R-10 District. (Now the R-4 District)	Approved with No Proffers
C-11	5/8/69	To rezone approx. 17 acres from the R-10 to the RT-10 District for the development of Townhomes	Withdrawn

Comments: The applications listed above do not have any direct connection to the applicant's current request; therefore, no historical information on these cases has been included in this report's appendices; however, microfilm of these files may be located in the Zoning, Permit and Review Branch of the Department of Planning and Zoning. (12055 Government Center Parkway)

COMPREHENSIVE PLAN PROVISIONS (See Appendix 4)

Plan Area: Mount Vernon Planning District; Area IV

Planning Sector: Hybla Valley Community Planning Sector (MV2)

Plan Map: Private Open Space

Text:

In APR Item 97-IV-1MV, adopted by the Board of Supervisors on December 8, 1997, the Plan states:

"6. Tax Map 92-4 ((1)) 58 and 101-2 ((1)) 11A located adjacent to Mount Vernon Plaza and Huntley Meadows Park contain environmental constraints including wetlands and marine clay soils. The most desirable use for this land is open space. As an option, residential development in the range of 5 to 8 dwelling units per acre would be an acceptable alternative provided the following conditions are met:

- The development is sensitive to the existing wetlands and Environmental Quality Corridor;
- At least fifty percent (50%) of the gross area is provided as open space as defined in the Zoning Ordinance;
- Suitable buffering is provided for Huntley Meadows Park, which may vary in width, but shall consist of a minimum width of fifty (50') feet of open space;
- Traffic Management:
  a. Access serving all single family detached units will be provided only via existing street(s) to the north through existing similar development;
  b. Access serving all townhouse and multifamily units will be provided only via existing street(s) to the east; and
  c. The project shall address access for emergency vehicles.
- A mixture of unit types, including single family detached and attached, is appropriate provided it is done as a coordinated development. Multifamily development is appropriate provided that such use shall not exceed fifty percent (50%) of the total number of units proposed. Only single family detached units and storm water management facilities are appropriate adjacent to the buffer area for Huntley Meadows Park."

Plan Map:

The Comprehensive Plan map shows that the property is planned for private open space.

ANALYSIS

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

Title of CDP/FDP: Hybla Valley, CDP/FDP Plan

Prepared By: Huntley, Nyce & Associates, Ltd.

Original and Revision Dates: August 4, 1999, as Revised through August 31, 1999

Combined Conceptual/Final Development Plan	
Sheet #	**Sheet's Contents**
1 of 7	Illustrative composite of the Site layout which Identifies Land Bay Areas for the Purposes of Parking Provision; Typical Townhome and Single Family Detached Setbacks and Landscaping; Typical Road Section; Curve Radii; Requested Waivers; Site Tabulations for Alternatives "A" and "B"; Zoning Ordinance Calculations Including Density Penalty for Marine Clays and Bonus Density Calculations for ADUs
2 of 7	Metes and Bounds; Delineation of EQC, RPA and 100-Year Floodplain; List of Surrounding Owners and Uses; Vicinity Map
3 of 7	Alternative "A": Preliminary Subdivision Plan for Northern Portion of the Application Site; Recommended Plant List
4 of 7	Alternative "A": Preliminary Subdivision Plan for Middle Portion of the Application Site; Recommended Plant List
5 of 7	Alternative "A": Preliminary Subdivision Plan for Southern Portion of the Application Site; Recommended Plant List
6 of 7	Alternative "B": Preliminary Subdivision Plan for Northern Portion of the Application Site; Recommended Plant List
7 of 7	Alternative "B": Preliminary Subdivision Plan for Middle Portion of the Application Site; Recommended Plant List

Proposed Use

Site Location and Layout: The 61.21 acre application site is located west of the terminus of Cyrene Boulevard, Mount Vernon Plaza and South Valley Shopping Centers; east of Huntley Meadows Park; south of the termini of Lindberg and Fairchild Drives, and the Hybla Valley Subdivision; and north of the Hybla Valley Mobil Homes.

The site is relatively flat and contains large stands of mature trees. A one-hundred (100) year floodplain is located along most of the southern and eastern peripheries of the site, as well as within the west-central portion of the site. Resource Protection Areas ("RPA"); and Environmental Quality Corridors ("EQCs") are located within that floodplain area, as well as within a portion of the western periphery and adjacent to a stream which flows through the site from the north.

Seventy (70) single family detached homes are proposed along the site's western periphery. These homes front on a public street, which is an extension of the existing Lindberg Drive. Alternative "A" shows one-hundred-ninety-one (191) single family attached dwelling units in the middle and eastern portions of the site, as well as an additional ninety-five (95) multi-family dwellings within twelve (12) buildings on the eastern portion of the site. Alternative "B" shows two-hundred-nineteen (219) single family attached homes in the middle and eastern portions of the site. The only substantive difference between Alternative "A" and Alternative "B" is the provision of multi-family homes on a portion of the site.

Access and Parking: Vehicular access to the site is via two (2) entrances, which are extensions of Lindberg Drive and Cyrene Boulevard. Lindberg Drive, a public street on the northwestern side of the site, will be extended as a public street with a cul-de-sac, in order to provide access for the single-family-detached homes only. Cyrene Boulevard will extend slightly into the site from the east as a public street. Private streets will branch off from this extension in order to provide vehicular access for the single-family-attached and/or multi-family units. All single family detached homes will ingress/egress via Lindberg Drive. All single family attached and multi-family units will ingress/egress the site via Cyrene Boulevard. Emergency access will be provided via two (2) gated access points which connect the two (2) sections.

Pedestrian access is provided via a network of sidewalks on and off the site. There are no trails proposed within the open spaces of the development.

A minimum of two (2) spaces per single family detached home are provided on each lot. Parking will be permitted along sections of the public street as well. A minimum of 2.3 parking spaces will be provided for each single family attached unit. These spaces may be provided in garages, driveways and/or within parking lots within each of four (4) land bays as depicted on Sheet 1 of the CDP/FDP. A minimum of 1.6 spaces will be provided for each multi-family dwelling unit. These spaces will be provided within parking lots; however, the applicant reserves the right to provide condominiums with garages.

Open Space, EQC and Landscaping: Almost all of the areas of the site which are not proposed to contain dwelling units are classified as EQC. These EQC

areas also contain Resource Protection Areas ("RPAs") and floodplains. Much of the site's open space is contained within these areas. The largest EQC area is located on the southern portion of the site. Fingers of EQC also project northward along the site's western, eastern and east-central areas.

Stormwater Management: A SWM/BMP facility is provided to the east of the single family detached homes and south of the single family attached homes.

Amenities/Site Features: Four (4) tot lots are depicted, one (1) in each section of the single family attached/multi-family dwelling sections. Picnic tables and seating are provided within the single family detached portion of the site, within easy access of the single family attached and multi-family units. A swimming pool and recreational facility are located near the central portion of the site.

Transportation Analysis (See Appendix 5)

Site specific Comprehensive Plan language for this site states,

> ". . . (a.) Access serving all single family detached units will be provided only via existing street(s) to the north through existing similar development;
>
> (b.) Access serving all townhouse and multifamily units will be provided only via existing street(s) to the east; and
>
> (c.) The project shall address access for emergency vehicles. . ."

Staff would have preferred that unrestricted access be permitted throughout the development; however, staff understands that the applicant was obligated to prohibit vehicular traffic to/from the different unit types from ingressing/egressing to/from the north or the east if they were to conform to the Comprehensive Plan, which they have done. The applicant has also provided for emergency vehicular access between the different sections of the site via gates as stated in the Plan.

All transportation issues have been resolved with revisions to the CDP/FDP, proposed proffers and development conditions.

Issue: Escrow for Fordson Road/Richmond Highway Connection

The proposed development will add traffic to the local road network. The applicant should provide an escrow, based on the number of units to be constructed on the site, for a planned connection between Fordson Road and Richmond Highway.

Resolution:

The Board of Supervisors did not include the planned connection between Fordson Road and Richmond Highway in its amendment to the Comprehensive Plan which was adopted on June 7, 1999. However, the applicant understands that the proposed development will have an impact on the existing transportation network and has proffered to escrow ten-thousand dollars ($10,000) for the re-timing of the traffic signals located at three (3) nearby intersections, or for improvements at these or other intersections which will serve the property.

Further, the applicant has proffered to escrow twenty-thousand dollars ($20,000) to be used toward the future construction, by others, of road or streetscape improvements in the Richmond Highway Corridor, or, in lieu of an escrow, to make off-site improvements to Cyrene Boulevard with a value not to exceed the proposed escrow amount.

Staff would have preferred that the applicant go further to mitigate the effect that the new development will have on the existing road network, which currently operates at level "D" or "F" during peak hours (e.g., area intersections are already failing); however, the amount proffered for improvements exceeds that which is required and resolves this issue.

Issue: Lindberg Drive Extension

If a street connection between the single-family detached homes and the single family attached and multi-family homes cannot be established pursuant to the site-specific Comprehensive Plan text, it is recommended that the number of units in the single-family component be limited and that Lindberg Drive be as short as possible.

Resolution:

The applicant revised the original CDP/FDP in order to remove a significant number of homes from the Lindberg Drive Extension. This reduction in homes reflected a revision to the Environmental Quality Corridor delineation, which now bisects the single family detached home area into two (2) distinct parts. Because of the location of the EQC and wetland areas, shortening the road would result in the loss of approximately twenty-three (23) homes – a loss which the applicant does not choose to sustain. The reduction in the number of homes from the extension addresses staff's primary concern for safety and emergency service for this area; therefore, this issue has been resolved.

Issue: Pedestrian Connections

Pedestrian connections should be provided between the single-family detached units and the multi-family/townhouse units. Sidewalks should also be provided along both the public and private streets proposed with the development.

Resolution:

The applicant revised the CDP/FDP to provide pedestrian connections in most areas of the site. However, one (1) area near the central portion of the Lindberg Drive extension remains without pedestrian connection. Staff has proposed a development condition which would provide for that missing pedestrian link. Therefore, this issue has been resolved.

Issue: Adequate Overflow Parking

The applicant should insure that adequate overflow parking be provided adjacent to the townhouse units.

Resolution:

The applicant has revised the CDP/FDP in order to demonstrate that adequate parking will exist within each of the "Land Bays" as depicted on Sheet 1 of the CDP/FDP. Therefore, this issue has been resolved.

Issue: Fairchild Drive Vacation

The applicant should pursue the vacation of the stub portion of Fairchild Drive, which is located north of the application site.

Resolution:

The applicant has proffered to pursue the vacation. Staff has proposed a development condition which would require that the applicant vacate or "cause to be vacated" the stub, in order to qualify the applicant's proffer. Therefore, this issue has been resolved.

Waiver of the Six-Hundred (600) Foot Maximum Length for Private Streets

The applicant has requested that the Board of Supervisors waive the PFM standard which requires private streets to be no longer than six-hundred (600) feet.

The applicant has proffered to disclose the existence of private streets within the development and to construct the streets to PFM standards. Staff has no

objection to the use of private streets within the development or to the requested waiver.

There are no unresolved Transportation issues associated with this request.

Environmental Analysis (See Appendix 6)

Analysis presented in the original Environmental Memorandum reflected comments based upon a previous CDP/FDP, dated December 7, 1998. In response to staff's comments, the applicant revised the CDP/FDP, which is now dated August 5, 1999, and has provided revised draft proffers. A revised Environmental Memorandum, dated August 25, 1999, was produced, based on the latest CDP/FDP and one version of the revised draft proffers. Many of the issues which were identified in the original Environmental Memorandum have been resolved with the CDP/FDP and proffer revisions; therefore, they will not be discussed further within this report. Issues which are current or bear further analysis are discussed in the Environmental Analysis below. Staff believes that all of the environmental issues identified below have been resolved with proposed proffers or development conditions.

Issue: Road Crossing within the EQC

The CDP/FDP does not delineate an EQC boundary in the area to be crossed by the extension of Lindberg Drive. An EQC boundary which includes the entirety of the 100-year floodplain and associated wetlands in the area of the road crossing should be shown to reflect Comprehensive Plan guidance. The proposed alignment of the road crossing could be supported if clearing and grading for this crossing were minimized and if the viability of the wetland area adjacent to the road crossing was maintained.

Resolution:

The applicant has proffered to minimize clearing and grading for the road crossing and has proffered to maintain the viability of the wetland area. For the purposes of rezoning review, staff believes that these proffers are adequate. These issues will be further explored at the time of Site/Subdivision Plan Review. Therefore, this issue may be considered resolved.

Issue: Fairchild Drive Stream Buffer

The original Environmental Memorandum recommended that an undisturbed buffer area of at least fifty (50) feet be provided on each side of the steeply-sloping channel area within which the Fairchild Drive stream flows. The CDP/FDP identifies EQC boundaries and limits of clearing and grading along this stream that would generally provide for an undisturbed fifty (50)-foot area on each side of what is labeled on the CDP/FDP as the "top of embankment." A

slightly narrower buffer area (of forty-six (46) feet in width) is being proposed east of the stream, to the north of the proposed extension of Cyrene Boulevard. A locally narrow buffer area (roughly thirty (30) feet in width) is shown to the west of a major bend in the stream to the southwest of the terminus of Fairchild Drive. The "top of embankment" as identified on the CDP/FDP does not generally coincide with the breaks in slope between the relatively flat upland areas and the steep banks of the channel/trench. Based on cross-sectional information provided by a consultant for the applicant, it appears that the width of the buffer adjacent to this break in slope will generally be closer to forty (40) feet than fifty (50) feet, although the width will generally exceed fifty (50) feet when measured from the stream itself. Finally, the proposed limits of clearing and grading will be located at the rear lot lines of the townhouse lots and at the edge of the parking area that would be located immediately adjacent to the EQC. While the applicant indicated that the gentle topography of the site and the proposed locations of utility lines would allow for such tight limits of clearing and grading, final engineering determinations have not been made. It is possible that additional clearing and grading may be needed in support of the proposed townhouse and parking lot construction.

Ideally, the applicant should have provided an undisturbed buffer area no less than fifty (50) feet in width along each side of the Fairchild Drive stream, measured back from the breaks in slope between the relatively flat upland areas and the steep banks of the channel/trench. However, the proposed buffer areas adjacent to the stream might be considered acceptable if the applicant provided for the following: designing and locating storm sewer conveyance/outfall structures to minimize the potential for erosion within the channel; a program to monitor the conditions of the stream channel for evidence of development-related erosion impacts; and reparation of any damage caused to the stream channel as a result of the proposed development, with biological restoration methods emphasized. In addition, the following is encouraged: the enhancement of the buffer area through planting efforts that have been recommended by the Urban Forestry Branch (see Appendix 6) and the careful removal of vines from trees within the EQC that are being adversely affected by these vines. The previous draft proffers committed to a number of these efforts and verbal agreements were reached to address all of these issues; however, revised proffers were needed.

Resolution:

The issue of the treatment of the North/South stream (a.k.a. The Fairchild Drive Stream) has been the primary focus of negotiation for this application for over a year. The applicant revised the CDP/FDP in order to move the proposed single-family-attached and multi-family homes away from the stream's corridor. Further, the applicant revised the proffers to provide numerous protective measures to ensure that the viability of the stream and the associated EQC remains intact. These proffers are extensive and complicated, and, to a large extent, resolve

staff's concerns. However, a number of technical issues remain; staff has proposed a development condition to address these concerns. Therefore, this issue has been resolved.

Issue: Fairchild Drive Stream Obstructions

Felled trees and the dumping of trash and debris have created obstructions to the flow of water along the southern portion of the Fairchild Drive stream, thereby altering the path of the stream in places. This has resulted in localized stream bank erosion. Removal of these obstructions in a manner which would minimize disturbance to the EQC was recommended.

Further, it was desirable for the applicant to link the timing of the removal of obstructions to a definable stage of the development review process (as opposed to "concurrent with construction of the approved units.")

Resolution:

The applicant revised the draft proffers in order to provide appropriate measures for the removal of obstructions from the stream. Staff has provided for further protection, as requested by the Urban Forester, with the addition of a proposed development condition which requires the applicant's Certified Arborist to be present at all times to monitor and assure that any tree cover within the stream buffer is not damaged or destroyed during these operations. Therefore, this issue has been resolved by a development condition which addresses timing.

Issue: Clearing and Grading Within the EQC

The previous draft proffers committed to the avoidance of clearing and grading in EQC areas except for trails, utility lines, or "similar features." Further, the proffers committed to pursue such clearing and grading "in the least disruptive, but practical, manner possible." Clarification of this draft proffer language was needed to ensure that the Urban Forestry Branch had the authority to make these determinations. In addition, encroachments into the EQC for utility lines should have been limited to those utility line encroachments shown on the CDP/FDP or that could be provided within the limits of clearing and grading that were needed for the proposed road crossings of EQC areas. The draft proffers should have recognized that EQC areas may need to be disturbed for such crossings.

Resolution:

The applicant revised the draft proffers in order to provide for Urban Forester review of such clearing and grading. Therefore, this issue has been resolved.

Issue: Cyrene Boulevard Extension

The proposed extension of Cyrene Boulevard onto the site and through the EQC associated with the Fairchild Drive stream was viewed as a necessary encroachment into the EQC. It should be noted that the applicant is proposing to allow the stream to flow freely under a bridge, as opposed to conveying the stream through one or more culverts. Staff commends the applicant for this approach. However, it should also be noted that disturbance to the EQC could be further reduced if the location of the proposed cul-de-sac was shifted to the west. The redesign of the proposed development to accommodate such a shift was suggested.

Resolution:

The applicant was unable to revise the proposed extension in order to locate it farther to the west. Although this shift in design would have been preferable, in staff's opinion, this issue is resolved.

Issue: Resource Protection Area (RPA) Boundaries

The original Environmental Memorandum encouraged the applicant to submit a Resource Protection Area (RPA) boundary delineation study to DPWES for review and approval prior to consideration of this application by the Planning Commission and Board of Supervisors, and to incorporate the RPA boundary determined through this process on the development plan. The applicant submitted such a study to DPWES, but not within a time frame sufficient to allow DPWES to complete its review prior to publication of this report. Since DPWES has not completed its review of this study, it is possible that DPWES may not accept the RPA boundaries presented by the applicant. Based on a conversation with DPWES staff, questions may be raised regarding whether or not a drainage channel entering the site from Huntley Meadows Park (the "Huntley Meadows channel" identified in the original Environmental Memorandum) is perennial. Because this stream has been mapped by the U.S. Geological Survey as being perennial, the applicant should have provided documentation to DPWES that clearly demonstrated that the stream is, in fact, intermittent. Although no flow was evident within this stream during Staff's site visits, it should be noted that these site visits were conducted during periods of drought.

The applicant should also be aware that, if it is determined by DPWES at the time of Site/Subdivision Plan Review that the proposed RPA boundaries are not acceptable, revisions to the CDP/FDP may be needed.

Resolution:

The applicant is aware that, if the proposed RPA boundaries are not acceptable to DPWES, revisions to the CDP/FDP may be needed. A development condition has been proposed which states, "...If appropriate permits cannot be obtained, a reduction in the number of units proposed to be constructed in the affected portion of the development may be required." Therefore, this issue may be considered as resolved.

Issue: On-Site Wetlands

The original Environmental Memorandum noted that the applicant had received a determination from the U.S. Army Corps of Engineers that the filling of a cumulative total of 0.95 acres of wetlands on the property qualified for an "Abbreviated Standard Permit 97-ASP-18 for projects of minimal environmental consequence . . ." As noted in the original memorandum, these impacts would not have occurred within one (1) location but instead would have been scattered in fourteen (14) different locations on the property. In response to concerns raised by staff, and in response to the results of a floodplain study performed by the applicant, the CDP/FDP was revised. With respect to wetland impacts, the revised CDP/FDP would have resulted in a slight increase in the cumulative total of wetlands that would be filled (to a total of 1.06 acres). Some wetland areas that would have been filled will now be protected (most notably near the western boundary of the site), while some wetland areas that would have been protected will now be filled. The most notable additional wetland impacts will occur near the eastern property boundary to the south of the extension of Cyrene Boulevard, where wetlands have been established in depressions between relatively large mounds and ridges comprised of fill material. Because the applicant is now proposing to preserve a buffer area along the Fairchild Drive stream, the development proposed to the east of the stream has been moved further eastward. The result of this eastward movement of the proposed development would be the filling of nearly 1/4 acre of wetlands that would not have been disturbed under the earlier development proposal. The applicant also identified wetland impacts associated with three (3) of the proposed storm sewer outfalls into the Fairchild Drive stream.

Ideally, the additional wetland impacts near the eastern boundary of the site should have been avoided. The applicant was encouraged to design the proposed development such that these impacts would not occur. However, these impacts are now being proposed in response to issues related to the preservation of a buffer area adjacent to the Fairchild Drive stream. Staff believes that the additional wetland impacts may be considered to be acceptable if the buffer area were preserved, protected, and enhanced.

Resolution:

A development condition has been proposed which would require the applicant to produce documentation, at the time of site/subdivision plan review, which demonstrates that the applicable state and federal wetlands permits have been issued. Therefore, this issue has been resolved.

Issue: Indirect Impacts to Preserved Wetlands

The original Environmental Memorandum noted that the proposed development had the potential to have adverse, indirect impacts on the wetland areas that would be preserved as a result of changes in hydrology. In response to this concern, the applicant, within the draft proffers, committed to design the site so that wetland hydrology would be maintained within those wetland areas to be preserved. The applicant stated that the wetlands on the property were influenced by surface water flow rather than groundwater inputs (due to the presence of clay lenses that cause "perched" water tables to be present in wetland areas). Staff believed that the commitment was deficient in that the applicant should have ensured that any analysis submitted to demonstrate that the maintenance of hydrologic inputs to preserved wetland areas would document that groundwater inputs were not significant (or that such inputs would not be altered by the proposed development).

Resolution:

The applicant has revised the proffers in order to provide assurance that the proposed development will not alter groundwater inputs. This issue will also be further reviewed at the time of site/subdivision plan review. Therefore, this issue has been resolved.

Issue: Stormwater Management/Water Quality

The original Environmental Memorandum noted that much of the stormwater runoff generated by the proposed development would be conveyed to a stormwater management facility located at the southern end of the proposed Lindberg Drive extension. Stormwater runoff from the northern and eastern portions of the proposed development would not have been conveyed into any detention facilities, but would instead have been conveyed, uncontrolled, into the Fairchild Drive stream. Staff was concerned about the effects that this might have on the stability of this stream. It was suggested that as much drainage as possible be controlled by stormwater management best management practice (BMP) facilities.

Although the revised development plan identified the location of one stormwater management facility, this facility was not identified as a BMP facility. Such a commitment should have been provided.

Resolution:

The applicant revised the draft proffers in order to specify that BMPs would be provided. Therefore, this issue has been resolved.

Issue: Fairchild Drive Stream Bank Erosion

In response to Staff's concerns that the conveyance of uncontrolled runoff into the Fairchild Drive stream might result in stream bank erosion along this channel, the applicant submitted a hydrological analysis which concluded that the increase in total peak flow volumes and peak runoff velocities that would result from the proposed development would be minimal. Staff reviewed this analysis with the Northern Virginia Soil and Water Conservation District and the U.S. Department of Agriculture Natural Resources Conservation Service. These agencies expressed concern about potential impacts that may occur at the proposed storm sewer outfall locations because detailed engineering information regarding these outfalls was not available (such information is typically not produced until the site plan or subdivision plan review process). The applicant stated that the storm sewer pipes will be gently sloping and that the velocities at discharge points would be no greater than the two (2) year peak velocity of the stream. It is the applicant's view that stream bank erosion would not occur as a result of the proposed development. The applicant offered to support this position by proffering to monitor the stream for development-related erosion impacts and to repair such impacts, should they occur, up to a certain monetary cost ($25,000). This should provide at least a portion of any corrective action which may be required should such erosion impacts occur.

Staff believes that the applicant should design the proposed outfall pipes so that they will discharge drainage into the stream at an optimal angle, as determined by DPWES, in coordination with the Northern Virginia Soil and Water Conservation District. Such a commitment would probably result in longer pipes and different orientations than what is shown on the CDP/FDP. Further, the applicant should have strengthened the commitment to monitor and provide corrective action for significant erosion of the stream channel, should such erosion occur. Specific criteria should have been established to define conditions that would require corrective action, and specific commitments to the provision of an adequate number of engineering cross sections and profiles of the stream should have been provided. Engineering cross sections and stream profiles should also have been provided at a frequency, and for a duration, that would be sufficient to document the impacts of the proposed development on the stream. If the proposed development causes significant stream bank erosion, the applicant should commit to correct the problem, even if it would cost more than the $25,000 that the applicant has proposed to post as a bond. Biological remediation measures should have been emphasized, where feasible, if corrective action were needed. Verbal agreements were provided by the applicant to address this issue. However, a revised proffer was needed.

Resolution:

The applicant has revised the draft proffers in order to provide the mitigating and control measures described above. However, the applicant has not increased the proposed bond amount of twenty-five-thousand (25,000) dollars, which is designated to correct any erosion problems identified by the control measures. Staff would prefer that the bond amount be increased; however, in general, this issue is considered resolved.

Issue: Underground Storage Tanks and/or Soil Contamination

The original Environmental Memorandum raised concerns about the potential for the presence of abandoned underground storage tanks and/or soil contamination on the site. In response to this concern, the applicant submitted a Phase I Environmental Site Assessment for the property. This report indicated that no evidence of abandoned underground storage tanks or soil or other contamination had been identified on the site. The Fire and Rescue Department reviewed this report and concluded that follow-up monitoring efforts were not necessary. However, the Fire and Rescue Department concurred with the recommendation that earthwork and construction activities within affected areas of the property should immediately cease if suspicious materials were identified during the course of construction.

It was also noted that the applicant and on-site contractors and consultants should remain observant for subsurface debris, abandoned underground storage tanks, and/or other conditions which might suggest contamination of soils in the work area (e.g., discolored soils, chemical odors) throughout all phases of the site development. Should observations reveal the presence of subsurface debris that is not clearly inert; abandoned underground storage tanks, and/or contaminated soils, all earthwork should stop and construction activities should not resume until the applicant has demonstrated, to the satisfaction of DPWES, in coordination with the Fire and Rescue Department and Department of Health, that continuation of construction would not result in any short-term or long-term adverse health or environmental impacts. Written information on this matter should be provided to all construction crews and field workers.

Resolution:

The applicant revised the draft proffers in order to stop construction if observations reveal the presence of subsurface debris that is not clearly inert, abandoned underground storage tanks, and/or contaminated soils. Further, the revised proffers state that construction activities will not resume until the applicant demonstrates, to the satisfaction of DPWES, in coordination with the Fire and Rescue Department and Department of Health, that continuation of construction will not result in any short-term or long-term adverse health or environmental impacts. Therefore, this issue has been resolved.

Issue: Problem Soils

The Special Projects Branch of DPWES reviewed geotechnical information provided by the applicant and raised concerns regarding the proposal to construct residences on uncontrolled fill and soft soil materials. The Special Projects Branch stated that stringent geotechnical requirements may be needed (e.g., removal of fill and soft soil materials; construction of buildings on piles). In addition, because of high water table conditions present on the site, the Special Projects Branch recommended that basements below the existing grades of the site not be constructed.

In response to comments from the Special Projects Branch, the applicant drafted a series of proffer statements to address geotechnical issues. The Special Projects Branch reviewed these statements and provided informal comments in response to them. Further, the Special Projects Branch recommended that the applicant agree to provide a ten (10) year warranty against foundation defects for each dwelling unit that is constructed on the site.

The applicant's draft proffers indicate that basements may be provided, subject to the review of the Geotechnical Review Board and DPWES for compatibility with "groundwater and perched water conditions" and subject to damp proofing or water proofing requirements that may be imposed as a result of reviews by the Geotechnical Review Board and/or DPWES. Based on the aforementioned recommendation of the Special Projects Branch, a commitment on the part of the applicant to forego the provision of basements below the existing grades of the site would be preferable.

Resolution:

The applicant has not committed to exclude basements from the design of homes within the development. However, since this application is subject to Geotechnical Board Review at the time of site/subdivision plan review, the issue of basements will be determined at that time. Therefore, this issue is resolved.

Issue: Tree Preservation

Because much of the property has been subject to disturbance in the past, there is a variety of cover types on the property. Much of the area to be protected by limits of clearing and grading is characterized by hardwood trees of various ages. In addition to the tree planting efforts along the Fairchild Drive stream, the Urban Forestry Branch recommended the provision of a tree protection plan that details "the location, size and condition of all trees twelve (12) inches in diameter and greater which are located twenty-five (25) feet to either side of the western boundary of the limits of clearing and grading."

The applicant should have committed to tree planting and survey efforts consistent with the recommendations of the Urban Forestry Branch.

Resolution:

The applicant has proffered to provide a tree preservation plan that details the location, size and condition of all trees ten (10) inches in diameter and greater which are located twenty (20) feet to either side of the entire limits of clearing and grading. The diameter of trees to be identified – ten (10) inches instead of the requested twelve (12) inches – will result in the identification of many more trees than is requested by the Urban Forester. Further, the applicant has not specified that only that area on the western portion of the site, near Huntley Meadows Park, be surveyed. Although the proffer, as written, incorporates the Urban Forester's request, as such, it goes well beyond the request. This issue is considered resolved; however, the applicant should revise their proffer in order to provide only that information requested by the Urban Forester.

Issue: Swimming Pool Discharge

The CDP/FDP indicates that a swimming pool will be constructed on the property. The discharge of water from swimming pools, if performed correctly, should have little or no adverse impacts to receiving waters. Improperly discharged water, however, may have significant adverse impacts. Care should be taken during the maintenance of the proposed swimming pool to ensure that water discharged from the pool meets all applicable water quality standards.

Swimming pool discharge water should be routed into the stormwater management system. The discharge process should follow the guidelines contained in the Environmental Addendum.

Resolution:

The applicant has revised their proffers to provide for the appropriate disposal of pool discharge. Therefore, this issue has been resolved.

All environmental issues have been resolved with the proposed development conditions and draft proffers. However, minor revisions to the Proffers and Development Conditions are anticipated in order to clarify technical aspects as they relate to environmental issues.

Sanitary Sewer Analysis (See Appendix 7)

The Sanitary Sewer Analysis states that the application property is located within the Little Hunting Creek (K) watershed, and that it will be sewered into the Lower Potomac Treatment Plant. Analysis indicates that there is excess capacity in the

Lower Potomac Pollution Control Plant at this time. There are no sanitary sewer issues associated with this request.

Water Service Analysis (See Appendix 8)

The appiication site is located within the franchise area of the Fairfax County Water Authority. The Water Service Analysis indicated that adequate water service is not currently available at the application site. Offsite water main extensions will be required on Cyrene Boulevard and possibly through Mount Vernon Plaza for domestic service and fire protection. This issue will be considered at the time of Site Plan/Subdivision Review.

Fire and Rescue Analysis (See Appendix 9)

The application site is serviced by the Fairfax County Fire and Rescue Department Station #9, Mount Vernon. Preliminary analysis indicated that the application, as presented, currently meets fire protection guidelines. There are no Fire and Rescue issues associated with this request.

Schools Analysis (See Appendix 10)

Schools analysis indicates that the proposed development would produce one-hundred-twenty-four (124) elementary school students, twenty-three (23) intermediate school students, and forty-eight (48) high school students. Hybla Valley Elementary School is currently over capacity, while Sandburg Intermediate and West Potomac High Schools are not expected to exceed capacity through the 2003-2004 school year.

Utilities Planning and Design Analysis (See Appendix 11)

The Utilities Planning and Design Analysis stated that there are no downstream complaints on file pertaining to the outfall for this property; therefore, there were no drainage recommendations for the site. *[Note: The analysis memorandum states that the applicant has previously agreed to grant land rights for the Fairfax County South Van Dorn Project when the rezoning request is approved. This statement was made in error and should not have been included in this memorandum.]*

Park Authority Analysis (See Appendix 12)

The Fairfax County Park Authority requested that the applicant provide one (1) tot lot and one (1) playground on the site, instead of all tot lots. In addition, a proportional cost of $221,134 was requested for the recreational needs of the proposed community. Further, the Park Authority requested that the applicant provide metal signs, at three-hundred (300) foot intervals, delineating the boundary of the abutting Huntley Meadows Park.

The applicant is providing up to $233,975, which is equivalent to the Zoning Ordinance requirement of $955 per market rate dwelling constructed on the site, for recreational facilities. A proffer has been proposed which provides for the construction of a playground, in lieu of one (1) of the tot-lots, and which provides for the posting of metal signs, at three-hundred (300) foot intervals, in order to delineate the boundary of the abutting Huntley Meadows Park. Therefore, all Park Authority issues have been resolved.

Land Use Analysis (See Appendix 4)

The Land Use Analysis Memorandum was based on a previous CDP/FDP, which was dated through October 6, 1998. The CDP/FDP has since been revised and all land use issues associated with the previously submitted CDP/FDP have been resolved, as discussed below. The application and revised CDP/FDP propose a residential development of single family detached, single family attached and/or multifamily units with a density of no more than 5.64 dwelling units per acre. These uses and density are in conformance with the use and density recommendations of the Comprehensive Plan, as discussed below.

[Note: The Plan Map depicts that the application site is planned for Private Open Space. However, the Comprehensive Plan text was recently amended in order to permit residential development at a density not to exceed the range of 5 - 8 dwelling units per acre, as an option, if certain criteria were met.]

Issue: Site-Specific Plan Text Relating to Density

The Comprehensive Plan states that, the development should be sensitive to the existing wetlands and Environmental Quality Corridor;. . .

Resolution:

As discussed in the Environmental Analysis section of this report, the application is sensitive to the existing wetlands and Environmental Quality Corridor. (Please refer to that section for further environmental analysis.)

Issue: Site-Specific Plan Text Relating to Open Space

The Comprehensive Plan states that the development should provide at least fifty (50) percent of the gross area as open space as defined in the Zoning Ordinance. Although not an issue raised by site-specific text, an area of concern to Staff was the location of a tot lot adjacent to the Fairchild Stream (referred to as the drainage ditch in the Land Use Memorandum.) In addition, staff suggested that the applicant provide functional open space areas within the residential development areas by incorporating seating areas and passive recreation amenities throughout the community.

Resolution:

The applicant will provide fifty-two (52) percent open space for both development alternatives. The applicant revised the CDP/FDP to provide a seating area in the single family detached portion of the development. The applicant has proposed a proffer which provides for seating areas and other passive recreation areas are incorporated throughout the residential development. Therefore, this issue has been resolved.

Issue: Site-Specific Plan Text Relating to Buffering

The Comprehensive Plan text states that suitable buffering should be provided for Huntley Meadows Park, which may vary in width, but shall consist of a minimum width of fifty (50) feet of open space; . . .

Resolution:

The applicant has provided a buffer that is at least fifty (50) feet in width adjacent to Huntley Meadows Park, and which exceeds this width where environmentally appropriate. Therefore, the applicant has adequately addressed this Comprehensive Plan condition.

Issue: Site-Specific Plan Text Relating to Traffic Management

Plan language was adopted in order to discourage cut-though traffic generated by the denser residential development, through a stable, existing residential neighborhood. The Comprehensive Plan text states that, in order to provide traffic management, access serving all single family detached units should be provided only via existing street(s) to the north through existing similar development, and that access serving all townhouse and multifamily units will be provided only via existing street(s) to the east.

Resolution:

The applicant has provided access for single family detached units through the subdivision of single family detached structures located to the north extension of Lindberg Drive. Access for the single family attached and multifamily units will be through the multifamily residential development located immediately to the east. Therefore, this site-specific Comprehensive Plan text has been addressed.

Issue: Site-Specific Plan Text Relating to Emergency Vehicle Access

Comprehensive Plan text states that the application should address access for emergency vehicles. This emergency access is necessitated by the restrictions placed on the internal flow of traffic within the development as addressed in the previous Land Use Issue.

Resolution:

Emergency vehicles will be able to access either area via two (2) "break-away" gated entrances which separate the single-family-detached area from the single-family-attached/multi-family area. Therefore, this specific Comprehensive Plan text has been addressed.

Issue: Site-Specific Plan Text Relating to Unit Type

Comprehensive Plan text states that a mixture of unit types, including single family detached and attached would be appropriate, provided it is done as a coordinated development. Further, it states that multifamily development could be appropriate, provided that such unit type not exceed fifty percent (50%) of the total number of units proposed. Finally, it states that only single family detached units and storm water management facilities are appropriate adjacent to the buffer area for Huntley Meadows Park.

Resolution:

The applicant proposes a mix of single family detached, single family attached and multifamily unit type structures for both development alternatives, with the number of multifamily units being less than fifty (50) percent of the total number of units for both development alternatives. Only single family detached units and stormwater management measures are located adjacent to Huntley Meadows Park. Therefore, this site-specific Comprehensive Plan text has been addressed.

There are no outstanding land use issues related to this application.

Residential Development Criteria

The recommended base Plan density for this site is 5 dwelling units per acre. The proposed density of 4.72 du/ac for Alternative "A" is below the recommended Plan density for this site; therefore, these criteria do not apply to Alternative "A."

The proposed density for Alternative "B" is 5.64 dwelling units per acre. This proposed density is also below the Plan density for the site as adjusted by twenty (20) percent for the provision of Affordable Dwelling Units. Therefore, these criteria also do not apply to Alternative "B".

ZONING ORDINANCE PROVISIONS (See Appendix 13)

Provisions for Residential, ADU Development in a PDH-8 District		
Standard	**Requirement or R-8 Comparable Guideline**	**Provided**
District Size	Min. 2 Acres	61.21 Acres
Lot Width	No Requirement	Approx. 50 ft. in width for SFD and approx. 18 ft. in width for SFA
Building Height	SFD Dwellings - Max. 35 ft. SFA - Max. 40 ft. MF Dwellings - Max. 50 ft.	SF Dwellings - Max. 35 ft. MF Dwellings - 50 ft.
Front Yard	SFD Dwellings - 16 ft. (only applies at the periphery of the site) SFA Dwellings - Controlled by a 15° ABP, but not less than 5 ft. (periphery only) MF Dwellings - Controlled by a 25° ABP, but not less than 20 ft. (periphery only)	All residential lots within the proposed development abut private open space; therefore, the yard requirements do not apply to this development. The applicant is providing privacy yards for all SFA units.
Side Yard	SFD - 8 ft. (periphery only) SFA - Controlled by a 15° ABP, but not less than 8 ft. (periphery only) MF Dwellings - Controlled by a 25° ABP, but not less than 10 ft. (periphery only)	
Rear Yard	SFD - 20 ft. (periphery only) SFA - Controlled by a 25° ABP, but not less than 16 ft. (periphery only) + 200 square foot privacy yard MFA - Controlled by a 25° ABP, but not less than 25 ft. (periphery only)	
Density	Max. 9.6 du/ac	Alternative "A" – 5.64 du/ac Alternative "B" – 4.72 du/ac
Open Space	Min. 16% (ADU Developments);	Alt. "A" & "B" - Min. 52%
Parking		

Provisions for Residential, ADU Development in a PDH-8 District		
Standard	**Requirement or R-8 Comparable Guideline**	**Provided**
Parking Spaces	Alternate "A" - 632 Alternate "B" - 644 (Min. 2/SFD, 2.3/SFA and 1.6/MF)	Alternative "A" - 972 Alternative "B" - 897
Transitional Screening		
North (Single Family Detached)	TS-1 (25 foot wide vegetated screen)	TS-1
South (Mobil Homes)	None Required	None Provided
East (Vacant R-12 and Multi-Family Dwellings, Retail Establishment and Public Utility)	None Required	None Provided
West (Huntley Meadows Park)	None Required	None Provided
Barrier		
North (Single Family Detached)	B or A (42 to 48 inch high solid wall or fence)	Six (6) foot high Board-on-Board Fence.
South (Mobil Homes)	None Required	None Provided
East (Vacant R-12 and Multi-Family Dwellings, Retail Establishment and Public Utility)	None Required	None Provided
West (Huntley Meadows Park)	None Required	None Provided

OTHER ZONING ORDINANCE REQUIREMENTS:

Planned Development Requirements (See Appendix 13)

The requested rezoning of the 61.21 acre application property to the PDH-8 district must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations; Section 16-101, General Standards; and Section 16-102, Design Standards, among others.

Article 6

The applicant has requested rezoning to the Planned Development Housing District (PDH-8) District and approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP). According to the Zoning Ordinance, PDH Districts are intended to encourage innovative and creative design and are to be

designed, among others, to "ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; and to encourage the provision of dwellings within the means of families of low and moderate income..."

PDH districts provide the opportunity to develop a site with more open space than would be provided in a conventional zoning district. This site provides a minimum of fifty-two (52) percent open space; thirty-six (36) percent in excess of that required by the Ordinance. The CDP/FDP concentrates single family detached development on the western portion of the site, single-family-attached homes to the central portion of the site, and townhomes and/or multi-family dwellings to the eastern portion of the site. The applicant has provided a visual scale and uses which are compatible with the adjacent uses. Buffers for the development have been provided as called for in the Comprehensive Plan.

The proposed 61.21 acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed maximum density of 5.64 dwelling units per acre is below the maximum density requirements of eight (8) du/ac for the PDH-8 District (Sect. 6-109) [or 9.6 du/ac for ADU Developments.]

Section 6-110 requires sixteen (16) percent open space in a PDH-8, ADU development. The application proposes fifty-two (52) percent open space.

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or escrow with DPWES cash for use by the future homeowners association to construct the facilities. Facilities, including tot lots and playgrounds, a pool and recreational center, and seating areas will be constructed within the applicant's proposed Open Space areas. Funds will be provided in accordance with Par. 3 of Sect. 6-110 if the proposed facilities do not equal the required contribution.

16-101 Planned Development General Standards

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

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

As discussed in the Land Use section, the proposed development substantially conforms to the adopted comprehensive plan by providing single family detached, attached and multi-family units within the recommended Plan range of five (5) to eight (8) dwelling units per acre which are compatible in type, character, intensity of use to those in adjacent developments.

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

The application site contains extensive wetlands and EQC areas. The layout of the proposed development provides for the preservation of much of these areas which would not necessarily be achieved 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.*

The proposed development preserves and/or restores streams on site as well as protects sensitive wetlands and EQC areas. Vegetation within these areas will be preserved as well.

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.*

The applicant has designed the proposed development in accordance with very specific Comprehensive Plan language. Full buffering and screening will be provided along the entire northern periphery, adjacent to an established single-family detached neighborhood.

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

Staff analysis has determined that the above listed utilities and services are generally adequate for the use proposed.

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.*

   The applicant has provided sidewalks within the development which provide coordinated linkages among internal facilities. These sidewalks connect to off-site sidewalks, providing safe pedestrian ingress/egress to nearby shopping facilities. Coordinated linkage is provided for vehicular access, to the extent permitted by the Comprehensive Plan text, as well as emergency access for the development.

16-102 Planned Development Design Standards

It is the intent of the Zoning Ordinance to allow flexibility in the design of all planned developments, applications within PDH Districts need to meet the following:

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

   There are no residential lots within this development which directly abut an adjacent property. The applicant is providing full transitional screening and buffering along the entire northern periphery, as required by the Ordinance. The development also provides enclosed privacy yards for all single-family attached units as required by the Ordinance.

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

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

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

The applicant is providing a combination of public and private streets for the development. Private streets are to be constructed to PFM requirements. The sidewalks and trails provided within this development provide access to on-site recreational amenities as well as off-site commercial facilities. Maintenance will be provided by all units within the development.

Par. 2 of Sect. 2-308 Maximum Density

Par. 2 of Sect. 2-308 states that maximum density for an application site is calculated on the gross area of the lot, except when thirty (30) percent or more of the total area of the lot is comprised of any of the following features: floodplains . . .or marine clays . . . The Ordinance further states that when thirty (30) percent or more of the total area of the application site is comprised of any or all of the above features, then fifty (50) percent of the maximum permitted density shall be calculated for that area of the site which exceeds thirty (30) percent of the total area of the site . . .

- The sixty-one (61) acre Hybla Valley site contains fifty-three (53) acres of flood plain and marine clays, which equates to approximately eighty-seven (87) percent of the site. Therefore, this ordinance applies.

- The maximum permitted density for the application site is 8 du/ac.

- Thirty (30) percent of the site's total area equals 18.36 acres. This amount is subtracted from the land area which contains floodplains and wetlands (53.08 acres) to obtain the area which receives a fifty (50) percent reduction of the maximum permitted density ((8 du/ac)/2 = 4 du/ac).

  (53.08 acres - 18.36 acres) = 34.72 acres
  34.72 acres * 4 du/ac = 138.88 du

- The remaining portion of the site receives one-hundred (100) percent of the maximum permitted density (8 du/ac).

  61.21 acres - 34.72 acres = 26.49 acres
  26.49 acres * 8 du/ac = 211.92 du

- Therefore, factoring in the penalty for that portion of the site which contains floodplains and marine clay, the applicant could construct three-hundred-fifty (350) dwelling units on the site (rounded down to the nearest whole number.)

  138.88 du+ 211.92 du = 350.8 dwelling units

The applicant is proposing a maximum of three-hundred-forty-five (345) dwelling units on the site, which is below the maximum density permitted per this section of the Ordinance.

Part 8 of Section 2 Affordable Dwelling Unit Program

The Affordable Dwelling Unit Program applies to Alternative "A"; however, it does not apply to Alternative "B" because that Alternative's density of 4.72 du/ac is below the low end of the Comprehensive Plan range, which is 5 du/ac. This means that the applicant must provide ADUs if Alternative "A" is constructed as represented on the CDP/FDP. Provisions of this Section permit a density bonus of ten (10) percent for single family detached and attached homes, and a density bonus of twenty (20) percent for multi-family dwellings.

The applicant's notes on Sheet 1 of the CDP/FDP state that eleven (11) ADUs would be required. However, staff has calculated that seven (7) ADUs would actually be required. These calculations will be confirmed at the time of Site/Subdivision Plan Review.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Throughout the past year-and-a-half, the applicant has worked diligently with Staff in order to mitigate the potential environmental impacts that a development of this size could have on such a sensitive site. Much of the site's environmental analyses, which would normally occur during the Site/Subdivision Plan Review process, have already been completed by the applicant. As a result, appropriate proffers have been drafted and development conditions have been proposed which should ensure that the development is instituted in the least disruptive manner possible. Issues relating to this site have been discussed with representatives from the Northern Virginia Soil and Water Conservation District and the U.S. Department of Agriculture Natural Resources Conservation Service. Staff concludes that the subject application is in conformance with the Comprehensive Plan for consideration for residential use at five (5) to eight (8) dwelling units per acre, and in conformance with the applicable Zoning Ordinance provisions with the implementation of the draft proffers contained in Appendix 1A and the implementation of Proposed Development Conditions contained in Appendix 1B of the Staff Report. Due to the complexity of the environmental issues associated with this application, minor enhancements of

the proffers are anticipated prior to Planning Commission and/or Board of Supervisor public hearings.

Staff Recommendations

Staff recommends approval of RZ 1998-LE-055, subject to the execution of proffers consistent with to those set forth in Appendix 1A of the Staff Report.

Staff recommends approval of FDP 1998-LE-055 subject to the development conditions set forth in Appendix 1B of the Staff Report, and the approval of RZ 1998-LE-055.

Staff also recommends waiver of the six-hundred (600) foot maximum length of a private street.

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

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

APPENDICES

1. A. Draft Proffers
   B. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Environmental Analysis
7. Sanitary Sewer Analysis
8. Water Service Analysis
9. Fire and Rescue Analysis
10. Schools Analysis
11. Utilities Planning and Design Analysis (DPWES)
12. Park Authority Analysis
13. Applicable Zoning Ordinance Provisions Checklist
14. Glossary of Terms

SCOTT MANAGMENT
PROFFERS
FOR THE HYBLA VALLEY PROPERTY
RZ 1998-LE-055
August 31, 1999

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 92-4-((1))-58 and 101-2-((1))-11A (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the PDH-8 District is granted. In the event said application request is denied, these proffers shall be null and void. The Applicant and the Owner (hereinafter collectively "Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Applicant and the Owner further agree that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property.

GENERAL

1. Subject to the proffers and the provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the submitted Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") containing 7 sheets and prepared by Huntley, Nyce & Associates, Ltd. dated August 4, 1998 and revised through August 31, 1999.

2. The development shall consist of a maximum of 345 residential units (70 single family

detached dwellings, 191 single family attached dwellings and 84 multi-family units). In the event the property is developed under the alternate CDP/FDP described on Sheets 6 & 7, the maximum number of attached single family dwellings may be increased to 219, with no multi-family units, such that the total number of units would decrease to 289. The size, width, and location of the building footprints shown on the CDP/FDP are conceptual and the Applicant reserves the right to modify the size and location of the building footprints, or develop a lesser number of lots, in accordance with the requirements of Section 18-204 of the Zoning Ordinance. Single Family attached units shown on the CDP/FDP as garage units may be developed with or without garages at the discretion of the Applicant. In the event garage units are converted to non-garage units, the Applicant shall demonstrate that at minimum parking requirements are fulfilled. If tandem parking is proposed for townhome dwellings, a driveway which is a minimum of eighteen (18) feet in length, not including any area necessary for sidewalk crossings, shall be provided. The number of street trees shall not be reduced, but may be relocated in order to provide additional parking if units are constructed without garages. The Applicant may reduce the total number of single family attached units as needed to meet parking requirements for additional non-garage units, provided that any such reduction shall be in substantial conformance with the CDP/FDP. Landscape typicals shown on Sheet 1 of the CDP/FDP are to be used as indicators of the proffered landscape concepts. Modification to the shape, configuration and dimensions of units, peripheral setbacks and similar features may be permitted under Section 18-204 of the Zoning Ordinance.

3. Prior to bond release, the stub of Fairchild Drive shall be addressed in one of the following manners: (1) the Applicant shall pursue the vacation of that portion of Fairchild Street which stubs into the application site on its northern property line, (2) the Applicant shall construct a permanent

terminus of the street, to the satisfaction of VDOT and DPWES, or (3) other means as determined appropriate by DPWES. The provision of such a terminus shall not degrade the amount of transitional screening required along the site's northern periphery.

4. For those units whose rear yards are located parallel to the required transitional screening yards along the northern boundary of the property, the installation of rear privacy fences may be used in lieu of the barrier identified on the CDP/FDP.

5. Prior to site plan approval, the Applicant shall establish a homeowners association for the purpose of maintaining common areas and private streets within the approved development. In conjunction with the appropriate site plan review processes, private streets, common areas and recreation facilities shall be dedicated to the homeowners association.

6. The Applicant shall subject all private streets in the community to a public access easement in order to allow ingress/egress to and from both Cyrene Boulevard and Lindberg Drive through the Property, except as may be restricted by the CDP/FDP. Said easement shall be of a content and form approved by the County Attorney.

7. The Applicant shall include language in its Declaration of Covenants, Conditions and Restrictions which: (a) discloses the existence of the public access easement required by Proffer 4; (b) prohibits the conversion of garages into any primary use other than the parking of vehicles; and (c) discloses the existence of private streets throughout the community. The appropriate homeowners association documents shall specify that the homeowners association is responsible for the maintenance of the private streets and recreation facilities. The Declaration of Covenants, Conditions and Restrictions shall be in a form approved by the County Attorney.

8. The private streets on the Application Property shall be constructed with a pavement

section, thickness and material which conforms with Public Facilities Manual (PFM) standards as determined by the Department of Public Works and Environmental Services (DPWES).

9. Purchasers shall be advised in writing prior to entering into a contract of sale of the existence of: (1) the public access easement through the Property; (2) the existence of private streets within the community, and that the homeowners association shall be responsible for the maintenance of all the private streets in the development; and (3) the prohibition on conversions of garages to any primary use other than parking.

10. A minimum of one (1) playground shall be provided on the application site in lieu of one (1) tot-lot as shown on the CDP/FDP. The required playground shall be of a size equivalent to the area of the tot lot shown on the CDP/FDP.

ARCHITECTURE/DESIGN

11. Along the site's western property line, metal signs shall be posted at a minimum height of six (6) feet which delineate the abutting Huntley Meadows Park boundary.

12. At the time of site plan review, a minimum of one (1) seating area and/or other passive recreation areas shall be incorporated into each land bay (as defined in Proffer 13 below) of the approved residential development.

13. A consistent and/or unified architectural approach and appearance shall be employed within each land bay, as depicted on the development's composite view on Sheet 1 of the CDP/FDP. The single family detached units, which are not identified in a specific land bay, shall be considered two (2) sections which are divided by the east/west stream. The exterior façade of each approved unit shall incorporate at least three of the following design elements: (a) brick or natural appearing stone on a portion of the façade; (b) brick, stone or similar trim material; (c) hard board or

cementitous siding; (d) shutters and/or similar decorative exterior window treatments; (e) decorative window styles to include, but not be limited to: Palladian type windows, French Doors or similar treatments; (f) decorative exterior lighting, hardware and accent elements; (g) incorporation of dormers on roof lines; (h) incorporation of front porches.

14. The entrance features shown on the CDP/FDP shall be predominantly faced with natural wood, brick, stone or similar material. Complimentary landscaping shall be incorporated into the design of each entrance feature.

15. In order to permit exterior maintenance, a minimum distance of six (6) feet shall be maintained between single family detached residential units and groupings of townhomes.

ENVIRONMENTAL

16. To protect against future stream bank erosion in the existing open ditch which runs generally north/south through the application property, prior to site plan approval, the Applicant shall post a bond in the amount of $25,000, which shall be held for the duration for the control period (as defined herein) to provide for potential remediation of stream bank erosion in the north/south ditch. Prior to the commencement of construction, the Applicant shall document the existing location, condition, cross section and thalweg of the stream with photos, topographic sectional surveys and/or narrative statements. The Applicant shall further document assumptions regarding off-site land uses and development patterns so as to provide the ability to ascertain how future and unanticipated off-site changes might affect the flow of water in the north/south ditch. To assure survey and documentation consistency over time, concrete monuments shall be placed at or near the top of bank on both sides of selected stream survey locations. These monuments shall provide a means to connect a survey tape line across the stream between markers. Twelve such monitoring stations shall be

placed along the 1,200 foot section (herein the "monitored section")beginning at the northern property line at locations to be determined at or prior to site plan approval in locations mutually acceptable to Northern Virginia Soil and Water Conservation District (NVSWCD), DPWES and the Applicant. Said locations shall be placed in areas expected to have a potential for stream instability. For the period of time extending five (5) years from the completion date of the Applicant's on-site improvements which drain into the north/south ditch (herein known as the control period), the Applicant shall be responsible for monitoring the stream for potential changes in the cross section or thalweg twice a year for the first two years and once a year for each year therefore, so as to confirm that within the monitored section and at the individual monitoring stations, the cross section (measured vertically from the ground surface to the tape line between the various concrete monument stations) has not changed by more than 10% or that the stream's thalweg has not moved in an amount greater than three (3) feet from that which existed prior to the commencement of construction. For each required monitoring increment, a report of findings shall be forwarded to DPWES. In the event the required monitoring within the control period demonstrates that within the monitored section and at any individual monitoring station, the average cross section has increased by more than 10% or that, a greater than three (3) foot movement of the stream's thalweg has occurred, the Applicant shall provide stabilization remedies needed to prevent further increases in the cross section or movement of the thalweg, as determined by DPWES. In the event it can be demonstrated to the satisfaction of DPWES that erosive conditions are resulting from increases in flow of water from changed or unanticipated off-site conditions from that which existed at the time of site plan approval, the Applicant's responsibility for corrective restabilization measures shall be established on a pro-rata basis as determined by DPWES. To the extent possible, as determined by DPWES or its assigns,

such re-stabilization measure shall incorporate bio-stabilization or bio-engineering processes to include, but not be limited to, stabilization, regrading, or revegetation with native species. In the event restabilization is required within the control period, the control period shall be extended so as to require two (2) years of additional monitoring after installation of the required corrective stabilization measures installed consistent with the methodology described herein.

17. For those preserved areas on either side of the north/south open ditch, the Applicant shall be responsible for clearing and removal of vines and related undergrowth that threaten those trees and related vegetation deemed worthy of preservation by a certified Arborist retained by the Applicant, in consultation with the County Urban Forester. Only hand and/or hand power tools shall be used to complete this task. Prior to first site plan submission, the Applicant shall retain the services of a certified arborist to prepare a plan for removal of such vines and undergrowth. This plan shall be subject to review and approval by the County Urban Forester.

18. As part of the exotic vine/shrub removal plan described in Proffer 17, trees shall be planted in canopy gaps which measure greater than four-hundred (400) square feet in area after removal operations are complete, a minimum of one (1) tree per four hundred (400) square foot gap shall be planted. All planting areas shall be identified by the Applicant's Certified Arborist, and all trees to be planted should be balled and burlapped stock with a minimum caliper of two (2) to two and a half (2 1/2) inches for deciduous trees, or six (6) feet in height for evergreens. Trees suitable for planting include oak, maple, hickory, holly or other native species as approved by the Urban Forester, DPWES.

19. The Applicant shall design the site in a manner that maintains wetland hydrology in wetlands on this site that are preserved in accordance with requirements of the U.S. Army Corps of

Engineers (i.e., some wetlands may be filled in accordance with applicable U.S. Army Corps of Engineers (COE) and Department of Environmental Quality (DEQ) regulations). Each subdivision and/or site plan section submitted to DPWES shall have an analysis of the hydrology of preserved wetlands, if any, on the applicable plan area that demonstrates that the total volume of water flowing to said wetlands over a year of typical precipitation is substantially the same (±10%) in pre and post-development conditions. This analysis shall further document whether ground water is a significant source of such water flows. Said analysis shall be certified by an experienced wetlands professional who is a Professional Engineer licensed in the Commonwealth of Virginia and a Professional Wetlands Scientist certified by the Society of Wetlands Scientists, as may be acceptable to DPWES.

20. The Applicant shall be responsible for the removal of garbage and construction debris in areas of the site designated to be preserved as open space area, or environmental features. Any such removal shall be conducted in a manner that minimizes any disruption of existing vegetation.

21. Concurrent with the commencement of land disturbing activity, and as determined by DPWES in coordination with the Northern Virginia Soil and Water Conservation District, the Applicant shall remove any existing obstructions from the north/south ditch, which removal shall be accomplished in the least disruptive manner possible. Removal of any obstructions that require clearing and the use of heavy equipment shall be shown on the site plan with limits of clearing for access clearly demarcated with standard orange tree protection fence. Smaller obstructions shall be removed by hand or pulling with the equipment located outside the buffer area, such efforts need not be identified on the site plan. During obstruction removal, The Applicant's Certified Arborist shall be present and the County Urban Forester shall be notified at least twenty-four (24) hours in advance to give the County the opportunity to be present at all times to monitor and assure that any tree cover

within the stream buffer is not damaged or destroyed during these operations. Any clearing of paths or removal of trees within the area shown on the CDP/FDP to be preserved shall be reforested as specified in the PFM. During obstruction removal from the north/south ditch (also known as the Fairchild Stream), the Applicant's Certified Arborist, or in the alternative, the County Urban Forester, shall be present at all times to monitor and assure that any tree cover within the stream buffer is not damaged or destroyed during these operations.

22. Outfall locations to the open north/south ditch are conceptual. At the time of site plan review and approval, the final location and direction of the outfall devices shall be designed to minimize the potential for streambank erosion as determined by DPWES in coordination with the Northern Virginia Soil and Water Conservation District through the use of technologies to include but not be limited to lengthening the outfall pipe or strategically orienting its angle of entry.

23. At the time of site plan submission, an updated soils and geotechnical analysis shall be submitted which provides and confirms final design and construction methods. The outcome of such analysis shall be implemented as required by DPWES and the Geotechnical Review Board.

24. The Applicant and on-site contractors and consultants shall remain observant for subsurface debris, abandoned underground storage tanks, and/or other conditions which suggest contamination of soils in the work area (e.g., discolored soils, chemical odors) throughout all phases of the site development. Should observations reveal the presence of subsurface debris that is not clearly inert, abandoned underground storage tanks, and/or the potential for contaminated soils, all earthwork and construction activities within the affected area shall cease immediately and shall not resume until the Applicant demonstrates, to the satisfaction of DPWES in coordination with the Fire and Rescue Department and Department of Health, that continuation of construction will not result

in any short or long term adverse health or environmental impacts. Written information on this matter shall be provided to all construction crews and field workers.

25. Stormwater management/BMPs shall be provided for the property in accordance with Best Management Practice ("BMP") standards in accordance with Fairfax County requirements or as otherwise may be approved by DPWES. The structural pond identified on the CDP/FDP shall be designed as a BMP facility. If it is determined by DPWES that there is sufficient water flow to allow the pond to function as a BMP; otherwise, alternate BMPs shall be provided. Native species of vegetation shall be planted along the edge and within the basin of the proposed pond to the extent determined appropriate by the Urban Forester and DPWES at site plan review.

26. The discharge process for the swimming pool shall conform with the following guidelines:

(a) All waste water resulting from the cleaning and draining of the pool shall meet the appropriate level of water quality prior to discharge. The Applicant shall follow procedures established to ensure that pool water is properly neutralized prior to being discharged during draining or cleaning operations. The recommended method involves adding sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream. Virginia water quality standards require pH discharges into most receiving waters to fall between 6.0 and 9.0. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool water. This requires a minimum concentration of 4.0 milligrams per liter.

(b) If the water being discharged from the pool is disclosed or contains a high level of suspended solids that could affect the clarity of the receiving stream,

it will be allowed to stand so that most of the solids settle out prior to being discharged.

(c) In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water shall not be chlorinated prior to backwashing and/or discharge.

LANDSCAPING

27. Landscaping shall be provided in substantial conformance with the quality and quantity of plantings identified in the landscaping concepts shown on the CDP/FDP. Trees identified on the CDP/FDP as large deciduous trees shall have a minimum caliper of 2 1/2 inches and large evergreen trees shall have a minimum planted height of six (6) feet. The specific type, number and placement of plantings and landscaping shall be determined at the time of site plan approval, subject to review and approval of a landscape plan by the Urban Forester, DPWES, submitted with the first site plan submission. If, during the process of site plan review, any landscaping shown on the CDP/FDP is removed in order to locate utility lines, trails, etc., then an area of additional landscaping of equivalent value, as determined by Urban Forester, DPWES, may be substituted at an alternate location on the site. A minimum of twenty five (25') feet of transitional screening shall be maintained along the northern periphery of the site. Within the area of the EQC, as generally shown on the CDP/FDP, there shall be no clearing or grading with the exception of that required to install trails, utility lines, or similar features. Any clearing or grading required for these facilities shall be done in the least disruptive, but practical, manner possible, as determined by DPWES.

28. Subject to the approval of the Urban Forestry Branch and/or DPWES, the Applicant shall perform the following measures relating to tree preservation in areas outside the identified limits of

clearing and grading on the property:

(a) For the purposes of maximizing the preservation of trees in common areas and on individual lots, the Applicant shall prepare a tree preservation plan which shall include three items: (1) a tree survey; (2) a tree condition analysis as discussed in paragraph (b) below; and (3) a description of prescribed treatments to be performed prior to initial clearing and grading through the time of final bond release to ensure long term tree preservation. Treatments may include, but not be limited to, pre-construction root pruning and crown pruning, crown cleaning, vertical and horizontal mulching and protective fencing. The tree preservation plan shall be submitted to the Urban Forestry Branch of DPWES for review and approval as part of the site plan submission

(b) The tree preservation plan shall include a tree condition analysis, prepared by an arborist certified by the International Society of Arboriculture, for all existing specimen trees and all trees 10 inches in diameter and larger whose trunks lay within 25 feet of either side of the proposed limits of clearing and grading as depicted on the CDP/FDP. The certified arborist shall conduct the condition analysis, using the method described in the "Guide for Plant Appraisal," eighth edition, published by the International Society of Arboriculture. This information shall be provided as part of the tree preservation plan.

(c) After completion of the condition analysis, the certified arborist shall consult with the Applicant's design engineer to determine the final limits of clearing

in a way that maximizes opportunities for tree preservation. The final placement of all utilities including public and private utilities, shall be considered at this time.

(d) All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence, silt fence or diversion dikes. Tree protection fencing consisting of a four (4) foot high, orange plastic fence, which is attached to six (6) foot high steel posts that are driven eighteen (18) inches into the ground and placed no further than six (6) feet apart, and shall be erected at the limits of clearing and grading, and shall be shown on the Phase I and II Erosion and Sediment Control Sheets of the site plan which represent all tree shave areas identified on the CDP/FDP. The tree protection fencing shall be made clearly visible to all construction personnel. Prior to the commencement of any clearing, grading, or demolition activities, the project's Certified Arborist shall verify, in writing, that the tree protection fence has been properly installed. In addition, the certified arborist shall monitor the construction work and tree preservation efforts in order to ensure that the commitments made, through the submission and approval of the tree preservation plan, are fulfilled.

AFFORDABLE HOUSING

29. The Applicant shall provide Affordable Dwelling Units (ADUs) in accordance with the requirements of Article 2 of the Zoning Ordinance. In the event that, prior to issuance of a building permit for approval of units in any section of the approved development, the Board of Supervisors

amends the current Zoning Ordinance requirements for fulfilling affordable housing objectives, the Applicant reserves the right to comply with the Ordinance requirements in effect at that time.

In the event the requirements of the ADU Ordinance change in a way that requires fewer ADU units, units currently allocated to the ADU program may be converted to market rate units if in substantial conformance with the CDP/FDP. If in substantial conformance with the CDP/FDP, such conversion shall not require a PCA amendment application.

ENERGY EFFICIENCY

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

RECREATION

31. At the time of subdivision plan review, the Applicant shall demonstrate that the proposed on-site recreational amenities generally shown on the CDP/FDP have a value equivalent to $955.00 per market rate dwelling unit as required by Article 6 of the Zoning Ordinance. In the event it is determined that the proposed facilities do not have sufficient value, the Applicant shall have the option to: (1) provide additional on-site recreational amenities within open space areas shown on the CDP/FDP, if it is determined that the location of such would be in substantial conformance with the FDP; or (2) contribute necessary funds to the Fairfax County Park Authority for off-site recreational purposes, in accordance with Section 16-404 of the Ordinance.

The Applicant reserves the right, at subdivision/site plan review to replace the swimming pool shown on the CDP/FDP with alternative recreational facilities to include, but not be limited to, a gymnasium, tennis courts, health and fitness center.

TRANSPORTATION

32. At the time of approval of the first site or subdivision plan for the property, the Applicant shall escrow funds in the amount of $10,000.00 to be used for: (1) re-timing of the traffic signals located at: Fordson Road and Lockheed Boulevard; Route 1 and Boswell Road; and Route 1 and Lockheed Boulevard; or (2) restriping or making improvements at three intersections, or other intersections that serve the application property.

33. At the time of approval of the first site or subdivision plan for the Property, the Applicant shall escrow funds in the amount of $20,000.00 to be used toward the future construction, by others, of road or streetscape improvements in the Route 1 corridor. In the alternative, in lieu of this requirement to escrow funds, subject to approval by DPWES and VDOT, the Applicant may fulfill the requirements of this proffer by making improvements to Cyrene Boulevard, to include, but not be limited to traffic calming devices. The value of any such improvement shall be a credit against the amount required to be escrowed, as determined by DPWES.

Title Owner:

_____

Hybla Valley Property, L.L.C.

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PROPOSED FDP DEVELOPMENT CONDITIONS

FDP 1998-LE-055

September 2, 1999

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1998-LE-055 located at Tax Map 92-4 ((1)) 58 and 101-2 ((1)) 11A, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. **Pedestrian Connections** - Sidewalks shall be provided on the northern and southern sides of the southernmost private street which connect the single family detached and attached homes.

2. **Parking** - A garage shall be provided if a driveway, which is a minimum of eighteen (18) feet in length, not including any area necessary for sidewalk crossings, is provided for tandem parking as described in the proffers. The number of street trees shall not be reduced in order to provide additional parking if units are constructed without garages. Any trees which are relocated shall be installed in the general location, and in a similar proximity to the street, as those shown on the CDP/FDP.

3. **Fairchild Drive Vacation** - Option (1) in the proffers relating to Fairchild Drive shall be qualified as follows: (1) the applicant shall pursue and shall cause to be vacated that portion of Fairchild Street which stubs into the application site on its northern property line.

4. **Ingress/Egress Easement** - The easement, which permits public ingress/egress on private streets within the development, shall be recorded at the time of Site/Subdivision Plan Approval.

5. **Emergency Access** - Emergency access shall be provided in the form of break-away gates, or equivalent, as approved by the Fire Marshal, in the locations shown on the CDP/FDP.

6. **Obstruction Removal from Stream** - The applicant's Certified Arborist shall be present at all times to monitor and assure that any tree cover within the stream buffer is not damaged or destroyed during stream obstruction removal operations. If any tree cover is damaged or destroyed, it shall be replaced by the applicant as determined by the Urban Forester, DPWES.

7. **Control Measures for Stream Monitoring** - The "control section" defined in the proffers as it relates to stream monitoring shall be extended to 1,650 feet downstream of the northern property line. The number or monitoring stations within the control section shall be increased to sixteen (16). The "control period" shall begin at the time the first storm sewer pipe conveying drainage from the site into the north/south ditch is constructed. If the control period is extended due to

evidence of a non-stable stream, all cross sections within and near the stabilized area shall be monitored by the applicant, as determined appropriate by the Director, DPWES, in coordination with the Northern Virginia Soil and Water Conservation District.

8. **Wetlands** - If requested by DPWES at the time of site/subdivision plan review, the applicant shall provide applicable wetland studies. If appropriate permits cannot be obtained, a reduction in the number of units proposed to be constructed in the affected portion of the development may be required.

9. **Foundation Warranty** - Upon conveyance of each dwelling unit, the applicant shall provide to initial purchasers, a ten (10) year warranty against foundation defects from a licensed insurer. Such initial warranty shall be transferrable by the initial purchaser to subsequent purchasers.

10. **Landscaping and Transitional Screening** - Any landscaping shown on the CDP/FDP which is removed in order to locate necessary utility lines, trails, etcetera, shall only be removed when determined to be necessary by the Director, DPWES. If so, then an area of additional landscaping of equivalent value shall be substituted at an alternate location on the site, as determined by the Urban Forester, DPWES.

11. **Boundary Delineation of Huntley Meadows Park** - Along the site's western property line, metal signs which delineate the abutting Huntley Meadows Park boundary shall be posted at three-hundred (300) foot intervals.

12. **Setbacks** - A minimum side yard setback of six (6) feet shall be maintained between single family detached residential lots, and also between single family detached and single-family attached lots.

13. **Privacy Yards** - Enclosed privacy yards shall be provided for all single-family attached dwellings.

14. **Disclosure and HOA Documents** - The Declaration of Covenants, Conditions and Restrictions shall specify that the entire homeowner's association, including residents of the single family detached, single family attached and multi-family dwellings, shall be financially responsible for the private streets and all recreational facilities on the application site.

REZONING AFFIDAVIT

DATE: August 30, 1999
(enter date affidavit is notarized)

Carson Lee Fifer, Jr., Esquire, Agent for Applicant
Hybla Valley Property LLC

I, _____, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[X] applicant's authorized agent listed in Par. 1(a) below 98-202a

in Application No(s): RZ/FDP 1998-LE-055
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Hybla Valley Property LLC Agent: William F. Banks	300 N. Lee Street, Suite 200 Alexandria, Virginia 22314	Applicant/Title Owner
Scott Management, Inc. Agent: Charles Cook	300 N. Lee Street, Suite 200 Alexandria, Virginia 22314	Agent for Owner
Huntley, Nyce & Associates, Ltd. Agent: Charles J. Huntley	7202 Poplar Street, Unit E Annandale, Virginia 22003	Engineer/Agent
McGuire, Woods, Battle & Boothe LLP Agents: Carson Lee Fifer, Jr., Esq. Gregory A. Riegle	1750 Tysons Boulevard. Suite 1800 McLean, Virginia 22102-3915	Attorneys/Agent (See Attachment 1(c) for partners)

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

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

REZONING AFFIDAVIT

DATE: August 30, 1999
(enter date affidavit is notarized)

98-202a

for Application No(s): RZ/FDP 1998-LE-055
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Hybla Valley Property LLC
300 N. Lee Street, Suite 200
Alexandria, Virginia 22314

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)

William F. Banks
Edward R. Burka
Elliott L. Burka
Lewis P. Orr, Jr.

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

William F. Banks, Managing Member
Edward R. Burka, Managing Member
Elliott L. Burka, Managing Member
Lewis P. Orr, Jr., Managing Member

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: August 30, 1999
(enter date affidavit is notarized)

98-202a

for Application No(s): RZ/FDP 1998-LE-055
(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 & zip code)

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP

Aaronson, Russell T., III
Adams, Robert T.
Adams, William H.
Allen, George F.
Ames, W. Allen, Jr.
Anderson, Arthur E., II
Anderson, Donald D.
Appler, Thomas L.
Armstrong, C. Torrence
Atkinson, Frank B.
Aucutt, Ronald D.
Bagley, Terrence M.
Baril, Mary Dalton
Barr, John S.
Bates, John W., III
Belcher, Dennis I.
Berry, James I. Vance, Jr.
Bittman, Robert J.
Blaine, Steven W.
Boland, J. William
Bowie, C. Keating
Bracey, Lucius H., Jr.
Bradshaw, Michael T.
Bridgeman, James D.
Brittin, Jocelyn W.
Broaddus, William G.
Brown, Brickford Y.
Brown, Thomas C., Jr.
Burke, John W., III
Burkholder, Evan A
Burrus, Robert L., Jr.
Busch, Stephen D.
Cabaniss, Thomas E.
Cairns, Scott S.
Calabrese, Antonio J.
Campbell, Douglas N.
Canup, James W. C.
Capwell, Jeffrey R.

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: August 30, 1999
(enter date affidavit is notarized)

98-202a

for Application No(s): RZ/FDP 1998-LE-055
(enter County-assigned application number(s))

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

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

NONE

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of $200 or more, with any of those listed in Par. 1 above.

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

Michael J. Giguere, partner at the law firm of McGuire, Woods, Battle & Boothe LLP, contributed in excess of $200.00 to Katherine K. Hanley, Board of Supervisors, Chairwoman, in June 1999.

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

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

WITNESS the following signature:

(check one) [ ] Applicant [X] Applicant's Authorized Agent

Carson Lee Fifer, Jr., Agent for Applicant
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 30th day of August, 1999, in the state of Virginia.

My commission expires: 3-31-02.

Pamela O. Ferebee
Notary Public

Rezoning Attachment to Par. 1(a)

DATE: August 30, 1999
(enter date affidavit is notarized)

98-202a

for Application No(s): RZ/FDP 1998-LE-055
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Wetland Studies and Solutions, Inc. Agent: Michael S. Rolband	14088-M Sullyfield Circle Chantilly, VA 20151	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.

DATE: August 30, 1999
(enter date affidavit is notarized)

98-202a

for Application No(s): RZ/FDP 1998-LE-055
(enter County-assigned application number(s))

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

Scott Management, Inc. 300 N. Lee Street, Suite 200
Alexandria, Virginia 22314

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)

William F. Banks

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

William F. Banks, CEO
Charles M. Cook, President
Gary Malagari, Secretary/Treasurer

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

Huntley, Nyce & Associates, Ltd. 7202 Poplar Street, Unit E
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Huntley, Nyce Company

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

Charles J. Huntley, Chairman of the Board
Lester O. Nyce, President
Robert L. Sproles, Secretary
Vacant - Treasurer

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

DATE: August 30, 1999
(enter date affidavit is notarized)

98-202a

for Application No(s): RZ/FDP 1998-LE-055
(enter County-assigned application number(s))

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

Huntley, Nyce Company — 7202 Poplar Street, Unit E, Annandale, Virginia 22003

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)

Charles J. Huntley
Lestor O. Nyce
Robert L. Sproles

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

Charles J. Huntley, Chairman of the Board
Lester O. Nyce, President
Robert L. Sproles, Secretary
Vacant - Treasurer

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

Wetland Studies and Solutions, Inc. — 14088-M Sullyfield Circle, Chantilly, VA 20151

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 THE SHAREHOLDERS: (enter first name, middle initial & last name)

Michael S. Rolband

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

Michael S. Rolband, President
Mark W. Headly, Vice President
William E. Nell, Vice President
Linda M. Mountel, Treasurer

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

DATE: August 30, 1999
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 1998-LE-055 98-202a
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

Carter, Joseph C., III
Cason, Alan C.
Chambliss, Samuel M., III
Chastain, Karen M.
Cherry, Ronald M.
Christophoroff, Alexander
Clancy, Michael
Cogbill, John V., III
Colangelo, Stephen M.
Comey, James B.
Corson, J. Jay, IV
Costan, James M.
Courson, Gardner G.
Coward, Curtis M.
Cranfill, William T., Jr.
Cranford, Page D.
Criser, Marshall M.
Cromwell, Richard J.
Cullen, Richard
Cutillo, Kenneth J.
Dabney, H. Slayton, Jr.
Daugherty, Patrick D.
Dawes, Michael F.
Deem, William W.
Den Hartog, Grace R.
Donnelly, William E.
Douglass, W. Birch, III
Dowd, Michael G.
Dudley, Waller T.
Dyke, James Webster, Jr.
Earl, Marshall H., Jr.
Edwards, Elizabeth F.
Erhardt, Clement D., III
Etheridge, David Kent
Evans, David E.
Fain, Renee B.
Feller, Howard
Fennebresque, John C.
Fifer, Carson Lee, Jr.
Flemming, Michael D.
Flippen, Edward L.
France, Bonnie M.
Franklin, Stanley M.
Freye, Gloria L.
Frias, Jaime A.
Garrett, Sam Y., Jr.
Getchell, E. Duncan, Jr.
Ghartey-Tagoe, Kodwo
Gieg, William F.
Giguere, Michael J.
Gillece, James P., Jr.
Glassman, M. Melissa
Goldman, Nathan D.
Good, Dennis W., Jr.
Goodall, Larry M.
Gordon, Thomas C., Jr.
Grandis, Leslie A.
Grytdahl, Jay L.
Guth, Cheryl O'Donnell
Hahn, Carol W.
Hampton, Glenn W.
Harmon, T. Craig

(check if applicable) [X] 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: August 30, 1999
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 1998-LE-055 98-202a
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

Hay, Jeffrey S.
Hayden, Patrick L.
Heberton, George H.
Hobson, Richard R. G.
Hornbrook, Michael J.
Houston, David S.
Howard, Marcia Morales
Huggett, Laura H.
Hughes, Catherine V.
Isaf, Fred T.
Jennings, Michael L.
Jones, Ezra B., II
Kane, Richard F.
Katsantonis, Joanne
Keefe, Kenneth M., Jr.
Keefer, Christopher L.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Lee, Jeffrey J.
Lefcoe, Vann H.
Levenson, David J.
Levin, Michael H.
Lewis, James M.
Lindquist, Kurt E., II
Little, Nancy R.
Lucas, Thomas M.
Macauley, Sandra K.
Margulies, Richard N.
Marshall, Gary S.
Martin, George K.
Martinez de Andino, J. Michael
McArver, R. Dennis
McCallum, Steve C.
McCann, John E.
McConnel, Richard S., Jr.
McElligott, James P., Jr.
McElroy, Robert G.
McFarland, Robert W.
McGee, Gary C.
McGonigle, Thomas J.
McIntyre, Charles W., Jr.
McMenamin, Joseph P.
McRill, Emery B.
McVey, Henry H., III
Melson, David E.
Menges, Charles L.
Michels, John J.
Middleditch, Leigh B., Jr.
Milton, Christine R.
Moran, Kenneth J.
Morgan, O. Forrest
Murphy, Brian D.
Murphy, Sean F.
Murray, John V.
Natarajan, Ganesh
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Oakey, John M., Jr.

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

DATE: August 30, 1999
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 1998-LE-055 98-202a
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP 1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

Oostdyk, Scott C.
Padgett, John D.
Page, Rosewell, III
Pankey, David H.
Partridge, Charles E., Jr.
Patterson, Robert H., Jr.
Pickens, B. Andrew, Jr.
Pollard, John O.
Price, James H., III
Purdue, Ann R.
Ramsey, Ann L.
Rice, C. Daniel
Richardson, David L., II
Richardson, Lloyd M.
Rifken, Lawrence E.
Riopelle, Brian C.
Roberson, Dean B.
Roberts, Charles E.
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rogers, Marvin L.
Rooney, Lee Ann
Russell, Deborah M.
Rust, Dana L.
Sanderlin, James L.
Satterwhite, Rodney A.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scott, R. Carter, III
Scruggs, George L., Jr.
Sharp, Larry D.
Shelley, Patrick M.
Skinner, Halcyon E.
Slaughter, Alexander H.
Slaughter, D. French, III
Slingluff, Robert L.
Slone, Daniel K.
Smith, John M.
Smith, Kristen E.
Smith, R. Gordon
Sommers, Stephen W.
Sooy, Kathleen Taylor
Spahn, Thomas E
Stallings, Thomas J.
Steen, Bruce M.
Stone, Jacquelyn E.
Stoneburner, Gresham R.
Story, J. Cameron, III
Strickland, William J.
Stroud, Robert E.
Stump, John S.
Summers, W. Dennis
Swartz, Charles R.
Swindell, Gary W.
Tashjian-Brown, Eva S.
Taylor, D. Brooke
Taylor, Thomas E.
Terry, David L.
Terwilliger, George J., III
Thomas, Kelly S.
Thornhill, James A.

(check if applicable) [X] 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: August 30, 1999
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 1998-LE-055 98-202a
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102-3915

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

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

Tierney, Philip
Topolski, Douglas M.
Toole, John H.
Traver, Courtland L.
Tucker, Sharon K.
Twomey, William E., Jr.
Van der Mersch, Xavier
Vernon, Robert B.
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II
Weisner, John M.
Wells,, David M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Williams, Steven R.
Williamson, Mark D.
Wilson, Ernest
Wintriss, Lynn
Wood, R. Craig
Woloszyn, John J.
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zhigachov, Igor
Zirkle, Warren E.

These are the only partners in the above-referenced firm.

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 12 1999
ZONING EVALUATION DIVISION

STATEMENT OF JUSTIFICATION
HYBLA VALLEY
TAX MAP 92-4-((1))-58; 101-2-((1))-11A

August 10, 1999

I. Introduction and Overview.

The subject application, filed on behalf of Hybla Valley Properties, LLC., is a request to permit a 61± acre property to be rezoned from the existing R-4 District to the PDH-8 District. The property is master planned for a density of six (6) to eight (8) units per acre. In fact, the current recommendations of the Comprehensive Plan are reflective of a 1997 Annual Plan Review (APR) item initiated by the rezoning applicant. In conjunction with the review and approval of this APR item, a conceptual site layout similar to the submitted CDP/FDP was used as an exhibit to the APR item. The density and design reflected on the submitted CDP/FDP directly reflect the recommendations contained within the adopted APR item. This rezoning application seeks to implement the newly adopted recommendations of the Comprehensive Plan.

II. Consistency and Compatibility with Surrounding Uses.

The predominant surrounding uses are diverse and include multi-family units, a mobile home park, single family detached units and Huntley Meadows Park.

The proposed density of slightly less than six (6) units per acre is an ideal transition between the existing single family uses to the north and the more intensely developed mobile home park and shopping center to the south and between the existing multi-family uses to the east and Huntley Meadows Park.

III. Environmental Sensitivity

Out of respect for the existing environmental resources on the property and the site's general proximity to Huntley Meadows Park, the configuration of the proposed development of the property has been driven almost entirely by the need to protect trees, wetland areas and related environmental features. For the last year, the Applicant has coordinated closely with Federal, State and County agencies to ensure that the proposed development is designed in a way that is respectful of the environment and in conformance with all relevant statutes and regulations. Since the filing of the application, a comprehensive floodplain study and Resource Protection Acre (RPA) analysis have been completed. These studies, while necessitating a reduction in the overall density from that originally proposed and a significant redesign of portions of the original layout, have nonetheless confirmed the site's ability to support the

proposed development in an environmentally proper and responsible way. More than one-half the site is preserved as open space. In fact, the environmentally sensitive areas have been incorporated into the design of the site so as to provide environmental protection, a buffer between the proposed development and the surrounding property and important visual and recreational amenities for the new residents of this community. The CDP/FDP is complimented by innovative environmental proffers which protect trees within the extensive open space systems located throughout the community, protect against future stream back erosion and ensure compliance with all County environmental policies.

IV. Fulfillment of Residential Density Criteria.

By providing a mixture of unit types and strategically integrating developed areas with the site's environmental amenities, the application offers a quality of development that is superior to conventional development scenarios and therefore meets the purpose and intent of the County's Planned Development Districts. The proposed density is also justified under the applicable residential development criteria contained in Appendix 9 of the adopted Fairfax County Policy Plan. All relevant criteria are addressed. Specifically:

- An enforceable development plan will be proffered;
- The CDP/FDP commits the property to a density and configuration that is compatible with the surrounding existing and planned uses.
- Access to the property is coordinated and aligned with existing access points on the eastern and northern sides of the site; overall, the amount of trip generation and impact to surrounding roads will be minimal and not exceed impacts anticipated in connection with the current Comprehensive Plan recommendations and through proffers, the Applicant has made pro-rata contributions for the construction of future roads.
- Appropriate protection of environmental features on the property, including all flood plain and RPA areas, and reasonable tree preservation within the developed portions of the property is provided.
- The proposed development fully complies with the current requirements of the County's Affordable Dwelling Unit Ordinance.

V. Conclusion.

The proposed development will conform to the applicable ordinances, regulations and standards for development and use under the provisions of the PDH-8 zoning district. Adequate utilities, drainage, parking and other facilities necessary to serve this use will be provided.

For all of the aforementioned reasons, the Applicant respectfully requests that the Staff and Planning Commission endorse and the Board of Supervisors approve this rezoning application.

McGuire, Woods, Battle & Boothe LLP

By: _____
Gregory A. Riegle,
Agent for Applicant

\\

\\TYS\5360\hybla\JUSTIFIC 819.doc

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 26 1999
ZONING EVALUATION DIVISION

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

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

SUBJECT: Comprehensive Plan Land Use Analysis for:
Case No. RZ 1998-LE-055 concurrent with FDP 1998-LE-055
Hybla Valley Properties, L.L.C.

DATE: 26 January 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and the development plan dated October 6, 1998. This application requests a rezoning from R-4 to PDH-8 and approval of a final development plan. Approval of this application would result in a residential density of 5.65 dwelling units per acre. The extent to which the proposed use, intensity/density, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently vacant, planned for residential use in a range of 5 to 8 dwelling units per acre and zoned R-4. To the north is located a residential subdivision of single family detached homes which are planned for residential use at 3-4 dwelling units per acre and zoned R-4. To the east are located a multifamily residential development, vacant land, a shopping center and an electrical substation, which are planned for residential use at 8-12 dwelling units per acre, mixed use, and governmental, institutional and public facilities uses, respectively and zoned R-12 and C-6, respectively. To the south are located vacant land and a mobile home trailer park which are planned for public park and residential use at 5-8 dwelling units per acre, respectively and zoned R-4 and R-MHP, respectively.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 4.8-acre property is located in the Hybla Valley Community Planning Sector (MV2) of the Mount Vernon Planning District in Area IV. The Comprehensive Plan text and map provide the following guidance on land use and intensity for the property:

Text:

In APR Item 97-IV-1MV, adopted by the Board of Supervisors on December 8, 1997, the Plan states:

"6. Tax Map 92-4 ((1)) 58 and 101-2 ((1)) 11A located adjacent to Mount Vernon Plaza and Huntley Meadows Park contain environmental constraints including wetlands and marine clay soils. The most desirable use for this land is open space. As an option, residential development in the range of 5 to 8 dwelling units per acre would be an acceptable alternative..."

Map:

The Comprehensive Plan map shows that the property is planned for private open space.

Analysis:

The application and development plan propose a residential development of single family detached, single family attached and multifamily units with a density of 5.65 dwelling units per acre which is in conformance with the use and density recommendations of the Comprehensive Plan. However, there are several outstanding issues the applicant should address which are discussed in the following section.

Text:

"In APR Item 97-IV-1MV, adopted by the Board of Supervisors on December 8, 1997, the Plan states:

"As an option, residential development in the range of 5 to 8 dwelling units per acre would be an acceptable alternative provided the following conditions are met:

- The development is sensitive to the existing wetlands and Environmental Quality Corridor;..."

Analysis:

Refer to the Environmental Analysis memorandum concerning this development criterion.

Text:

- "• At least fifty percent (50%) of the gross area is provided as open space as defined in the Zoning Ordinance;..."

Analysis:

The development plan shows that fifty percent of the gross area is provided as open

space. However, the applicant should relocate the tot lot proposed adjacent to the drainage ditch in the northeast part of the proposed development to a safer location. Even with a fence, locating a play area for small children adjacent to a drainage ditch presents an unnecessary hazard to the community.

The applicant should also create more functional open space areas within the residential development areas, incorporating seating areas, and passive recreation amenities throughout the development.

Text:

"• Suitable buffering is provided for Huntley Meadows Park, which may vary in width, but shall consist of a minimum width of fifty (50') feet of open space;..."

Analysis:

The applicant provides a buffer that is at least fifty feet in width, adjacent to Huntley Meadows Park and exceeds this width where environmentally appropriate.

Text:

"• Traffic Management:

a. Access serving all single family detached units will be provided only via existing street(s) to the north through existing similar development;..."

Analysis:

The applicant provides access for single family detached units through the subdivision of single family detached structures located to the north.

Text:

"b. Access serving all townhouse and multifamily units will be provided only via existing street(s) to the east; and..."

Analysis:

Primary access for the townhouse and multifamily units will be through the multifamily residential development located immediately to the east.

Text:

"c. The project shall address access for emergency vehicles..."

Analysis:

The applicant should address this development criterion.

Text:

"• A mixture of unit types, including single family detached and attached, is appropriate provided it is done as a coordinated development. Multifamily development is appropriate provided that such use shall not exceed fifty percent (50%) of the total number of units proposed. Only single family detached units and storm water management facilities are appropriate adjacent to the buffer area for Huntley Meadows Park."

Analysis:

The applicant proposes a mix of single family detached, single family attached and multifamily unit type structures with the number of multifamily units being less than fifty per cent of the total number of units for this proposed development. Only single family detached units and stormwater management measures are located adjacent to Huntley Meadows Park.

Text:

"**Objective 14:** **Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses...**

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening..."

Analysis:

The applicant should provide additional landscaping along the eastern side of the area designated as save areas on the proposed development plan.

BGD:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 1998-LE-055)

SUBJECT: RZ/FDP 1998-LE-055; Hybla Valley Property, LLC
Traffic Zone: 1472
Land Identification Map: 92-4 ((1)) 58 & 101-2 ((1)) 11A

DATE: December 15, 1998

This department has completed a second review of the subject application. Our comments are noted below. These comments are based upon plats/plans made available to this office, dated December 7, 1998, and draft proffers dated December 14, 1998.

- The applicant has not addressed the request to provide an escrow for a planned connection between Fordson Road and Richmond Highway. The applicant should provide an escrow for this connection at a rate based on the number of units to be constructed on the site.

- The applicant has not addressed this department's concerns regarding the long, single-ended access to the detached dwellings.

- A pedestrian connection is provided between the single-family units and the multi-family/townhouse units along the private internal roadway extending from Cyrene Drive. It would also be desirable to extend a sidewalk along the southern roadway access between the attached and detached dwellings. The applicant has adequately depicted sidewalks along both the public and private streets proposed with development.

- Applicant has adequately addressed the concerns regarding overflow parking adjacent to the townhouse units.

- The applicant has not addressed the requested vacation of the stub portion of Fairchild Drive adjacent to the site.

AKR/MAD

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 8 . 1998
ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4 (RZ 1998-LE-055)

SUBJECT: RZ/FDP 1998-LE-055; Hybla Valley Property, LLC
Traffic Zone: 1472
Land Identification Map: 92-4 ((1)) 58 & 101-2 ((1)) 11A

DATE: December 1, 1998

Comments by the Department of Transportation regarding the subject application are noted below. These comments are based upon plats/plans made available to this office, dated October 6, 1998.

- Applicant should provide an escrow for planned connection between Fordson Road and Richmond Highway at a rate based on the number of units to be constructed on the site.

- The extension of Lindberg Drive proposed by the applicant to access the single-family units is inadequate due to its length and lack of other street connections. If a street connection between the single-family units and Cyrene Drive is not possible, then it is recommended that the number of units in the single-family component be reduced to meet the low end of the Plan range. The access road should be correspondingly shortened.

- Pedestrian connections should be provided between the single-family units and the multi-family/townhouse units. Sidewalks should also be provided along both the public and private streets proposed with development.

- Applicant shall ensure that adequate overflow parking will be provided adjacent to the townhouse units.

- Trip generation by the proposed development will be 300 VPH during the AM peak hour and 380 VPH during the PM peak. The proposed development will add 240 trips in the AM peak and 295 trips in the PM peak to the intersection of Cyrene Drive and Fordson Road.

- It is recommended that the applicant pursue the vacation of the stub portion of Fairchild Drive adjacent to the site.

AKR/MAD

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

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033
(703) 383-VDOT (8368)

DAVID R. GEHR
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

November 30, 1998

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

DEC 2 1998

ZONING EVALUATION DIVISION

Ms. Barbara A. Byron
Director of Zoning Evaluation
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22033

Re: RZ/FDP 98-LE-055
Tax Map No. 92-4- ((1)) 0058, 101-2- ((1)) 0011-A

Dear Ms. Byron:

We have reviewed the referenced application and offer the following comments for your consideration:

The application proposes separate single-family detached and multi-family residential developments on the same site. Access to the single-family development will be afforded via Beechcraft Drive. Access to the multi-family development will be afforded via Cyrene Blvd. Both proposed developments will be provided access only through similar developments in accordance with the Comprehensive Plan.

Access to collector (and higher class) roads is provided at three locations: Fordson Road from Cyrene Blvd. (multi-family), Fordson Road from Beechcraft Dr. (single-family), and Lockheed Blvd. from Fairchild Dr. (single-family). Fordson Road contains left and right turn lanes at Cyrene Blvd. that appear adequate for the existing and proposed multi-family developments. Access to the existing and proposed single family developments is acceptable, but improvements are desirable.

This office recommends that the applicant make a financial contribution toward transportation improvements for the area, specifically for the proposed connection between Route 1 and Fordson Road per the Comprehensive Plan. Also, a cul-de-sac will be required on the end of Fairchild Drive at the property line. Another option would be to abandon/vacate the existing unused stub from VDOT's Secondary System of State Highways.

If you have any questions, please feel free to contact me at (703) 383-2044.

Sincerely,

Derek F. Schuler
Transportation Engineer

C: Ms. Angela Rodeheaver
Ms. Jorg Huckabee

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: RZ/FDP 1998-LE-055
Hybla Valley

DATE: 27 January 1999

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated December 7, 1998. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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:

In APR Item 97-IV-1MV, adopted by the Board of Supervisors on December 8, 1997, the Plan states:

> "6. Tax Map 92-4 ((1)) 58 and 101-2 ((1)) 11A located adjacent to Mount Vernon Plaza and Huntley Meadows Park contain environmental constraints including wetlands and marine clay soils. The most desirable use for this land is open space. As an option, residential development in the range of 5 to 8 dwelling units per acre would be an acceptable alternative provided the following conditions are met:
>
> - The development is sensitive to the existing wetlands and Environmental Quality Corridor;
>
> - At least fifty percent (50%) of the gross area is provided as open space as

defined in the Zoning Ordinance;

- Suitable buffering is provided for Huntley Meadows Park, which may vary in width, but shall consist of a minimum width of fifty (50') feet of open space . . ."

On pages 91 to 93 of the 1990 Policy Plan as amended on February 10, 1997 under the heading "Environmental Resources", the Comprehensive Plan states:

"It is desirable to conserve a portion of the County's land in a condition that is as close to a predevelopment state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

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

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

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.

- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.

- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.

- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

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

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;

- All wetlands connected to the stream valleys; and

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

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

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

On pages 86 and 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

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

Policy a. Implement 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.

. . .

Development proposals should implement best management practices to reduce runoff pollution. . . . ."

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

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

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

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

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

Objective 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. . . ."

On page 90 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Environmental Hazards", the Comprehensive Plan states:

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

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

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

ENVIRONMENTAL ANALYSIS:

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

Existing Surface Water Drainage System

Overview:

Several streams and drainage channels are present on the property. The number and character of these streams and channels relate to many of the issues that are raised in this report. Because of this, and because of the complexity of the surface water drainage system on the site, a brief overview of the surface water drainage system is provided. The report then follows with discussions of the implications of this drainage system as it relates to more specific issues.

The courses of the streams and channels on the property have generally been modified by past human activity. It does not appear that much, if any, surface water flows from the subject property into Huntley Meadows Park.

Three streams on the property were characterized by significant flows during site visits conducted by this Branch: Little Hunting Creek, which flows in a man-made channel within the southeastern corner and along the southern boundary of the site; an unnamed stream (hereinafter referred to as the "Fairchild Drive stream") that flows southward through the eastern portion of the property in a man-made channel from a pipe under Fairchild Drive to Little Hunting Creek; and an unnamed stream (hereinafter referred to as the "east-west stream") that flows from a pipe discharging in the center of the property a short distance eastward into the Fairchild Drive stream. The most recent U.S. Geological Survey 7 ½ minute quadrangle map recognizes Little Hunting Creek and the east-west stream as being perennial but does not even identify the Fairchild Drive Stream (the east-west stream is shown flowing directly into Little Hunting Creek). However, because the site visits conducted by this Branch occurred during a drought period (and at least several days after significant rainfall events), it is likely that all three streams are perennial in character.

The pipe carrying the east-west stream appears to have been constructed as part of the drainage system associated with an airfield that was once located on the property. Old aerial photos indicate that a runway and a narrow road/trail were located to the west of the pipe outfall. However, the drainage inlet for this stream was not evident during site visits conducted by this Branch.

An intermittent drainage channel (hereinafter referred to as the "Huntley Meadows channel") enters the central portion of the property from Huntley Meadows Park. This channel conveys drainage into a wetland area within the west-central portion of the site. It is possible that a surface drain was constructed within this wetland area in association

with the construction of the aforementioned runway (which was located to the immediate east of the wetland area) and that drainage from this area was discharged into the east-west stream. However, as noted above, no drain inlets were found. Further, at the time of this Branch's site visits, no surface water was present to the west of the old runway alignment, while a significant flow was evident at the pipe discharge into the east-west stream.

Another intermittent drainage channel (hereinafter referred to as the "western intermittent channel") is located parallel to and near the western property boundary. This man-made channel conveys drainage from the north of the site into the Huntley-Meadows stream. Man-made berms are present along both sides of the steeply-sloping banks of this channel. Sheet flow from adjacent areas is generally diverted from this channel by these berms. Similar berms are present along portions of the Fairchild Drive stream. Mature hardwood trees are, in places, present on these berms, indicating that these berms are not recent in construction. Other areas to the west of the Fairchild Drive stream do not contain berms, but do slope away from the stream channel.

The Fairchild Drive Stream, the east-west stream, and the western intermittent channel are all characterized by deeply-incised, steeply-sloping channels.

100-Year Floodplain

Issue:

According to an engineer for the applicant, the drainage area of the Fairchild Drive stream at the outfall pipe at Fairchild Drive is 105 acres. By Zoning Ordinance definition, this stream has a 100-year floodplain along the entirety of its course. The development plan, however, only identifies a floodplain as far north as the proposed extension of Cyrene Boulevard.

Suggested Solution:

The development plan should be revised such that the 100-year floodplain associated with the Fairchild Drive stream is more accurately represented.

Environmental Quality Corridors

Issue:

It is the view of this Branch that Environmental Quality Corridors (EQCs) should be

designated along Little Hunting Creek, the Fairchild Drive stream, and the east-west stream. The development plan does not identify any EQC areas.

For Little Hunting Creek, the designation of EQC boundaries that are coterminous with the boundaries of the 100-year floodplain would, in the view of this Branch, be appropriate.

The east-west stream is not identified on the development plan, and therefore it is not clear how much of an undisturbed vegetated buffer area is being proposed adjacent to this stream. As noted later within this report, the designation and protection of a Resource Protection Area (RPA) appears to be warranted along this stream. The designation of EQC boundaries for this stream that are coterminous with the RPA boundaries associated with the stream would, in the view of this Branch, be appropriate. In the event that it is determined by the Department of Public Works and Environmental Services (DPW&ES) that an RPA designation is not needed along this stream, it is the recommendation of this Branch that a vegetated buffer area of at least 50 feet in width be provided along each side of the stream channel.

With respect to the Fairchild Drive stream, the development plan indicates that the stream itself will, with the exception of numerous storm drainage discharge lines, be protected from clearing and grading. However, very little, if any, buffering will be provided adjacent to the stream. In many places, private townhouse lots will be located immediately adjacent to the steeply-sloping channel banks. In other places, recreational facilities and private lot areas will be located within 30 feet of the channel (with additional clearing to occur closer to the stream for a sewer line and, perhaps, other utilities). While it is not the role of this Branch to identify safety issues and recommend remedies for potential unsafe conditions, it is our hope that such issues will be considered. From an environmental perspective, the proposed limits of clearing and grading in the area of the Fairchild Drive stream elicit the following concerns:

- The proposed limits of clearing and grading are not consistent with the County's EQC policy, which recommends a minimum buffer width of 50 feet or more adjacent to streams. It is recognized that human activities in and near the stream have determined the existing character of this stream and adjacent areas. It is also recognized that, in many areas to the west of the stream, grading activities have resulted in land that slopes away from, rather than towards, the channel. However, this stream corridor in its current condition does provide environmental benefits (e.g., pollutant removal by vegetation gro ng along the stream; habitat provided by the stream and the vegetative cover), a i a wider buffer area adjacent to the stream would better serve to protect the strea from hydrologic changes

that would be associated with development.

- The Fairchild Drive stream is not flowing in a natural channel; rather, this stream is flowing in a relatively straight, man-made channel. It is possible that this stream will, in the future, erode laterally into its banks in places in order to reestablish a more natural channel configuration. Under existing conditions, this process would occur very slowly, as the channel is relatively stable. This process can, however, be expected to be accelerated if significant volumes of storm drainage from the proposed development are discharged directly into the stream as proposed (as opposed to being conveyed into one or more stormwater management best management practice facilities prior to discharge). If constructed, the development as proposed may set the stage for significant losses of private lot areas and recreation facilities to stream bank erosion and/or to the need for expensive structural erosion controls.

Suggested Solution:

The development plan should be revised to identify EQC areas as follows:

- For Little Hunting Creek, EQC boundaries that are at least coterminous with the boundaries of the 100-year floodplain should be provided.

- The location of the east-west stream should be identified. EQC boundaries that are coterminous with RPA boundaries associated with this stream (i.e., 100 feet on each side of the channel) should be provided. In the event that it is determined by DPWES that an RPA designation is not needed along this stream, a vegetated buffer area of at least 50 feet in width should be provided along each side of the stream channel.

- For the Fairchild Drive stream, an undisturbed buffer area of at least 50 feet should be provided on each side of the steeply-sloping channel area. The 50 foot buffer area on each side of the channel should be measured back from the breaks in slope (between the relatively flat upland areas and the steep banks of the channel/trench) rather than from the edges of the area subject to perennial flow or two-year peak flow.

The Fairfax County Park Authority (FCPA) should be contacted to determine if any of the above EQC areas should be dedicated to the County for park purposes. If applicable, land dedication should be sought consistent with FCPA recommendations. Any EQC land that is not dedicated to the County should be protected through limits of clearing and grading.

Ideally, a conservation easement protecting EQC areas (while allowing, and setting the stage, for the possibility of restoration efforts in the future) should be provided.

Issue:

Felled trees and the dumping of trash and debris have created obstructions to flow along the southern portion of the Fairchild Drive stream, thereby altering the path of the stream in places. This has resulted in localized stream bank erosion.

Suggested Solution:

The obstructions noted above should be removed from the Fairchild Drive stream.

Issue:

The Urban Forestry Branch of DPW&ES has suggested planting efforts along the Fairchild Drive stream.

Suggested Solution:

The applicant should pursue the suggested planting efforts in coordination with the Urban Forestry Branch.

Resource Protection Areas

Issue:

The applicant has provided a copy of a "Wetlands Delineation and RPA Boundary Determination" (hereinafter referred to as the "wetlands delineation") prepared by Wetland Studies and Solutions Inc. This Branch has reviewed this information with the Special Projects Branch of DPW&ES. In general, the RPA boundaries determined by Wetland Studies and Solutions Inc. appear to be appropriate. However, the RPA identified in the wetlands delineation does not provide for a 100-foot buffer area on each side of the east-west stream. In light of the identification of this stream as perennial on the most recent U.S. Geological Survey 7 ½ minute quadrangle map, the incorporation of such a buffer area within the RPA designation would appear to be appropriate.

The development plan does not clearly identify the boundaries of the RPA. While the intent appears to have been to consider the 100-year floodplain boundaries to be coterminous with RPA boundaries where the "approx. RPA line" label has not been

applied, this is not clear.

There are a couple of locations on the development plan where the limits of clearing and grading intrude slightly into RPAs.

Suggested Solution:

The applicant should be encouraged to submit an RPA boundary delineation study to DPW&ES for review and approval prior to consideration of this application by the Planning Commission and Board of Supervisors and to incorporate the RPA boundary determined through this process on the development plan.

If an RPA delineation review is not pursued with DPW&ES at this time, the development plan should be revised such that a 100-foot buffer area on each side of the east-west stream is incorporated within the RPA identified on the development plan (subject to later review and approval by DPW&ES). Limits of clearing and grading should be revised such that this area, as well as all other RPAs, will be protected.

The RPAs should be more clearly labeled on the development plan.

Wetlands

Issue:

The Comprehensive Plan recommends that the property remain as open space but recognizes an option for the development of the property at a density of 5-8 dwelling units per acre. This option is subject to a number of conditions, including a condition that the development be "sensitive to the existing wetlands . . ." As noted earlier in this report, the applicant has provided a wetlands delineation prepared by Wetland Studies and Solutions Inc. The applicant has also provided documentation of direct wetland impacts that will be associated with the proposed development as well as documentation that the U.S. Army Corps of Engineers has determined that the proposed extent of wetlands impacts qualifies for an "Abbreviated Standard Permit 97-ASP-18 for projects of minimal environmental consequence . . ." Cumulatively, 0.95 acres of wetlands will be filled to provide for the proposed development. The impacts will not occur within one location but instead will be scattered in fourteen different locations on the property. Direct impacts to the larger wetland areas on the property and to perennial streams appear to have been minimized.

The proposed development will require the extension of Cyrene Boulevard into the

property from its current terminus in the west-central portion of an adjacent parcel (parcel 92-4 ((9)) 59Y). There may be additional wetland impacts on parcel 59Y associated with the road extension that have not been accounted for in the documentation provided to this Branch.

The U.S. Army Corps of Engineers permit addresses direct filling of wetlands. Wetlands impacts may also occur through indirect means. For the proposed development, it is possible that wetland losses beyond the permitted 0.95 acres will occur as a result of hydrologic changes. These wetland losses would not occur through direct action but would occur because the source(s) of water to the affected wetlands will have been altered by the construction activities and/or the post-development drainage conditions.

Suggested Solution:

The applicant should provide clarification regarding off-site wetland impacts (if any) that will be associated with the extension of Cyrene Boulevard onto the property.

The applicant should ensure that wetland areas on the property that will not be subject to filling will remain viable. Sufficient documentation of predevelopment and postdevelopment hydrologic inputs into these wetlands should be provided that demonstrates that the proposed development will not alter hydrologic conditions to the extent that remaining wetlands will be adversely affected.

Stormwater Management/Water Quality

Issue:

The development plan identifies a proposed stormwater management facility towards the southern end of the proposed extension of Lindburg Drive. In addition, an "area for additional S.W.M. if required" is shown within the east-central portion of the property. It is not clear if the applicant intends to design either or both facilities as best management practice (BMP) facilities. It appears to be the applicant's intent to achieve the BMP requirement for the property through the provision of perpetually undisturbed open space.

Much of the stormwater runoff from the single family detached portion of the proposed development would be conveyed to the stormwater management facility. With respect to the townhouse (and possible multifamily) component of the development, much, if not all, of the stormwater runoff from this area is proposed to be conveyed directly into the Fairchild Drive stream without first being detained. It is possible, if not likely, that direct discharges into the Fairchild Drive stream will result in stream bank erosion along this

channel. While it may be determined by DPW&ES that on-site detention is not needed in this area to meet stormwater management and BMP requirements for the site (due to the aforementioned open space areas and due to stream flow conditions in Little Hunting Creek on and downstream of the site), it is the view of this Branch that, for the proposed development to be considered "sensitive to the existing wetlands and Environmental Quality Corridor" (as identified by the Comprehensive Plan as a condition for the residential development option for the property), the potential for stream bank erosion along the Fairchild Drive stream should be minimized.

Suggested Solution:

In order to minimize the potential for stream bank erosion along the Fairchild Drive stream, the applicant should pursue one of the following approaches or should propose an alternative approach:

- The conveyance of as much stormwater runoff as possible into one or more structural BMP facilities prior to discharge into this stream, and the avoidance of direct discharges of rooftop drainage into the stream (through the extension of drainage pipes into the channel from downspouts); or

- If determined to be desirable and appropriate by the Stormwater Management Branch of DPW&ES and if determined to be feasible from a wetlands permitting standpoint, the construction of a regional stormwater management BMP pond along the Fairchild Drive stream that will serve to provide water quality benefits for the entirety of the watershed upstream of the pond. Ideally, and if determined by DPW&ES to be acceptable from a maintenance standpoint, wetland areas should be established within this facility. If this approach is pursued, the applicant should ensure that the storm drainage conveyance system provided on the property will not result in an increased erosion potential for the Fairchild Drive stream (i.e., through direct discharges of stormwater runoff into the channel upstream of the pond).

Issue:

It is not clear from the development plan if drainage from the northern portion of the single family detached area will be conveyed to the detention pond. Storm drainage pipes are identified on the development plan, but it does not appear that the outfall for these pipes is identified.

Suggested Solution:

The applicant should clarify where drainage from the area in question will be conveyed.

Issue:

There may be opportunities for innovation in the design of any on-site detention pond that is provided. In particular, it would be desirable if any on-site detention pond was designed as a BMP facility (even though such a design may not be needed to satisfy BMP requirements for the site). Further, there may be opportunities to establish wetlands within stormwater detention basins.

Suggested Solution:

The applicant should be strongly encouraged to design any on-site stormwater management facility as a best management practice facility. If determined by DPW&ES to be acceptable from a maintenance standpoint, consideration should be given to establishing wetland areas within stormwater detention basins.

Issue:

The applicant's wetland delineation report indicates that a small portion of the western intermittent channel will be subject to disturbance in the area where the single family detached lots will come closest to Huntley Meadows Park. It is not clear how the applicant intends to address stormwater runoff flows within this channel and how the residential lots closest to this channel will be graded to ensure that standing water in rear yards will not become a problem.

Suggested Solution:

The applicant should provide more information regarding the intended postdevelopment drainage system in the area where private lots are proposed near the western intermittent channel.

Site History

Issue:

As noted earlier in this report, the property was once used as an airfield. This use, as well as the extensive surface modifications/filling that is evident on the site, evokes concerns

about the potential for the presence of abandoned underground storage tanks and/or soil contamination on the site. In response to this concern, the applicant has submitted a Phase I Environmental Site Assessment for the property. This report indicates that no evidence of abandoned underground storage tanks or soil or other contamination has been identified on the site. This Branch has forwarded a copy of the report to the Fire and Rescue Department for review and recommendations.

Suggested Solution:

The applicant and on-site contractors and consultants should remain observant for subsurface debris, abandoned underground storage tanks, and/or other conditions which suggest contamination of soils in the work area (e.g., discolored soils, chemical odors) throughout all phases of the site development. Should observations reveal the presence of subsurface debris that is not clearly inert, abandoned underground storage tanks, and/or the potential for contaminated soils, all earthwork and construction activities within the affected areas should cease immediately and should not resume until the applicant demonstrates, to the satisfaction of DPW&ES in coordination with the Fire and Rescue Department and Department of Health, that continuation of construction will not result in any short term or long term adverse health or environmental impacts. Written information on this matter should be provided to all construction crews and field workers.

This Branch is awaiting the review of the Phase I report by the Fire and Rescue Department. Additional recommendations may be made upon completion of this review.

Problem Soils

Issue:

A subsurface investigation report prepared by Bengston, DeBell, Elkin & Titus, Ltd. in 1988 has been provided to this Branch by the applicant. The report indicates that much of the site is underlain by soils that contain materials characterized by high shrink-swell potentials interlayered with materials that are better suited to construction. The report also notes that perched groundwater may affect the development of the site.

Information prepared by the Fairfax County Soil Science Office in 1986 noted that portions of the site have been subject to filling and that substantial areas of the site are characterized by poorly drained soils and/or high water tables at or near the surface during wet periods of the year.

Suggested Solution:

All uncontrolled fill within areas that will be developed should be removed and replaced with properly controlled engineered fill meeting County requirements, subject to the review and approval of the Special Projects Branch of DPWES.

A geotechnical engineering study in accordance with Chapter 107 of the *Fairfax County Code* will be required by DPW&ES for any construction on the property. This Branch is in the process of coordinating with the Special Projects Branch of DPW&ES regarding geotechnical issues. Further recommendations may be offered based on this coordination.

Tree Preservation

Issue:

Because much of the property has been subject to disturbance in the past, there are a variety of cover types on the property. Much of the area to be protected by limits of clearing and grading is characterized by hardwood trees of various ages. In addition to the tree planting efforts along the Fairchild Drive stream that were noted earlier in this report, the Urban Forestry Branch has recommended the provision of a tree protection plan that details "the location, size and condition of all trees twelve inches DBH and greater located 25 feet to either side of the western boundary of the limits of clearing and grading."

Suggested Solution:

The applicant should commit to tree planting and survey efforts consistent with the recommendations of the Urban Forestry Branch. The Urban Forestry Branch should review and comment on draft proffer language regarding tree preservation that has been submitted by the applicant.

Swimming Pool Discharge

Issue:

The development plan indicates that a swimming pool will be constructed on the property. The discharge of water from swimming pools, if performed correctly, should have little or no adverse impacts to receiving waters. Improperly discharged water, however, may have significant adverse impacts and may result in violations of the State

Water Control Law. Care should be taken during the maintenance of the proposed swimming pool to ensure that water discharged from the pool meets all applicable water quality standards.

Suggested Solution:

Swimming pool discharge water should be routed into the stormwater management system. The discharge process should follow the guidelines below in order to ensure that pool water is properly neutralized prior to being discharged:

- All waste water resulting from the cleaning and draining of the pool should meet the appropriate level of water quality prior to discharge. A procedure has been established to ensure that pool water is properly neutralized prior to being discharged during draining or cleaning operations. The recommended method involves adding sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream. Virginia water quality standards require pH of discharges into most receiving waters to fall between 6.0 and 9.0. In addition, the standard for dissolved oxygen should be attained prior to the release of pool water. This requires a minimum concentration of 4.0 milligrams per liter.

- If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it should be allowed to stand so that most of the solids settle out prior to being discharged.

- In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water should not be chlorinated prior to backwashing and/or discharge.

The Environmental Health Division of the Health Department (246-2444) should be contacted for more information about appropriate maintenance and discharge procedures.

TRAILS PLAN:

No trails are planned on this property.

BGD:NHK

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RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 26 1999
ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **ADDENDUM to the ENVIRONMENTAL ASSESSMENT** for:
Hybla Valley RZ/FDP 1998-LE-055

DATE: 25 August 1999

This memorandum, prepared by Noel Kaplan, is an addendum to the Environmental Assessment (EA) dated January 27, 1999. Comprehensive Plan citations were provided within the EA and are not repeated herein. This report references the development plans dated August 5, 1999 and draft proffers dated August 6, 1999. The EA made reference to several streams/drainage channels on the property. The labels used to describe these streams within the EA are also used within this addendum.

100-Year Floodplain

The EA recommended that the development plan be revised such that the 100-year floodplain associated with the Fairchild Drive stream be more accurately represented. The revised development plan displays floodplain boundaries along this stream. As such, this issue has been resolved.

In addition to providing floodplain information for the Fairchild Drive stream, the applicant has revised floodplain boundaries throughout the site based on a site specific study that has been performed by the applicant. The applicant has submitted a floodplain study to the Department of Public Works and Environmental Services (DPWES) for review, but not within a time frame that would allow DPWES to complete its review prior to this report. As such, it is not known if the revised floodplain boundaries presented by the applicant will be determined by DPWES to be acceptable. However, for the purpose of this addendum, this Branch will assume that the floodplain boundaries presented on the development plan are accurate. The applicant should be aware that, if it is determined by DPWES that the proposed floodplain boundaries are not acceptable, changes to the development plan may be needed.

Environmental Quality Corridors

The EA recommended that Environmental Quality Corridors (EQCs) be designated along Little Hunting Creek, the Fairchild Drive stream, and the east-west stream. The development plan has been revised to identify EQC areas associated with each of these streams. In addition, consistent with a recommendation within the EA, the east-west stream has been identified on the development plan.

It is the view of this Branch that the proposed EQC boundaries associated with Little Hunting Creek and the east-west stream should generally be considered to be acceptable. However, it is recommended that the EQC boundaries include the entirety of the 100-year floodplain and associated wetlands in the area of the road crossing (as shown on the development plan, the EQC would not include the area to be crossed by the road). Such an EQC designation would more accurately reflect Comprehensive Plan guidance. Further, it is the view of this Branch that the Comprehensive Plan recognizes the need for some road crossings of EQCs and that the proposed alignment of the road crossing can be supported if clearing and grading for this crossing are minimized and if the viability of the wetland area adjacent to the road crossing is maintained. With some clarification and/or elaboration, the draft proffers would appear to address these issues (note: draft proffer language as it affects EQC and wetland areas is discussed later within this report).

With respect to the Fairchild Drive stream, the EA recommended that an undisturbed buffer area of at least 50 feet be provided on each side of the steeply-sloping channel area within which the stream flows. The development plan identifies EQC boundaries and limits of clearing and grading along this stream that would generally provide for an undisturbed 50-foot area on each side of what is labeled on the development plan as the "top of embankment." A slightly narrower buffer area (46 feet) is being proposed east of the stream to the north of the proposed extension of Cyrene Boulevard. A locally narrow buffer area (roughly 30 feet in width) is shown to the west of a major bend in the stream to the southwest of the end of Fairchild Drive. Further, it should be noted that the "top of embankment" as identified on the development plan does not generally coincide with the breaks in slope between the relatively flat upland areas and the steep banks of the channel/trench. Based on cross-sectional information provided by a consultant for the applicant, it appears that the width of the buffer adjacent to this break in slope will generally be closer to 40 feet than 50 feet (although the width will generally exceed 50 feet when measured from the stream itself). Finally, it should be noted that the proposed limits of clearing and grading will be located at the rear lot lines of the townhouse lots and at the edge of the parking area that would be located immediately adjacent to the EQC. While the applicant's representatives have indicated that the gentle topography of the site and the proposed locations of utility lines will allow for such tight limits of

clearing and grading, final engineering determinations have not been made. It is possible that additional clearing and grading will be needed in support of the proposed townhouse and parking lot construction.

Ideally, the applicant should provide an undisturbed buffer area no less than 50 feet in width along each side of the Fairchild Drive stream, measured back from the breaks in slope between the relatively flat upland areas and the steep banks of the channel/trench. However, it is the view of this Branch that the proposed buffer areas adjacent to the stream should be considered to be acceptable if the applicant provides for the following: the commitment to designing and locating storm sewer conveyance/outfall structures to minimize the potential for erosion within the channel; the commitment to a program to monitor the conditions of the stream channel for evidence of development-related erosion impacts; and the commitment to repair any damage that is caused to the stream channel as a result of the proposed development, with biological restoration methods emphasized. In addition, the following should be encouraged: the enhancement of the buffer area through planting efforts that have been recommended by the Urban Forestry Branch; and the careful removal of vines from trees within the EQC that are being adversely affected by these vines. The draft proffers commit to a number of these efforts, although improvements to these commitments are needed. This Branch has discussed these issues with representatives of the applicant and with staff from the Northern Virginia Soil and Water Conservation District and the U.S. Department of Agriculture Natural Resources Conservation Service. Verbal agreements have been reached to address all of these issues; however, revised proffers are needed.

Draft proffer language regarding the removal of vines should be reviewed by the Urban Forestry Branch, as should revised proffers that are submitted in response to the issues noted above.

The draft proffers commit to the avoidance of clearing and grading in EQC areas except for trails, utility lines, or "similar features." The draft proffers commit to pursuing such clearing and grading "in the least disruptive, but practical, manner possible." Clarification of this draft proffer language is needed, as is a commitment to ensuring that the Urban Forestry Branch has the authority to make these determinations. Further, encroachments into the EQC for utility lines should be limited to those utility line encroachments that are shown on the development plan or that can be provided within the limits of clearing and grading that will be needed for the proposed road crossings of EQC areas. Consistent with the above discussion regarding road crossings of EQCs and the need for such crossings in two locations on the property, the draft proffers should recognize that EQC areas will need to be disturbed for such crossings.

The proposed extension of Cyrene Boulevard onto the site and through the EQC associated with the Fairchild Drive stream should be supported as a necessary encroachment into the EQC. It should be noted that the applicant is proposing to allow the stream to flow freely under a bridge, as opposed to conveying the stream through one or more culverts. The applicant should be commended for this approach. However, it should also be noted that disturbance to the EQC could be further reduced if the location of the proposed cul-de-sac was to be shifted to the west. The redesign of the proposed development to accommodate such a shift should be considered.

The EA recommended that existing obstructions within the Fairchild Drive stream be removed. The draft proffers commit to the removal of such obstructions. However, clarification is needed in order to ensure that the method selected for the removal of these obstructions will be that which minimizes disturbance to the EQC and that only those objects that are actually obstructing the flow of the stream are removed. The determination of what constitutes an "obstruction" should be subject to the review and approval of DPWES in coordination with the Northern Virginia Soil and Water Conservation District. Further, it would be desirable for the applicant to link the timing of the removal of obstructions to a definable stage of the development review process (as opposed to "concurrent with construction of the approved units.")

Resource Protection Areas

The EA encouraged the applicant to submit a Resource Protection Area (RPA) boundary delineation study to DPWES for review and approval prior to consideration of this application by the Planning Commission and Board of Supervisors and to incorporate the RPA boundary determined through this process on the development plan. The applicant has submitted such a study to DPWES, but not within a time frame that would allow DPWES to complete its review prior to this report. DPWES has not yet completed its review of this study. Therefore, it is possible that DPWES may not accept the RPA boundaries presented by the applicant. Based on a conversation with DPWES staff, questions may be raised regarding whether or not a drainage channel entering the site from Huntley Meadows Park (the "Huntley Meadows channel" identified in the EA) is perennial. Because this stream has been mapped by the U.S. Geological Survey as being perennial, the applicant will need to provide documentation to DPWES that clearly demonstrates that the stream is, in fact, intermittent. It should be noted that there was no flow evident within this stream during site visits conducted by this Branch (and, as a result, within the EA, this Branch described the stream as being intermittent). These site visits were conducted during periods of drought.

The applicant should be aware that, if it is determined by DPWES that the proposed RPA

boundaries are not acceptable, changes to the development plan may be needed.

Wetlands

The EA noted that the applicant has received a determination from the U.S. Army Corps of Engineers that the filling of a cumulative total of 0.95 acres of wetlands on the property qualifies for an "Abbreviated Standard Permit 97-ASP-18 for projects of minimal environmental consequence . . ." As noted in the EA, these impacts would not occur within one location but instead would be scattered in fourteen different locations on the property. In response to concerns raised by this Branch and in response to the results of a floodplain study performed by the applicant, the development plan has been revised. With respect to wetland impacts, the revised development plan would result in a slight increase in the cumulative total of wetlands that will be filled (to a total of 1.06 acres). Some wetland areas that would have been filled will now be protected (most notably near the western boundary of the site), while some wetland areas that would have been protected will now be filled. The most notable additional wetland impacts will occur near the eastern property boundary to the south of the extension of Cyrene Boulevard, where wetlands have been established in depressions between relatively large mounds and ridges comprised of fill material. Because the applicant is now proposing to preserve a buffer area along the Fairchild Drive stream, the development proposed to the east of the stream has been moved further eastward. The result of this eastward movement of the proposed development will be the filling of nearly 1/4 acre of wetlands that would not have been disturbed under the earlier development proposal. The applicant has also identified wetland impacts associated with three of the proposed storm sewer outfalls into the Fairchild Drive steam.

Ideally, the additional wetland impacts near the eastern boundary of the site should be avoided. The applicant should be encouraged to design the proposed development such that these impacts will not occur. However, it should be recognized that these impacts are now being proposed in response to this Branch's recommendation for the preservation of a buffer area adjacent to the Fairchild Drive stream. It is the view of this Branch that the additional wetland impacts may be considered to be acceptable if the buffer area is preserved, protected, and enhanced as discussed earlier in this report.

The EA raised a concern about potential off-site wetland impacts associated with the extension of Cyrene Boulevard. In response to this concern, the applicant has provided information that indicates that no such off-site wetland impacts will occur.

The EA noted that the proposed development would have the potential to have adverse indirect impacts on the wetland areas that will be preserved through changes in

hydrology. In response to this concern, the applicant has, within the draft proffers, committed to designing the site such that wetland hydrology will be maintained within those wetland areas that will be preserved. The applicant's wetlands consultant has expressed a view that the wetlands on the property are influenced by surface water flow rather than groundwater inputs (due to the presence of clay lenses that cause "perched" water tables to be present in wetland areas). The applicant should ensure that any analysis that is submitted to demonstrate the maintenance of hydrologic inputs to preserved wetland areas provides documentation that groundwater inputs are not significant (or that such inputs will not be altered by the proposed development). Representatives of the applicant have agreed verbally to incorporate such a commitment within the proffer statement that addresses hydrologic inputs to wetland areas.

Stormwater Management/Water Quality

The EA noted that much of the stormwater runoff generated by the proposed development would be conveyed to a stormwater management facility to be located towards the southern end of the proposed extension of Lindburg Drive. Stormwater runoff from the northern and eastern portions of the proposed development will not be conveyed into any detention facilities but will instead be conveyed uncontrolled into the Fairchild Drive stream. The EA raised concerns about the effects that this drainage might have on the stability of this stream. It was suggested that as much drainage as possible be controlled by stormwater management best management practice (BMP) facilities.

The revised development plan identifies the location of one stormwater management facility. This facility has not been identified as a BMP facility.

In response to concerns raised by this Branch that the conveyance of uncontrolled runoff into the Fairchild Drive stream might result in stream bank erosion along this channel, a consultant for the applicant submitted a hydrological analysis that concluded that the increase in total peak flow volumes and peak runoff velocities that will result from the proposed development will be minimal. This Branch has reviewed this analysis with the Northern Virginia Soil and Water Conservation District and the U.S. Department of Agriculture Natural Resources Conservation Service. Staff from these agencies have expressed concern about potential impacts that may occur at the proposed storm sewer outfall locations, and detailed engineering information regarding these outfalls is not available (such information is typically not produced until the site plan or subdivision plan review process). The applicant's consultant has, however, expressed the view that the storm sewer pipes will be gently sloping and that the velocities at discharge points will be no greater than the two year peak velocity of the stream. It is the consultant's view that stream bank erosion will not occur as a result of the proposed development.

The applicant has expressed a willingness to support this position by offering to monitor the stream for development-related erosion impacts and to repair such impacts, should they occur, up to a certain monetary cost ($25,000).

Based on discussions with staff from the aforementioned agencies and a review of this issue with representatives of the applicant, it is the view of this Branch that the applicant should commit to designing the proposed outfall pipes such that they will discharge drainage into the stream at an optimal angle, as determined by DPWES in coordination with the Northern Virginia Soil and Water Conservation District. Such a commitment will probably result in longer pipes and different orientations than what is shown on the development plan. Further, the applicant should strengthen the commitment to monitoring and possible corrective action for significant erosion of the stream channel, should such erosion occur. Specific criteria should be established to define conditions that would require corrective action, and specific commitments to the provision of an adequate number of engineering cross sections and profiles of the stream should be provided. Engineering cross sections and stream profiles should also be provided at a frequency, and for a duration, that will be sufficient to document the impacts of the proposed development on the stream. Further, there should be no monetary cap on corrective action. If the proposed development causes significant stream bank erosion, the applicant should correct the problem, even if it would cost more than the $25,000 that the applicant is proposing to post as a bond. As suggested earlier, where corrective action is needed, biological remediation measures should be emphasized where feasible. Verbal agreements have been reached with representatives of the applicant to address this issue. However, a revised proffer is needed.

The applicant has not committed to designing the proposed stormwater management pond as a BMP facility. Such a commitment should be provided. Other innovative design ideas (e.g., the establishment of wetlands within the basin) should be encouraged.

The EA noted that there was some confusion regarding the conveyance of drainage from the northwestern portion of the property. The revised development plan has addressed this issue.

The EA raised concerns regarding potential yard flooding issues associated with proposed development within the northwestern portion of the site (along an existing intermittent channel that flows near the western property boundary). The Special Projects Branch of DPWES has advised this Branch that development that is pursued in accordance with the County's *Public Facilities Manual* (PFM) should not result in the ponding of water on private lot areas. Therefore, this issue will be addressed during the subdivision plan/site plan review process.

Site History

The EA raised concerns about the potential for the presence of abandoned underground storage tanks and/or soil contamination on the site. In response to this concern, the applicant submitted a Phase I Environmental Site Assessment for the property. This report indicates that no evidence of abandoned underground storage tanks or soil or other contamination has been identified on the site. The Fire and Rescue Department has reviewed this report and has advised this Branch that follow-up monitoring efforts are not necessary. However, the Fire and Rescue Department has concurred with the recommendation presented within the EA that earthwork and construction activities within affected areas of the property immediately cease if suspicious materials are identified during the course of construction. The specific recommendation that was offered within the EA remains valid, and the draft proffer that addresses this issue should be strengthened per this recommendation.

The applicant should remove trash and debris from the site and dispose of these materials properly. Within the EQC and other tree preservation areas, the applicant should remove such trash and debris in a manner that will minimize disturbance to these areas, as determined by DPWES.

Problem Soils

The Special Projects Branch of DPWES has reviewed geotechnical information provided by the applicant and has raised concerns regarding the proposal to construct residences on uncontrolled fill and soft soil materials. The Special Projects Branch has taken issue with recommendations offered by the applicant's consultant and has suggested that more stringent geotechnical requirements may be needed (e.g., removal of fill and soft soil materials; construction of buildings on piles). Because of high water table conditions that are present on the site, the Special Projects Branch has recommended that no basements be constructed below the existing grades of the site.

In response to comments from the Special Projects Branch, the applicant has drafted a series of proffer statements to address geotechnical issues. The Special Projects Branch has reviewed these statements and has provided informal comments in response to them. Further, the Special Projects Branch has recommended that the applicant agree to provide a ten year warranty against foundation defects for each dwelling unit that is constructed on the site.

The applicant's draft proffers indicate that basements may be provided, subject to the

review of the Geotechnical Review Board and DPWES for compatibility with "groundwater and perched water conditions" and subject to damp proofing or water proofing requirements that may be imposed as a result of reviews by the Geotechnical Review Board and/or DPWES. Based on the aforementioned recommendation of the Special Projects Branch, a commitment on the part of the applicant to forego the provision of basements below the existing grades of the site would be preferable.

Tree Preservation

The applicant has submitted proffers addressing tree preservation, limits of clearing and grading, and landscaping issues. These proffers should be reviewed by the Urban Forestry Branch of DPWES.

Swimming Pool Discharge

The recommendation provided in the EA remains valid.

BGD:NHK

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Inda Stagg, Staff Coordinator
Department of Planning and Zoning

DATE: August 11, 1999

FROM: Mark Buscaino, Urban Forester II
Urban Forestry Branch, OSDS

SUBJECT: Hybla Valley Property, RZ 1998-LE-055

RE: Request for final review of CDP/FDP and draft proffers dated August 10, 1999

This review is based upon my memorandums to you, dated June 24 and July 23, 1999; the CDP/FDP stamped "Received, Department of Planning and Zoning, August 6, 1999;" and, the draft proffers entitled "Scott Management Proffers for the Hybla Valley Property," dated August 6, 1999. A site description is included in the June 24, 1999 memorandum. The following comments and recommendations are presented in separate sections below.

Comments regarding the CDP/FDP

1. **Comment:** On sheet #7 the tot lot and proposed storm drain are shown outside of the limits of clearing and grading.

   Recommendation: Show the limits of clearing and grading to extend around these structures.

2. **Comment:** Within the development, a Type 1 transitional screening yard and barrier are required between the proposed single family detached units and the proposed townhouse units. This comment was part of my previous review.

   Recommendation: Address this requirement by either providing the full screening yard and plantings or provide a Board motion that modifies the screening to that shown on the CDP/FDP. It is noted that there is ample room to plant shade and evergreen trees between these two proposed uses in the open space between them without encroaching upon the proposed storm drain.

3. **Comment:** The garages appear to be one-car capacity. If they are expanded to accommodate two cars, the landscaping currently proposed will have to be either eliminated or substantially reduced to accommodate the wider driveways that come with two-car structures. This comment was part of my previous review.

these two proposed uses in the open space between them without encroaching upon the proposed storm drain.

4. **Comment:** Although the plant list clearly states that the species are "recommended," the plan shows evergreens planted as street trees and within parking lot landscaping islands.

   Recommendation: Provide deciduous shade trees for parking lot landscaping islands and street trees. Provide a larger palette of trees to choose from to allow for greater diversity and flexibility when formulating the landscape plan.

5. **Comment:** The garages appear to be one-car capacity. If they are expanded to accommodate two cars, the landscaping currently proposed will have to be either eliminated or substantially reduced to accommodate the larger two-car structures.

   Recommendation: Secure a commitment stating that garage size shall be one-car capacity.

6. **Comment:** The lots located to the west of the stream which begins at Fairchild Drive and extends to the tot lot show no room between the lot lines and the limits of clearing and grading. If utilities are to be located behind these lots, clearing will have to substantially extended into the proposed save area.

   Recommendation: Secure a commitment stating that the limits of clearing shall remain constant in this area, and not be subject to modifications due to utility installation, etc.

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

MRB/
UFBID# 00-0081

Attachment

cc: Noel Kaplan, Environmental Planner, DPZ
Anita Capps, Land Use Planner, DPZ
DPZ file
RA file

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 25 1999
ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Inda Stagg, Staff Coordinator
Department of Planning and Zoning

DATE: June 24, 1998

FROM: Mark Buscaino, Urban Forester II
Urban Forestry Branch, OSDS

SUBJECT: Hybla Valley Property, RZ 1998-LE-055

RE: Request for CDP/FDP review dated June 4, 1999

This review is based upon the memorandum from Cecilia Lammers, Chief of the Urban Forestry Branch to Noel Kaplan, Environmental Planner, dated December 2, 1998 (copy attached), and; the CDP/FDP stamped "Received, DPZ, June 3, 1999."

Site Description: The site is dominated primarily by lowland hardwood tree species of varying age ranges and quality. The eastern section surrounding the perennial stream which traverses the site is a poor quality forest of locust, red maple, box elder and scattered oak species. There are numerous gaps in the canopy, and many gaps have been colonized by exotic vines and shrubs. The western portion of the site, near Huntley Meadows Park, contains a lowland hardwood forest of sweetgum, tulip poplar, pin oak and red maple averaging 12 inches in diameter. The understory is sparse due to the dense overstory canopy. There are numerous trees worth saving in this section of the proposed development.

1. **Comment:** The line used on the CDP/FDP to depict the limits of the existing tree canopy is unclear.

   Recommendation: Use a line to depict the existing tree canopy that clearly defines where trees do and do not exist.

2. **Comment:** There are numerous canopy gaps located within the proposed perennial stream buffer that starts at the dead end of Fairchild Drive and ends at the multipurpose court to the south. Many of the trees in this buffer are in poor condition due to profuse vine growth which is adversely affecting the development of the forest. If this condition is allowed to progress, the existing vegetation will not provide a forested buffer for the stream bed.

   Recommendation: Secure a proffer as part of the first site plan submittal to supplement existing tree cover within the perennial stream buffer that starts at the dead end of Fairchild Drive and ends at the multi-purpose court to the south. The proffer should

require the applicant to identify all openings in the canopy greater than 400 square feet within this buffer, locate them on the site plan and supplement the existing tree cover by planting a minimum of one tree per 400 square feet. All planting sites should be located by a certified arborist.

All trees to be planted within the buffer should be balled and burlapped stock with a minimum caliper of 2 to 2 ½ inches for deciduous trees, or 6 feet in height for evergreens. Trees suitable for planting include oak, maple, hickory, holly or others as approved the Urban Forestry Branch.

3. **Comment:** There are numerous quality forest trees along the western boundary of the proposed limits of clearing and grading that are worth saving.

Recommendation: Secure a proffer similar to the following: "The applicant shall contract a certified arborist to prepare a tree preservation plan to be coordinated with, and reviewed by, the Urban Forestry Branch as part of the first site plan submittal. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 12 inches in diameter and greater 25 feet to either side of the entire western boundary of the limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the eighth edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Tree preservation activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization."

4. **Comment:** Trees located in the designated tree save areas bordering the limits of clearing will require protection to ensure their survival during the development process.

Recommendation: Secure a proffer similar to the following: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence, silt fence or diversion dikes. Tree protection fencing consisting of four foot high, orange plastic fence attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 6 feet apart shall be erected at the limits of clearing and grading and shown on the phase I & II erosion and sediment control sheets for all tree save areas identified on the CDP/FDP.

The tree protection fencing shall be made clearly visible to all construction personnel.

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

I can be reached at 324-1770 if you have any questions.

MRB/
UFBID# 99-1505

Attachment

cc: DPZ file
RA file

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Inda Stagg, Staff Coordinator
Department of Planning and Zoning

DATE: July 23, 1999

FROM: Mark Buscaino, Urban Forester II
Urban Forestry Branch, OSDS

SUBJECT: Hybla Valley Property, RZ 1998-LE-055

RE: Request for re-review of CDP/FDP review dated July 12, 1999

This review is based upon my memorandum to you, dated June 24, 1999 (copy attached), and; the CDP/FDP stamped "Received, Department of Planning and Zoning, July 19, 1999." A site description is included in the June 24, 1999 memorandum and is not duplicated here. None of the comments and recommendations described in my original memorandum were addressed, and therefore should still be considered for inclusion on the CDP/FDP and associated proffers.

1. **Comment:** On sheets #4 and #7 the multipurpose court and the elevated wood walk are outside of the limits of clearing and grading.

   Recommendation: Show the limits of clearing and grading to extend around the these two proposed structures.

2. **Comment:** Where the rear property lines of existing lots 5, 6 and 7 border the development, the 25 foot Type 1 transitional screening yard has not been provided, and the placement of the proposed storm drain in this area will not allow the required plantings. In addition, behind existing lots #4 and #5 trees are shown to be planted over the storm sewer structure. The PFM requires that all plantings be 1.5 meters outside of an easement.

   Recommendation: Provide the required 25 foot transitional screening yard width for the entire northern property boundary where the townhouses face the existing single family detached units. To the rear of existing lots 4, 5 and 6, shift the storm drain south to allow for the required 25 foot transitional screening yard width in this area.

3. **Comment:** Within the development, a Type 1 transitional screening yard and barrier are required between the proposed single family detached units and the proposed townhouse units.

   Recommendation: Address this requirement by either providing the full screening yard and plantings or provide a Board motion that modifies the screening to that shown on the CDP/FDP. It is noted that there is ample room to plant shade and evergreen trees between

Recommendation: Secure a commitment stating that garage size shall be one-car capacity.

4. **Comment:** The lots located to the west of the stream which begins at Fairchild Drive and extends to the tot lot show no room between the lot lines and the limits of clearing and grading. If utilities are to be located behind these lots, clearing will have to substantially extended into the proposed save area. This comment was part of my previous review.

   Recommendation: Secure a commitment stating that the limits of clearing shall remain constant in this area, and not be subject to modifications due to utility installation, etc. This is critical to the preservation of the existing stream and associated buffer.

Comments regarding the proffers

5. **Comment:** The first sentence of proffer #11 states: "...the Applicant shall be responsible for clearing and removal of vines and related undergrowth that threaten those trees and related vegetation deemed worthy of preservation by a Certified Arborist retained by the Applicant and/or the County Urban Forester." This wording leaves the possibility that the plan could be prepared by the County Urban Forester and also leaves open the possibility that tractors or other heavy equipment may be used to undertake a job which should be done using hand tools.

   Recommendation: This sentence should be edited to state: "...the Applicant shall be responsible for ~~clearing and~~ removal of vines and related undergrowth, using only hand and/or hand power-tools, that threaten those trees and related vegetation deemed worthy of preservation by the Applicant's Certified Project Arborist ~~a certified Arborist retained by the Applicant and/or the County Urban Forester.~~ in consultation with the County Urban Forester."

6. **Comment:** The second sentence of proffer #11 states: "At the time of site plan approval..." It will be too late to review such a treatment plan at the time of site plan approval.

   Recommendation: Any and all plans related to vegetation treatment and/or preservation should be submitted and reviewed during the first site or subdivision plan submission, whichever comes first. Therefore, change the first sentence to read: "At the time of first site or subdivision plan submission, whichever comes first ~~site plan approval~~ ..."

7. **Comment:** Proffer #11 does not require planting in areas where significant canopy gaps exist. Allowing these gaps to remain without planting tree cover will allow rapid reestablishment of the exotic vines/shrubs that were removed during the operations as proffered.

   Recommendation: Suggested text to add to this proffer is as follows: "As part of the exotic vine/shrub removal plan, trees shall be planted in canopy gaps which measure greater than 400 square feet after removal operations are complete. A minimum of one tree per 400 square foot gap shall be planted. All planting areas shall be identified by the Applicant's Certified Arborist, and all trees to be planted should be balled and burlapped stock with a minimum caliper of 2 to 2 ½ inches for deciduous trees, or 6 feet in height for evergreens. Trees suitable for planting include oak, maple, hickory, holly or other native species as approved the Urban Forestry Branch."

8. **Comment:** Proffer 13 states that the Applicant shall remove any existing obstructions from the north/south ditch. This wording is very broad, and allows for entry into the buffer with any type of equipment which may cause severe damage to this area.

   Recommendation: Revise the proffer wording as follows: "... the Applicant shall remove any obstructions from the north/south ditch in the least disruptive manner possible. Removal of any obstructions that require clearing and the use of heavy equipment shall be shown on the site plan with limits of clearing for access clearly demarcated with standard orange tree protection fence. Smaller obstructions that may be removed by hand or pulling with the equipment located outside the buffer area do not need to be identified on the site plan. During obstruction removal, the Applicant's Certified Arborist shall be present at all times to monitor and assure that any tree cover within the stream buffer is not damaged or destroyed during these operations. Any clearing of paths or removal of trees within the area shown on the CDP/FDP to be preserved shall be reforested as specified in the PFM."

9. **Comment:** The last sentence in proffer #19(a) states: "...for review and approval as part of the site plan submission." It will be too late to review and approve such a treatment plan at the time of site plan approval.

   Recommendation: To eliminate any ambiguity and allow for adequate review of such a plan, alter this sentence to read: "...for review and approval as part of the first site or subdivision plan submission, whichever comes first."

10. **Comment:** Proffer 19(b) states that the tree preservation plan shall include a tree

condition analysis prepared by a Certified Arborist "...for all existing specimen trees and all trees 8 inches in diameter and larger..." The definition of "specimen tree" is often too subjective and difficult to quantify. In addition, using an 8 inch diameter limit will be difficult and costly to implement.

Recommendation: Change the wording of this proffer to read: "...for all ~~existing specimen trees and all~~ trees ~~8~~ 12 inches in diameter and larger..."

11. **Comment:** Proffer #19(d) states that fencing 3 feet in height shall be used. Standard tree protection fence is 4 feet in height. In addition, the Project Arborist needs to supervise the installation of the fence so that all trees shown to be saved are adequately protected.

Recommendation: Suggested language to use for this proffer is as follows: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence, silt fence or diversion dikes. Tree protection fencing consisting of four foot high, orange plastic fence attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 6 feet apart shall be erected to encircle the entire length of the north/south stream buffer, and the entire western limits of clearing and grading as identified on the CDP/FDP.

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

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

MRB/
UFBID# 00-0290

Attachments

cc: Noel Kaplan, Environmental Planner, DPZ
Anita Capps, Land Use Planner, DPZ
DPZ file
RA file

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

COPY

TO: Noel Kaplan, Environmental Planner III
Department of Planning and Zoning

DATE: December 2, 1998

FROM: Cecilia A. Lammers, Chief
Urban Forestry Branch, OSDS

SUBJECT: Hybla Valley Property, RZ 1998-LE-055

RE: Request for site visit and memo response dated November 19, 1998

At the request of the Site Review Branch, a field inspection of the Hybla Valley Property was conducted on November 19, 1998. In attendance were Mark Buscaino of the Urban Forestry Branch, Noel Kaplan of the Department of Planning and Zoning, and Gary Roisum and Todd Bolton of the Fairfax County Park Authority. The follow tree preservation and planting measures are suggested.

1. Maintain a 50 foot buffer to either side of the perennial stream (100 foot total) from the existing Fairchild Drive south to the limits of the RPA.

2. Identify all openings in the canopy greater than 400 square feet within this buffer area and locate them on the site plan. Supplement the existing tree cover by planting trees within these canopy gaps at a minimum of one tree per 400 square feet. Have a certified arborist field locate all planting sites.

3. All trees to be planted should be balled and burlapped stock with a minimum caliper of 2 to 2-1/2 inches, or six feet in height for evergreens. Suitable species shall include oak, maple, hickory, holly and other species as approved the Urban Forestry Branch.

4. Provide a tree protection plan prepared by a certified arborist. The plan should detail the location, size and condition of all trees twelve inches DBH and greater located 25 feet to either side of the western boundary of the limits of clearing and grading.

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

CAL/mrb
UFBID# 99-0508

cc: RA file

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Noel Kaplan, Planning Division
Department of Planning and Zoning

DATE: JUL 13

FROM: Olawale A. Ayodeji, Chief
Geotechnical Section, Special Projects Branch
Department of Public Works and Environmental Services

REFERENCE: Hybla Valley CDP/FDP Plan

As requested, we have completed a preliminary review of the referenced plan and associated geotechnical studies.

Consistent with the information provided to the applicant's representative at our meeting of March 16, 1999, it is our opinion that the most critical geotechnical (soil) issues are yet to be adequately addressed. The issues, if not addressed at this state, may become major problems at the time of site plan submission and review. More specifically, we note the following:

Existing Fill

- The previous geotechnical studies at this site by Bengston, DeBell, Elkin and Titus (BDET) Ltd. identified and recognized the constraints posed by the existing uncontrolled fill and soft soil (layers). Similar constraints were identified by the Soil Science Office in a study conducted for the County. The existing fill ranges in thickness from about 2' to 10' with most under 5' in depth at the North Eastern Quadrant. The latest study by Engineering Consulting Services (ECS), Ltd. dated May 24, 1999 identifies the fill but fails to recognize this as a problem that needs to be addressed prior to and during construction. ECS recommends the typical "observation" of the fill for selective undercut during construction. This may be acceptable for shallow fills less than 3' deep supporting roadways. In view of the depth of the fill, and the structures proposed in that area, a more stringent requirement would be expected prior to plan approval. Such requirement may include recommendations for complete removal of the fill, and recompaction or replacement with new compacted fill as specified in the Public Facilities Manual (PFM). If the fill is desired to be left in place, recommendations for the support of the buildings on piles or piers would be expected. The problem is exacerbated by the soft soils encountered from about 5' to 25'. All BDET borings encountered soft materials at an average depth of 15'. (Note: All ECS borings with the exception of two borings terminated at 15'.)

- Public utilities to be supported on fill or the soft strata were not addressed.

- Long term settlement of the buildings and infrastructures were not addressed.

Water Table

- The ECS report states, "no below grade spaces extending into the original ground are anticipated, we therefore do not believe that groundwater will be an issue of development for this site". Pages 12 and 13 of the report provides recommendations for below grade walls (basements). Since there are no grading plans, it is unclear what the final design would be. We can, however, state that the groundwater should be anticipated to pose a problem if basements are planned. Water table as shallow as 6" below the existing grade can be anticipated in the soils of this area. This site is a drainage basin for a significant part of the County and as the name connotes, it is a "Valley". Basements below the existing grades should definitely not be allowed, otherwise future homeowners will encounter major problems down the line.

OAA/tds
hyvalley

cc: Ray Curd, Chief, Special Projects Branch, DPWES

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: December 2, 1998

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 24 1999
ZONING EVALUATION DIVISION

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 1998-LE-055

Tax Map No. 92-4- /01/ /0058; 101-2- /01/ /0011-A

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 Little Hunting Creek(K) watershed. It would be sewered into the Lower Potomac Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 18 inch line located in an easement and on the property 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.

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

5. Other pertinent information or comments: _____

APPENDIX 8

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

October 29, 1998

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 2 _ 1998
ZONING EVALUATION DIVISION

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 98-LE-055
FDP 98-LE-055

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

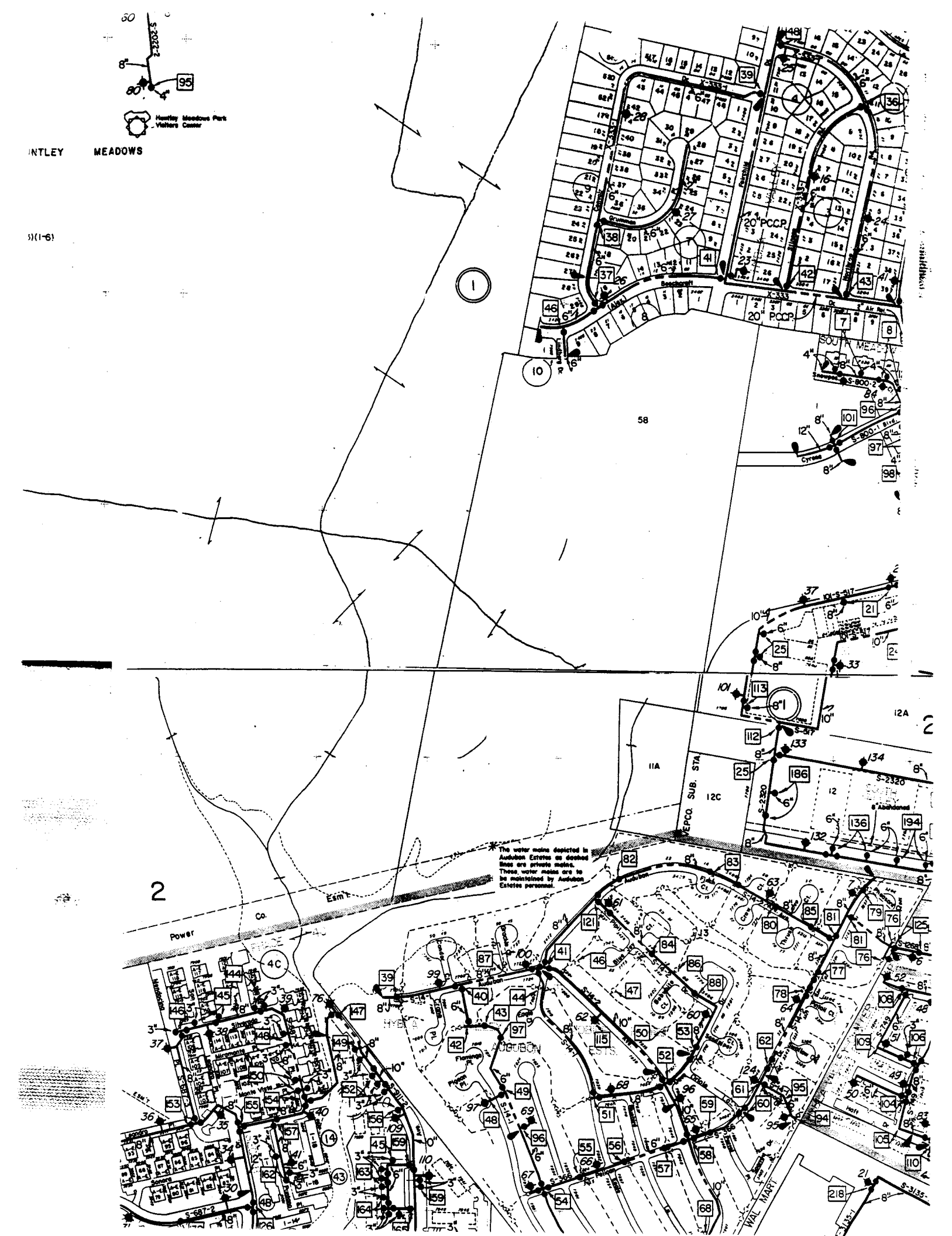
1. The application property is located within the franchise area of the Fairfax County Water Authority.

2. Adequate water service is not available at the site.

3. Offsite water main extensions are required on Cyrene Boulevard and possibly through Mount Vernon Plaza for domestic service and fire protection.

Steven A. Weisberger, P.E.
Manager, Planning

Attachment



Huntley Meadows Park Visitors Center
NTLEY MEADOWS
20" PCCP
Beechcraft
Grumman
Lindberg Dr.
SOUTH MEADOW
Snowpea
Cyrene
58
12A
11A
12C
EPCO. SUB. STA.
S-2320
The water mains depicted in Audubon Estates as dashed lines are private mains. These water mains are to be maintained by Audubon Estates personnel.
Power Co.
Esm't
AUDUBON
WAL MART

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

October 26, 1998

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 28 1998
ZONING EVALUATION DIVISION

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Final Development Plan FDP 1998-LE-055 and Rezoning Application RZ 1998-LE-055

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 **#9, Mt Vernon.**

2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_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; however, a station location study is currently underway, which may impact this rezoning positively.

TO: Barbara A. Byron, Division Director
Zoning Evaluation Branch (OCP)
10255 Govt. Center Parkway, Suite 801

Date: 1/20/99
Map: 92-4, 101-2

Acreage: 61.21 PU 1248

FROM: Facilities Planning (246-3609)

From: I-5 To: PDH-12

Case# RZ-98-LE-055

SUBJECT: Schools Analysis, Rezoning Application

The following information is submitted in response to your request for a school analysis for the referenced rezoning application. A comparison of estimated student generation between the proposed development plan and that possible under existing zoning are as follows:

School Level	Unit Type	Proposed Zoning Units	Ratio	Students	Unit Type	Existing Zoning Units	Ratio	Students	Rezoning Increase Decrease	Total School Impact
Elem.	S/F	275	x .4	110			x			110
(K-6)	G/A	84	.169	14						14
Inter.	S/F	275	x .071	20			x			20
(7-8)	G/A	84	.036	3						3
High	S/F	275	x .154	42			x			42
(9-12)	G/A	84	.075	6						6

* Schools which serve this property, their current total membership, net operating capacity, and their projections for the next five years are as follows:

				Projected Membership				
School Name And Number	**Grade Level**	**9/30/98 Capacity**	**9/30/98 Membership**	**99-00**	**00-01**	**01-02**	**02-03**	**03-04**
Hybla Valley	K-6	300	576	620	641	655	678	700
Sandburg	7-8	1400	1054	1111	1127	1169	1225	1210
West Potomac	9-12	2300	1588	1627	1689	1765	1806	1901

Source: Capital Improvement Program, FY 1999-2003 Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review. The effect of the rezoning application does not consider the existence or status of other applications.

Comments:

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 12-4-98

FROM: John W. Koenig, Director
Utilities Planning and Design Division
Department of Public Works & Environmental Services

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 8 . 1998
ZONING EVALUATION DIVISION

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Hybla Valley Property LLC

Application Number: 1998-LE-055

Type of Application: RZ/FDP

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

Date Received in UP&DD: October 26, 1998

Date Due Back to OCP: November 19, 1998

Site Information:		
	Location	- Tax Map: 92-4((1))58 & 101-2((1))11A
	Area of Site	- 61.21 acres
	Zoned	- PDH-8
	Watershed/Segment	- Little Hunting Creek / Hybla Valley

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

  ___Yes __X__ No Any downstream drainage complaints on file pertaining to the outfall for this property?

  If yes, describe:

- Master Drainage Plan (proposed projects): No deficiencies are identified in the Fairfax County Master Drainage Plan downstream of this site.

- UP&DD Ongoing County Drainage Projects: None.

- Other Drainage Information: None.

RE: Rezoning Application Review

II. Trails:

___ Yes _X_ No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program:

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

If yes, describe:

___ Yes _X_ No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other UP&DD Projects or Programs:

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **Hybla Valley Property LLC / RZ/FDP 1998-LE-055**

******* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS*******

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

DRAINAGE RECOMMENDATIONS: **None.**

TRAILS RECOMMENDATIONS: **None.**

SCHOOL SIDEWALK RECOMMENDATIONS: **None.**

SANITARY SEWER E&I RECOMMENDATIONS:

___ Yes _X_ NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: **Note: The applicant has previously agreed to grant land rights for the Fairfax County South Van Dorn Project when rezoning request is approved.**

UP&DD Internal sign-off by:	Planning Support Branch (Ahmed Rayyan)	AIR
	Utilities Design Branch (Walt Wozniak)	WTW
	Transportation Design Branch (Larry Ichter)	LLI
	Stormwater Management Branch (Fred Rose)	

JWK/rz98le55.wpd

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

Fairfax County Park Authority

MEMORANDUM

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

DATE: February 2, 1999

FROM: Lynn Tadlock, Director
Planning and Development Division

SUBJECT: RZ/FDP 1998-LE-055
Hybla Valley
Loc: 92-4((1))58; 101-2((1))11-A

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

Requests

1. Provide one tot lot and one playground at the site, instead of the three tot lots.
2. Provide the proportional cost of $221,134 to the Fairfax County Park Authority to acquire/develop/maintain park and recreation facilities in a nearby park to serve the residents of this development.
3. The developer is requesting a waiver of SWM and BMP's, because over 40% of the site will be designated as conservation area. Given the ecological fragility of Huntley Meadows Park, the Park Authority recommends the denial of any such waiver.
4. The FCPA requests the developer to provide metal signs, at each 300', showing where the boundary line of Huntley Meadows Park is. The FCPA would help the developer to educate the future homeowners regarding the value of the woodlands bordering their lots, and the need and methods of protecting and caring for them (Contact Gary Roisum at Huntley Meadows Park, 768-2525).

Recreation Facilities

The development plan for Hybla Valley dated 8/4/98, will construct 86 single family detached, 189 single family attached and 84 multi-family units at the site that will add 947 residents to the current population of Lee District. The plan shows a recreation building, a pool and three tot lots planned at the site as recreational amenities. The residents of this development will need several other outdoor facilities including playground, picnic, tennis, multi-use court and athletic fields. The proportional development cost to provide the recreational facilities will be $332,340. The proportional cost of $221,134 to the Fairfax County Park Authority to park and recreation facilities The planed tot lots will only serve the children under age six, but one tot lot and one

playground, can accommodate the children of all ages. Other recreational facilities, including athletic fields can be provided in a nearby park serving the residents of this development.

Environmental
This project will require clearing of a large area adjacent to Huntley Meadows. It will diminish the habitat value of the park by diminishing the area of contiguous canopy. It will produce an increase in forest "edge" with a proportional increase in the problems of invasive plants and animals.

This plan requests a SWM waiver stating as justification that they are leaving 40% of the site undisturbed. If they are leaving 40% of the site undisturbed that means they are disturbing and compacting the soils over 20 acres as well as creating 12 to 15 acres of impervious surface. The change in runoff amounts and patterns will be tremendous. This runoff must be both controlled and treated to prevent further degradation of Dogue Run and downstream waters.

Comprehensive Plan
The Comprehensive Plan for Fairfax County, Virginia, Area IV, Mount Vernon Planning District, Woodlawn Community Planning Sector MV8, Parks and Recommendations, Page 220, States: Neighborhood park facilities should be provided in conjunction with new residential development."

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy a, Page 164, states: "Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...."

The Comprehensive Plan for Fairfax County, Virginia, Policy Plan, Parks and Recreation, Objective 4, Policy b, Page 164, states: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity."

cc: Doug Petersen, Planning and Development, FCPA
Dorothea L. Stefen, Plan Review Case Manager, FCPA
Gail Croke, Planning and Development, FCPA
Todd Bolton, Plan Review Team, FCPA
Joe Nelson, Area 3 Manager, FCPA
Jenny Pate, Plan Review Team, FCPA
Gary Roisum, Manager, Huntley Meadows Park
Richard Sacchi, Plan Review Team, FCPA
Mubarika Shah, Plan Review Team, FCPA

16-101 General Standards

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

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

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

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

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

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

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

16-102 Design Standards

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

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to

provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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

N:\ZED\FORMS\Miscellaneous\Glossary attached at end of reports.wpd