APPLICATION ACCEPTED: August 14, 2009
APPLICATION AMENDED: May 13, 2010
PLANNING COMMISSION: September 16, 2010

County of Fairfax, Virginia

September 1, 2010

STAFF REPORT

APPLICATION FDPA C-194

BRADDOCK DISTRICT

APPLICANT: Danbury Forest Community Association

PRESENT ZONING: PDH-3

PARCEL(S):

0791 08 0005	0791 08 0055	0791 09 0030	0791 10 0038	0791 10 0085	0791 11 0009
0791 08 0008	0791 08 0058	0791 09 0031	0791 10 0039	0791 10 0086	0791 11 0010
0791 08 0010	0791 08 0059	0791 09 0032	0791 10 0040	0791 10 0087	0791 11 0016
0791 08 0011	0791 08 0061	0791 09 0033	0791 10 0043	0791 10 0088	0791 11 0020
0791 08 0012	0791 08 0064	0791 09 0034	0791 10 0044	0791 10 0089	0791 11 0021
0791 08 0013	0791 08 0065	0791 09 0035	0791 10 0046	0791 10 0091	0791 11 0022
0791 08 0015	0791 08 0069	0791 09 0037	0791 10 0047	0791 10 0092	0791 11 0023
0791 08 0016	0791 08 0071	0791 09 0038	0791 10 0048	0791 10 0093	0791 11 0026
0791 08 0017	0791 08 0074	0791 09 0039	0791 10 0049	0791 10 0094	0791 11 0027
0791 08 0020	0791 08 0075	0791 09 0041	0791 10 0050	0791 10 0098	0791 11 0029
0791 08 0021	0791 08 0076	0791 09 0044	0791 10 0052	0791 10 0099	0791 11 0030
0791 08 0022	0791 08 0077	0791 09 0045	0791 10 0054	0791 10 0104	0791 11 0031
0791 08 0023	0791 08 0078	0791 09 0046	0791 10 0055	0791 10 0108	0791 11 0032
0791 08 0024	0791 08 0079	0791 09 0048	0791 10 0056	0791 10 0109	0791 11 0033
0791 08 0025	0791 08 0080	0791 09 0049	0791 10 0057	0791 10 0110	0791 11 0036
0791 08 0026	0791 08 0081	0791 09 0052	0791 10 0058	0791 10 0111	0791 11 0037
0791 08 0027	0791 08 0083	0791 09 0053	0791 10 0059	0791 10 0113	0791 11 0038
0791 08 0029	0791 08 0086	0791 10 0001	0791 10 0061	0791 10 0115	0791 11 0039
0791 08 0030	0791 08 0087	0791 10 0002	0791 10 0062	0791 10 0116	0791 11 0040
0791 08 0031	0791 09 0001	0791 10 0004	0791 10 0063	0791 10 0117	0791 11 0041
0791 08 0032	0791 09 0002	0791 10 0006	0791 10 0064	0791 10 0118	0791 11 0042
0791 08 0033	0791 09 0003	0791 10 0007	0791 10 0065	0791 10 0119	0791 11 0043
0791 08 0035	0791 09 0004	0791 10 0008	0791 10 0066	0791 10 0120	0791 11 0047
0791 08 0036	0791 09 0005	0791 10 0009	0791 10 0067	0791 10 0122	0791 11 0048
0791 08 0041	0791 09 0006	0791 10 0010	0791 10 0069	0791 10 0123	0791 11 0049
0791 08 0042	0791 09 0009	0791 10 0013	0791 10 0070	0791 10 0125	0791 11 0051
0791 08 0043	0791 09 0010	0791 10 0014	0791 10 0071	0791 10 0126	0791 11 0052
0791 08 0044	0791 09 0011	0791 10 0015	0791 10 0072	0791 10 0127	0791 11 0053
0791 08 0046	0791 09 0012	0791 10 0016	0791 10 0073	0791 10 0128	0791 11 0054
0791 08 0047	0791 09 0013	0791 10 0024	0791 10 0074	0791 10 0129	0791 01 0001

S. Zottl

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

0791 08 0048	0791 09 0014	0791 10 0028	0791 10 0075	0791 10 0130	0791 11 L
0791 08 0049	0791 09 0016	0791 10 0030	0791 10 0076	0791 10 0131	0791 08 B
0791 08 0050	0791 09 0025	0791 10 0031	0791 10 0077	0791 10 0132	0791 08 C
0791 08 0051	0791 09 0026	0791 10 0034	0791 10 0078	0791 11 0001	0791 09 D
0791 08 0052	0791 09 0027	0791 10 0035	0791 10 0079	0791 11 0003	
0791 08 0053	0791 09 0028	0791 10 0036	0791 10 0081	0791 11 0005	
0791 08 0054	0791 09 0029	0791 10 0037	0791 10 0084	0791 11 0008	

ACREAGE: 68.04 acres

DENSITY: 2.85 du/acre

OPEN SPACE: 82.3% (for total development)

PLAN MAP: 5-8 du/acre

PROPOSAL: Modification to minimum required yards as depicted; proposed addition to community pool clubhouse; proposed open space amenities.

STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA C-194. If it is the intention of the Planning Commission to approve the application, staff recommends such approval be subject to development conditions consistent with those found in Appendix 1 of this report.

Staff recommends the Planning Commission recommend that the Director of DPWES waive the Tree Inventory and Poor Condition Analysis as outlined in PFM 12.0502.1A.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement in favor of that shown on the plan and as conditioned.

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

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

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

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

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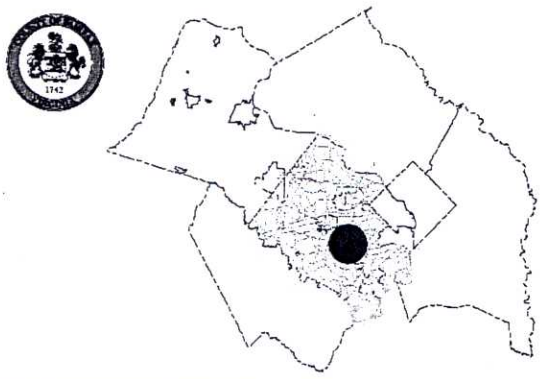
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Final Development Plan Amendment

FDPA -C -194



Applicant: DANBURY FOREST COMMUNITY ASSOCIATION

Accepted: 05/13/2010- AMENDED 08/14/2009

Proposed: AMEND FDP A-320 PREVIOUSLY APPROVED FOR RESIDENTIAL DEVELOPMENT TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS

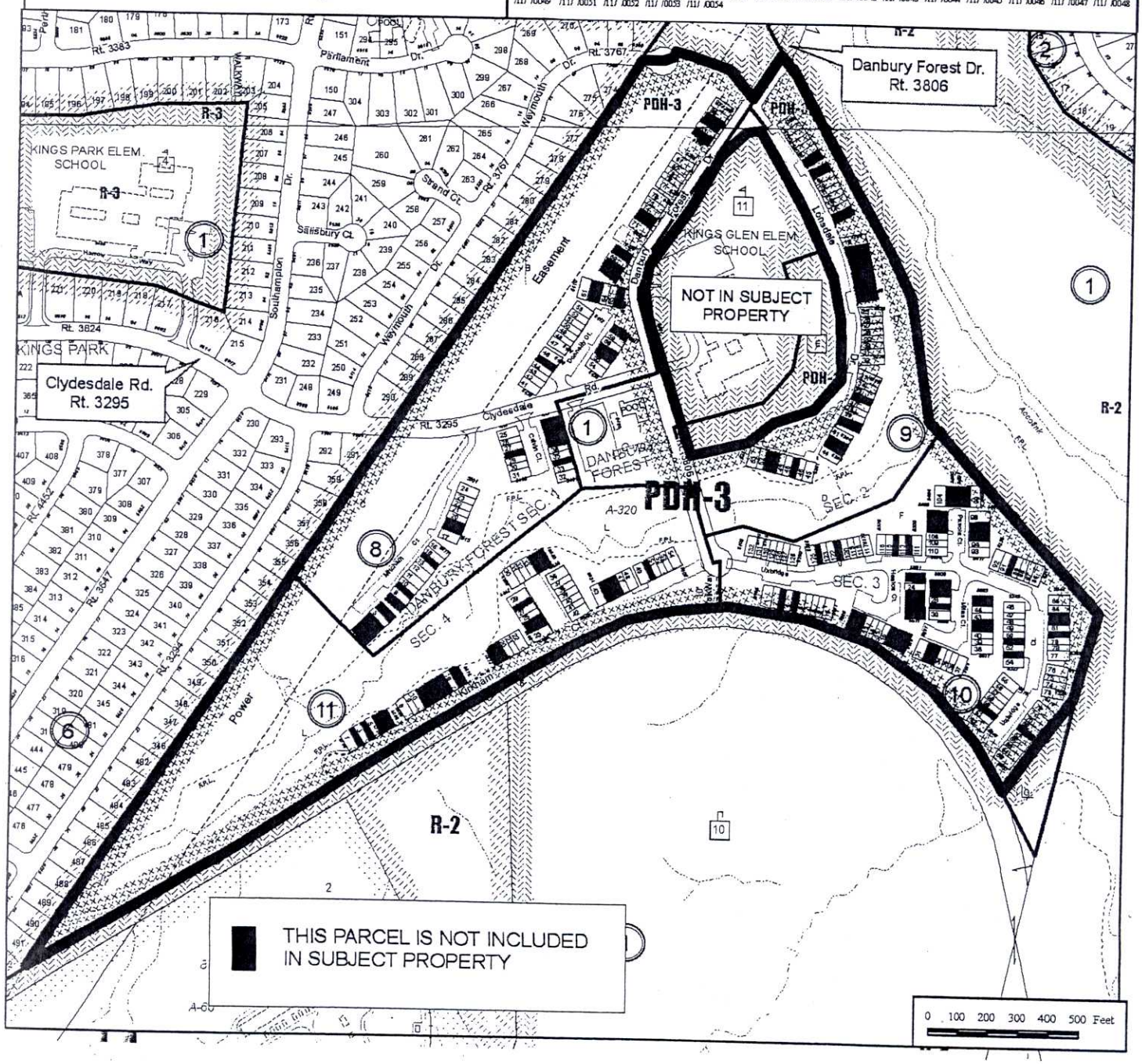
Area: 68.04 AC OF LAND; DISTRICT - BRADDOCK

Located: SOUTHSIDE OF BRADDOCK ROAD AND ITS INTERSECTION OF DANBURY FOREST DRIVE

Zoning: PDH- 3

Map Ref Num:

079-1- /01/ /0001 /08/ / B /08/ / C /08/ /0005 /08/ /0008 /08/ /0010 /08/ /0011 /08/ /0012 /08/ /0013 /08/ /0015 /08/ /0016 /08/ /0017 /08/ /0020 /08/ /0021 /08/ /0022 /08/ /0023 /08/ /0024 /08/ /0025 /08/ /0026 /08/ /0027 /08/ /0029 /08/ /0030 /08/ /0031 /08/ /0032 /08/ /0033 /08/ /0035 /08/ /0036 /08/ /0041 /08/ /0042 /08/ /0043 /08/ /0044 /08/ /0046 /08/ /0047 /08/ /0048 /08/ /0049 /08/ /0050 /08/ /0051 /08/ /0052 /08/ /0053 /08/ /0054 /08/ /0055 /08/ /0058 /08/ /0059 /08/ /0061 /08/ /0064 /08/ /0065 /08/ /0069 /08/ /0071 /08/ /0074 /08/ /0075 /08/ /0076 /08/ /0077 /08/ /0078 /08/ /0079 /08/ /0080 /08/ /0081 /08/ /0083 /08/ /0086 /08/ /0087 /09/ / D /09/ /0001 /09/ /0002 /09/ /0003 /09/ /0004 /09/ /0005 /09/ /0006 /09/ /0009 /09/ /0010 /09/ /0011 /09/ /0012 /09/ /0013 /09/ /0014 /09/ /0016 /09/ /0025 /09/ /0026 /09/ /0027 /09/ /0028 /09/ /0029 /09/ /0030 /09/ /0031 /09/ /0032 /09/ /0033 /09/ /0034 /09/ /0035 /09/ /0037 /09/ /0038 /09/ /0039 /09/ /0041 /09/ /0044 /09/ /0045 /09/ /0046 /09/ /0048 /09/ /0049 /09/ /0052 /09/ /0053 /10/ /0001 /10/ /0002 /10/ /0004 /10/ /0006 /10/ /0007 /10/ /0008 /10/ /0009 /10/ /0010 /10/ /0013 /10/ /0014 /10/ /0015 /10/ /0016 /10/ /0024 /10/ /0028 /10/ /0030 /10/ /0031 /10/ /0034 /10/ /0035 /10/ /0036 /10/ /0037 /10/ /0038 /10/ /0039 /10/ /0040 /10/ /0043 /10/ /0044 /10/ /0046 /10/ /0047 /10/ /0048 /10/ /0049 /10/ /0050 /10/ /0052 /10/ /0054 /10/ /0055 /10/ /0056 /10/ /0057 /10/ /0058 /10/ /0059 /10/ /0061 /10/ /0062 /10/ /0063 /10/ /0064 /10/ /0065 /10/ /0066 /10/ /0067 /10/ /0069 /10/ /0070 /10/ /0071 /10/ /0072 /10/ /0073 /10/ /0074 /10/ /0075 /10/ /0076 /10/ /0077 /10/ /0078 /10/ /0079 /10/ /0081 /10/ /0084 /10/ /0085 /10/ /0086 /10/ /0087 /10/ /0088 /10/ /0089 /10/ /0091 /10/ /0092 /10/ /0093 /10/ /0094 /10/ /0098 /10/ /0099 /10/ /0104 /10/ /0108 /10/ /0109 /10/ /0110 /10/ /0111 /10/ /0113 /10/ /0115 /10/ /0116 /10/ /0117 /10/ /0118 /10/ /0119 /10/ /0120 /10/ /0122 /10/ /0123 /10/ /0125 /10/ /0126 /10/ /0127 /10/ /0128 /10/ /0129 /10/ /0130 /10/ /0131 /10/ /0132 /11/ / L /11/ /0001 /11/ /0003 /11/ /0005 /11/ /0008 /11/ /0009 /11/ /0010 /11/ /0016 /11/ /0020 /11/ /0021 /11/ /0022 /11/ /0023 /11/ /0026 /11/ /0027 /11/ /0029 /11/ /0030 /11/ /0031 /11/ /0032 /11/ /0033 /11/ /0036 /11/ /0037 /11/ /0038 /11/ /0039 /11/ /0040 /11/ /0041 /11/ /0042 /11/ /0043 /11/ /0044 /11/ /0045 /11/ /0046 /11/ /0047 /11/ /0048 /11/ /0049 /11/ /0051 /11/ /0052 /11/ /0053 /11/ /0054



DANBURY FOREST

FINAL DEVELOPMENT PLAN AMENDMENT #FDPA C-194

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

JUNE 29, 2009
MARCH 31, 2010
APRIL 6, 2010
APRIL 28, 2010
MAY 5, 2010

Source: Fairfax County

SOILS MAP
SCALE: +/- 1"=500'
TAX MAP NO. : 79-1-
((1)) POOL
((8)) SECTION 1
((9)) SECTION 2
((10)) SECTION 3
((11)) SECTION 4
ZONED PDH-3
(SEE SHEET C-4 FOR INDIVIDUAL LOTS)

NORTH

SHEET INDEX

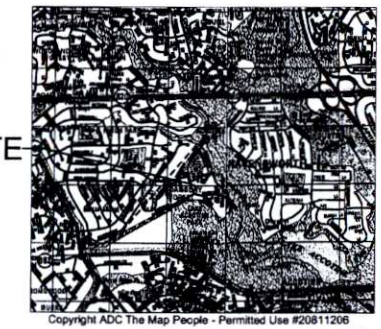
C-1	COVER SHEET
C-2	NOTES, TABULATIONS AND OVERALL REFERENCE SHEET
C-3	BOUNDARY EXHIBIT
C-4	FDPA LOT INCLUSION / EXCLUSION LISTS
C-4B	COMMON AMENITY AREAS
C-5	DEVELOPMENT PLAN DETAIL
C-6	DEVELOPMENT PLAN DETAIL
C-7	DEVELOPMENT PLAN DETAIL
C-7B	SUPPLEMENTAL FLOODPLAIN EXHIBIT
C-8	FDPA SHEET--SECTION 1, PART 1
C-9	FDPA SHEET--SECTION 1, PART 2
C-10	FDPA SHEET--SECTION 2
C-11	FDPA SHEET--SECTION 3, PART 1
C-12	FDPA SHEET--SECTION 3, PART 2
C-13	FDPA SHEET--SECTION 4, PART 1
C-14	FDPA SHEET--SECTION 4, PART 2
C-15	FDPA SHEET--POOL AREA
C-16	TYPICAL LOT LAYOUTS--TYPE 1, MAIN LEVEL WALK-OUT
C-17	TYPICAL LOT LAYOUTS--TYPE 2, BASEMENT WALK-OUT
C-18	EXISTING VEGETATION SHEET, SECTION 1
C-19	EXISTING VEGETATION SHEET, SECTION 2
C-20	EXISTING VEGETATION SHEET, SECTION 3
C-21	EXISTING VEGETATION SHEET, SECTION 4
C-22	EXISTING VEGETATION SHEET, POOL AREA
C-23	STORM WATER MANAGEMENT, BMP & ADEQUATE OUTFALL
C-24	STORM WATER MANAGEMENT, BMP & ADEQUATE OUTFALL

APPLICANT/DEVELOPER
DANBURY FOREST COMMUNITY ASSOCIATION
5426 DONNELLY COURT
SPRINGFIELD, VIRGINIA 22151
CONTACT: CHERYL McDONALD
(703) 764-9630

ATTORNEY
SACK, HARRIS & MARTIN
8270 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
CONTACT: KEITH MARTIN, ESQ.
(703) 883-0102

ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: JOHN F. AMATETTI, P.E.
(703) 442-7800

SITE



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VICINITY MAP
SCALE: +/-1"=2000'
TAX MAP NO. : 79-1-
((1)) POOL
((8)) SECTION 1
((9)) SECTION 2
((10)) SECTION 3
((11)) SECTION 4
ZONED PDH-3
(SEE SHEET C-4 FOR INDIVIDUAL LOTS)

NORTH

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
5/5/10
PROFESSIONAL ENGINEER

VIKA - F:\Planning\Projects\V7266A\dwg\V7266-00.dwg [C-1 Cover] Sep 06, 2010 - 9:20am krass

NOTES

1. THE SUBJECT PROPERTY OF THIS FDPA IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 79-1 ((1))-1 FOR THE POOL AREA, & 79-1-((8)), 79-1-((9)), 79-1-((10)), 79-1-((11)) FOR THE PRIVATE, INDIVIDUALLY OWNED PROPERTIES--AS SHOWN IN THE TABLE ON SHEET C-4. ALSO, THIS FDPA INCLUDES PARCELS B, C, D, F & L FOR THE COMMON PROPERTY OWNED BY THE DANBURY FOREST COMMUNITY ASSOCIATION, IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 79-1-((8))-B,C, 79-1-((9))-D, 79-1-((10))-F, & 79-1-((11))-L. ALL AREAS ARE CURRENTLY ZONED PDH-3. THIS FDPA DOES <u>NOT</u> INCLUDE DANBURY FOREST SECTION 3, PARCELS H, J & K (TAX MAP ID: 70-3-((12))-H, J & K), SECTION 3, PARCEL G (TAX MAP ID: 79-1-((10))-G), SECTION 2, PARCEL E (TAX MAP ID: 79-1-((9))-E), OR ANY OF THE LOTS IDENTIFIED ON SHEET C-4 AS <u>NOT</u> PARTY TO THIS FDPA APPLICATION.
2. THE PURPOSE OF THE FDPA IS TO REVISE CERTAIN INDIVIDUAL LOT LAYOUT AND SETBACK RESTRICTIONS, AND TO PROVIDE FOR POTENTIAL FUTURE POOL AREA / POOL BUILDING EXPANSION.
3. EXISTING INFORMATION WAS COMPILED FROM APPROVED AS-BUILT DRAWINGS AND GIS DATA FROM COUNTY RECORD.
4. THE TOPOGRAPHY SHOWN HEREON IS FROM COUNTY GIS DATA, AND THE CONTOUR INTERVAL IS FIVE (5) FEET.
5. THE BOUNDARY INFORMATION WAS TAKEN FROM PLATS OF RECORD. THIS PLAN DOES NOT CONSTITUTE A FIELD-RUN SURVEY.
6. THE PROPERTY IS LOCATED IN LAND UNIT A-6 "ACCOTINK COMMUNITY PLANNING SECTOR" OF THE ANNANDALE PLANNING DISTRICT, OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
7. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL CONTINUE TO SERVE THE DEVELOPMENT.
8. NO EXISTING STORMWATER MANAGEMENT FACILITIES ARE PRESENT ON SITE.
9. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
10. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
11. STRUCTURES CURRENTLY EXIST ON SITE AND ARE TO REMAIN AS INDICATED. THE STRUCTURES WERE BUILT IN APPROXIMATELY 1973.
12. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR.
13. LIMITS OF CLEARING AND GRADING SHOWN ON THE FDPA--FOR THE POOL AND CLUBHOUSE AREA--ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW. ALL LIMITS OF CLEARING AND GRADING REQUIRED FOR THE CONSTRUCTION OF AN ADDITION TO A HOUSE WILL BE CONFINED TO THE INDIVIDUAL LOT--SUBJECT TO THE SCOPE OF THE ADDITION, AND MAY INCLUDE THE ENTIRE LOT. (SEE ALSO NOTES 16 AND 27)
14. DEVELOPMENT WILL COMMENCE ON AN INDIVIDUAL LOT BASIS UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
15. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED BELOW.
16. COMMON LANDSCAPED OPEN SPACE AREAS (OUTSIDE INDIVIDUAL LOT AREAS) SHOWN HEREON MAY BE DISTURBED AND/OR MODIFIED AT THE TIME OF FINAL LOT GRADING PLAN AND ENGINEERING, ONLY WITH APPROVAL OF THE URBAN FORESTRY DIVISION--SEE ALSO NOTE #27.
17. THE FOOTPRINTS REPRESENTED HEREIN ARE APPROXIMATE, BUT FINAL FOOTPRINTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THESE PLANS. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED.
18. ADDITIONAL SITE FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, CORNICES, ENTRANCE SIGNS, LIGHTS AND ACCESSORY USES NOT REPRESENTED HEREON MAY BE PROVIDED.
19. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
20. THE POOL AREA SITE MODIFICATION PROJECT WILL MEET THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND AS SHOWN ON THIS FDPA.
21. ANY PROPOSED SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE, UNLESS WAIVED OR MODIFIED BY THE BOARD.
22. THE SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION ARE THE FLOODPLAIN AND THE RESOURCE PROTECTION AREAS (RPA'S).
23. POOL AREA PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED AT TIME OF FINAL ENGINEERING, IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
24. THERE IS AN EXISTING UTILITY EASEMENT RECORDED HAVING A WIDTH OF MORE THAN TWENTY FIVE (25) FEET. THE 225' VEPCO EASEMENT WAS CREATED PRIOR TO THE EFFECTIVE DATE OF THE ZONING ORDINANCE.
25. MINOR MODIFICATIONS MAY BE MADE TO THE FDPA PER SECTION 18-204 OF THE ZONING ORDINANCE.
26. THERE ARE NO ADDITIONAL PUBLIC IMPROVEMENTS PROPOSED WITH THIS FDPA.
27. IF ANY PROPOSED ADDITION ENCROACHES INTO MORE THAN 25% OF THE CRITICAL ROOT ZONE OF AN ADJACENT TREE (OFF THE LOT IN COMMON OPEN SPACE) THEN APPROPRIATE TREE PRESERVATION METHODS, AS SET FORTH IN THE FAIRFAX COUNTY PFM, WILL BE REQUIRED. TREE REMOVAL IN COMMON OPEN SPACE AREAS SHALL BE APPROVED BY THE URBAN FORESTRY DIVISION--SEE ALSO NOTE #16.
28. THIS PLAN WILL NOT CHANGE ANY PARKING WITH RESPECT TO INDIVIDUAL LOTS. THE POOL AREA PARKING IS REVISED WITH THIS APPLICATION.
29. DEVELOPMENT ON INDIVIDUAL LOTS IN THE RPA IS PERMITTED BY SECTION 118-5-5 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND WILL BE LESS THAN 1000, SQ. FT.
30. THERE IS NO BULK PLANE REQUIRED IN THE PDH-3 ZONE.

SITE TABULATIONS

EXISTING ZONE: PDH-3
PROPOSED ZONING: SAME

TOTAL AREA ZONED PDH-3 = 4,968,867 SQ. FT. (114.06949 ACRES)
TOTAL SITE AREA OF THIS FDPA: 2,963,854 SQ. FT. (68.040725 ACRES)
(SEE SHEET C-3 FOR FULL SITE AREA CALCULATIONS & EXCLUSIONS)

EXISTING DEVELOPMENT RESTRICTIONS:

<u>ADDITIONS:</u>
<u>EXISTING MINIMUM YARDS</u> REQUIRED IN DANBURY FOREST PDH-3 ZONE:
FRONT: 5'
SIDE: 10'
REAR: 20'
NOTE: BAY WINDOWS AND CHIMNEYS MAY EXTEND INTO ANY REQUIRED YARD BY 3'

<u>DECKS:</u>
OPEN DECK WITH FLOOR HEIGHT LESS THAN 3'
FRONT YARD: NO EXTENSION
SIDE YARD: 5',- BUT NOT CLOSER THAN 5' TO SIDE LOT LINE
REAR YARD: TO THE REAR LOT LINE AND FROM SIDE TO SIDE LOT LINES

OPEN DECK WITH FLOOR HEIGHT MORE THAN 3'
FRONT YARD: NO EXTENSION
SIDE YARD: NO EXTENSION
REAR YARD: MAY EXTEND 12' INTO REQUIRED REAR YARD, BUT NOT CLOSER THAN 5' TO REAR LOT LINE

ROOFED DECK WITH FLOOR HEIGHT LESS THAN 3'
FRONT YARD: NO EXTENSION
SIDE YARD: NO EXTENSION
REAR YARD: MAY EXTEND 12' INTO REQUIRED REAR YARD, BUT NOT CLOSER THAN 5' TO REAR LOT LINE

<u>OPEN SPACE</u> REQUIREMENT: NONE REPORTED (20% BY PDH-3)

<u>PARKING</u>
RESIDENTIAL PARKING SPACES PROVIDED (BASED ON AS-BUILT DWGS):
EXISTING PARKING SPACES REQUIRED: 605
EXISTING PARKING SPACES PROVIDED: 658

POOL AREA PARKING SPACES PROVIDED (BASED ON AS-BUILT DWGS):
PARKING SPACES: +/- 118--CURRENTLY NOT STRIPED

PROPOSED FDPA DEVELOPMENT RESTRICTIONS:

<u>ADDITIONS (INCLUDES COVERED DECKS):</u>
(SEE SHEETS C-13 & C-14 FOR "TYPICAL" ARCHITECTURALS):
<u>PROPOSED MINIMUM YARDS</u> REQUIRED IN DANBURY FOREST PDH-3 ZONE:
FRONT: 5'
SIDE: 4'
SIDE: 1' FOR COVERED DECKS / STOOPS / PORTICOS
REAR: 10'

NOTE: BAY WINDOWS AND CHIMNEYS MAY EXTEND INTO ANY MINIMUM YARD BY 3'

<u>DECKS:</u>
OPEN DECK WITH FLOOR HEIGHT LESS THAN 3'
FRONT YARD: NO EXTENSION
SIDE YARD: NOT CLOSER THAN 1' TO SIDE LOT LINE
REAR YARD: TO THE REAR LOT LINE AND FROM SIDE TO SIDE LOT LINES

OPEN DECK WITH FLOOR HEIGHT MORE THAN 3'
FRONT YARD: NO EXTENSION
SIDE YARD: NOT CLOSER THAN 1' TO SIDE LOT LINE
REAR YARD: MAY EXTEND 2' INTO REQUIRED REAR YARD, BUT NOT CLOSER THAN 5' TO REAR LOT LINE

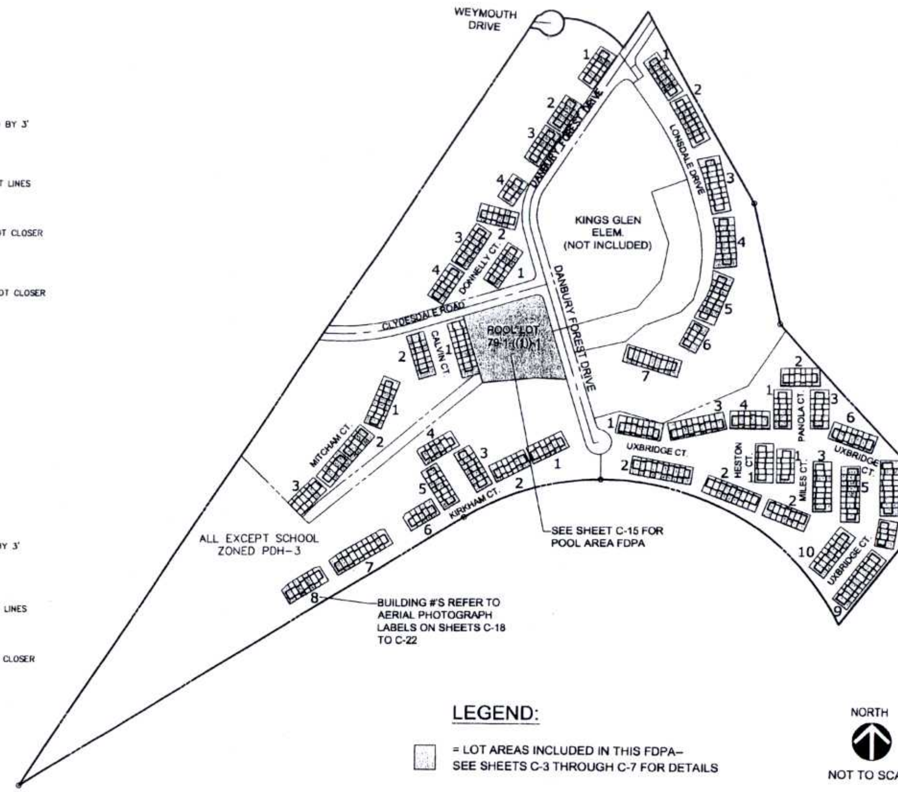
<u>OPEN SPACE:</u> TO REMAIN AS EXISTING OR AS NOTED ON SHEET C-4B

<u>PARKING:</u>
RESIDENTIAL PARKING SPACES: TO REMAIN AS EXISTING

POOL AREA PARKING SPACES PROVIDED:
REQUIRED PARKING SPACES BASED ON CURRENT ORDINANCE:
1 SPACE PER 4 PERSONS PERMITTED IN POOL
+ 1 SPACE PER EMPLOYEE (Z.O. SECT. 11)
= +/- 52 SPACES REQUIRED
52 SPACES PROVIDED

WAIVERS/MODIFICATIONS REQUESTED

1. A MODIFICATION OF THE TRANSITIONAL YARD REQUIREMENTS ALONG ALL PROPERTY LINES TO MAINTAIN EXISTING CONDITIONS, AND A WAIVER OF THE BARRIER REQUIREMENT ALONG ALL PROPERTY LINES IN ACCORDANCE WITH SECTION 13-304 (3) OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. A WAIVER OF THE REQUIREMENT TO PROVIDE FENCING OF A 200 SQUARE FOOT PRIVACY YARD.
3. A WAIVER OF THE 600' LIMITATION OF PRIVATE STREETS IN ACCORDANCE WITH SECTION 11-302 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
4. A MODIFICATION OF THE REQUIREMENT OF SECTION 17-201-3 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO PROVIDE ANY FUTURE INTER-PARCEL ACCESS BEYOND THAT WHICH ALREADY EXISTS.
5. A MODIFICATION OF THE REQUIREMENT TO PROVIDE AN EXISTING VEGETATION MAP IN ORDER TO MEET THIS REQUIREMENT THROUGH THE USE OF AERIAL SURVEY INFORMATION--SEE SHEETS C-15 THROUGH C-19.
6. A MODIFICATION OF ALL THE LANDSCAPING REQUIREMENTS IN FAVOR OF THAT WHICH ALREADY EXISTS ON SITE.
7. A STORM WATER MANAGEMENT QUANTITY WAIVER FOR A MINOR INCREASE IN RUNOFF, INTENSITY AND VOLUME.
8. A WAIVER OF THE REQUIREMENT TO PROVIDE TOPOGRAPHY IN 2' INTERVALS IN FAVOR OF USING COUNTY TOPOGRAPHY AT 5' INTERVALS.
9. A MODIFICATION OF THE FDP REQUIREMENT TO SHOW DISTANCES FROM STRUCTURES TO THE DEVELOPMENT BOUNDARIES IN FAVOR OF PROVIDING DISTANCES FROM BUILDING ADDITIONS TO INDIVIDUAL LOT BOUNDARIES.



FDPA EXHIBIT--TAX MAP 79-1

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

DANBURY FOREST FDPA
BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

NOTES, TABULATIONS & OVERALL REFERENCE PLAN

VIKA REVISIONS
MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
REV-1 JUNE 29, 2009
DATE: JUNE 29, 2009
DES. VIKA DWN. VIKA
SCALE: AS NOTED
PROJECT/FILE NO. V7266A
SHEET NO. C-2 of C-24

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
4/28/10
5/5/10
PROFESSIONAL ENGINEER

VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-2 Notes & Overall] April 28, 2010 - 3:28pm kreps

2

AREA TABULATION:
AREA OF THE LAND ORIGINALLY ZONED: PDH-3
(EXCLUDES THE PROPERTY OF KINGS GLEN ELEMENTARY (D.B. 3044, PG. 532)) ..... 4,968,867 SQ. FT. OR 114.06949 ACRES

OPEN SPACE TABULATION:
OVERALL OPEN SPACE ..... 2,477,605 SQ. FT. OR 56.87798 ACRES

GENERAL UNDEVELOPED OPEN SPACE ..... 2,383,495 SQ. FT. OR 54.71752 ACRES

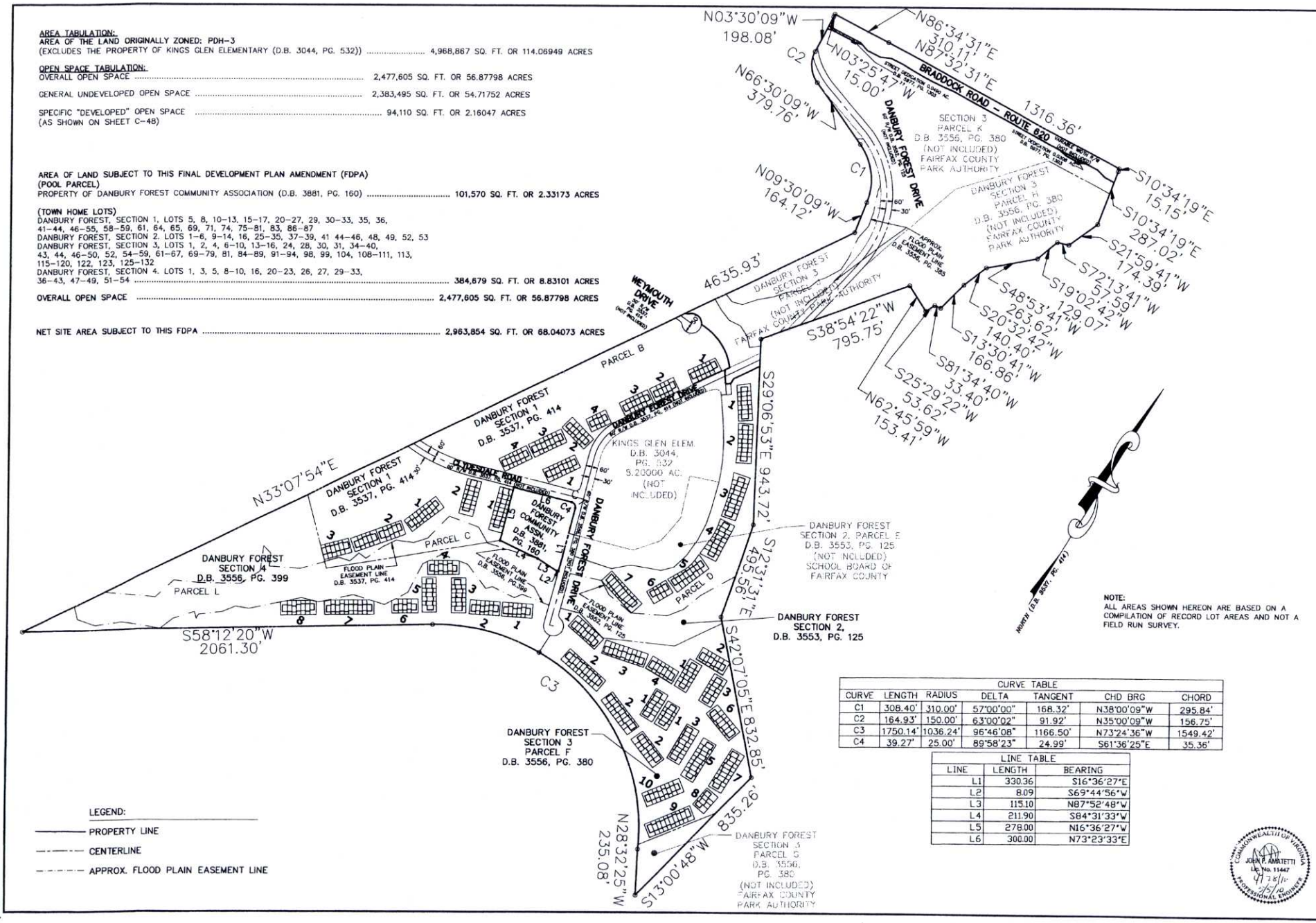
SPECIFIC "DEVELOPED" OPEN SPACE ..... 94,110 SQ. FT. OR 2.16047 ACRES
(AS SHOWN ON SHEET C-48)

AREA OF LAND SUBJECT TO THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)
(POOL PARCEL)
PROPERTY OF DANBURY FOREST COMMUNITY ASSOCIATION (D.B. 3881, PG. 160) ..... 101,570 SQ. FT. OR 2.33173 ACRES

(TOWN HOME LOTS)
DANBURY FOREST, SECTION 1, LOTS 5, 8, 10-13, 15-17, 20-27, 29, 30-33, 35, 36, 41-44, 46-55, 58-59, 61, 64, 65, 69, 71, 74, 75-81, 83, 86-87
DANBURY FOREST, SECTION 2, LOTS 1-6, 9-14, 16, 25-35, 37-39, 41 44-46, 48, 49, 52, 53
DANBURY FOREST, SECTION 3, LOTS 1, 2, 4, 6-10, 13-16, 24, 28, 30, 31, 34-40, 43, 44, 46-50, 52, 54-59, 61-67, 69-79, 81, 84-89, 91-94, 98, 99, 104, 108-111, 113, 115-120, 122, 123, 125-132
DANBURY FOREST, SECTION 4, LOTS 1, 3, 5, 8-10, 16, 20-23, 26, 27, 29-33, 36-43, 47-49, 51-54 ..... 384,879 SQ. FT. OR 8.83101 ACRES

OVERALL OPEN SPACE ..... 2,477,605 SQ. FT. OR 56.87798 ACRES

NET SITE AREA SUBJECT TO THIS FDPA ..... 2,963,854 SQ. FT. OR 68.04073 ACRES



NOTE:
ALL AREAS SHOWN HEREON ARE BASED ON A COMPILATION OF RECORD LOT AREAS AND NOT A FIELD RUN SURVEY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	308.40'	310.00'	57°00'00"	168.32'	N38°00'09"W	295.84'
C2	164.93'	150.00'	63°00'02"	91.92'	N35°00'09"W	156.75'
C3	1750.14'	1036.24'	96°46'08"	1166.50'	N73°24'36"W	1549.42'
C4	39.27'	25.00'	89°58'23"	24.99'	S61°36'25"E	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	330.36	S16°36'27"E
L2	8.09	S69°44'56"W
L3	115.10	N87°52'48"W
L4	211.90	S84°31'33"W
L5	278.00	N16°36'27"W
L6	300.00	N73°23'33"E

LEGEND:
PROPERTY LINE
CENTERLINE
APPROX. FLOOD PLAIN EASEMENT LINE

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
LIC. No. 11447
4/28/10
PROFESSIONAL ENGINEER

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
WWW.VIKA.COM OFFICE LOCATIONS, MD

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

BOUNDARY EXHIBIT

VIKA REVISIONS
REVISED LOTS AND AREA DECEMBER 9, 2009
REVISED LOTS AND AREA MARCH 30, 2010
REVISED AREA TABULATION APRIL 8, 2010
REVISED AREA TABULATION APRIL 28, 2010

DATE: JUNE 29, 2009
DES. JTH DWN. AFW
SCALE: 1"=200'
PROJECT/FILE NO. V7266
SHEET NO. C-3 of C-24

P:\SURVEYS\1000-PROJECTS\V7266-SV\dwg\V7266-SV BASE DWGEST

LIST OF PROPERTIES PARTY TO THIS FDPA APPLICATION

Street #	Street	Size /sq.ft.	Tax Map ID	Dbl Cir #	Tax Map #
5440	CALVIN COURT	2310	0791	08	0025
5442	CALVIN COURT	1540	0791	08	0026
5444	CALVIN COURT	1540	0791	08	0027
5448	CALVIN COURT	1540	0791	08	0029
5449	CALVIN COURT	1540	0791	08	0036
5450	CALVIN COURT	1540	0791	08	0030
5451	CALVIN COURT	1540	0791	08	0035
5452	CALVIN COURT	2310	0791	08	0031
5455	CALVIN COURT	1540	0791	08	0033
5457	CALVIN COURT	2310	0791	08	0032
5300	DANBURY FOREST DRIVE	2310	0791	08	0087
5302	DANBURY FOREST DRIVE	1540	0791	08	0086
5308	DANBURY FOREST DRIVE	1540	0791	08	0083
5312	DANBURY FOREST DRIVE	2310	0791	08	0081
5314	DANBURY FOREST DRIVE	1540	0791	08	0080
5316	DANBURY FOREST DRIVE	1540	0791	08	0079
5318	DANBURY FOREST DRIVE	1540	0791	08	0078
5320	DANBURY FOREST DRIVE	2310	0791	08	0077
5322	DANBURY FOREST DRIVE	2310	0791	08	0076
5324	DANBURY FOREST DRIVE	1540	0791	08	0075
5326	DANBURY FOREST DRIVE	1540	0791	08	0074
5332	DANBURY FOREST DRIVE	2310	0791	08	0071
5336	DANBURY FOREST DRIVE	1540	0791	08	0069
5402	DONNELLY COURT	1540	0791	08	0065
5404	DONNELLY COURT	1540	0791	08	0064
5410	DONNELLY COURT	2310	0791	08	0061
5412	DONNELLY COURT	2310	0791	08	0053
5413	DONNELLY COURT	1540	0791	08	0059
5414	DONNELLY COURT	1540	0791	08	0052
5415	DONNELLY COURT	1540	0791	08	0058
5416	DONNELLY COURT	1540	0791	08	0051
5418	DONNELLY COURT	1540	0791	08	0050
5420	DONNELLY COURT	1540	0791	08	0049
5421	DONNELLY COURT	1540	0791	08	0055
5422	DONNELLY COURT	1540	0791	08	0048
5423	DONNELLY COURT	2310	0791	08	0054
5424	DONNELLY COURT	2310	0791	08	0047
5426	DONNELLY COURT	2310	0791	08	0046
5430	DONNELLY COURT	1540	0791	08	0044
5432	DONNELLY COURT	1540	0791	08	0043
5434	DONNELLY COURT	1540	0791	08	0042
5436	DONNELLY COURT	2310	0791	08	0041
5503	HESTON COURT	1540	0791	10	0024
5519	HESTON COURT	1540	0791	10	0016
5521	HESTON COURT	1540	0791	10	0015
5523	HESTON COURT	1540	0791	10	0014
5525	HESTON COURT	1540	0791	10	0013
5602	KIRKHAM COURT	2310	0791	11	0054
5604	KIRKHAM COURT	1540	0791	11	0053
5606	KIRKHAM COURT	1540	0791	11	0052
5608	KIRKHAM COURT	1540	0791	11	0051
5612	KIRKHAM COURT	2310	0791	11	0049
5614	KIRKHAM COURT	2310	0791	11	0048
5616	KIRKHAM COURT	1540	0791	11	0047
5624	KIRKHAM COURT	2310	0791	11	0043
5626	KIRKHAM COURT	2310	0791	11	0042
5628	KIRKHAM COURT	1540	0791	11	0041
5630	KIRKHAM COURT	1540	0791	11	0040
5632	KIRKHAM COURT	1540	0791	11	0039
5634	KIRKHAM COURT	1540	0791	11	0038
5636	KIRKHAM COURT	1540	0791	11	0037
5638	KIRKHAM COURT	2310	0791	11	0036
5644	KIRKHAM COURT	1540	0791	11	0033
5646	KIRKHAM COURT	1540	0791	11	0032
5648	KIRKHAM COURT	1540	0791	11	0031
5650	KIRKHAM COURT	2305	0791	11	0030
5652	KIRKHAM COURT	2310	0791	11	0029
5656	KIRKHAM COURT	1540	0791	11	0027
5658	KIRKHAM COURT	1540	0791	11	0026
5664	KIRKHAM COURT	2310	0791	11	0023
5666	KIRKHAM COURT	2310	0791	11	0022
5668	KIRKHAM COURT	1540	0791	11	0021
5670	KIRKHAM COURT	1540	0791	11	0020
5678	KIRKHAM COURT	1540	0791	11	0016
5690	KIRKHAM COURT	1540	0791	11	0010
5692	KIRKHAM COURT	1540	0791	11	0009
5694	KIRKHAM COURT	2278	0791	11	0008
5700	KIRKHAM COURT	1540	0791	11	0005
5704	KIRKHAM COURT	1540	0791	11	0003

CONTINUED...

5708	KIRKHAM COURT	2243	0791	11	0001
5200	LONSDALE DRIVE	2310	0791	09	0044
5201	LONSDALE DRIVE	2324	0791	09	0045
5203	LONSDALE DRIVE	1540	0791	09	0046
5206	LONSDALE DRIVE	2310	0791	09	0041
5207	LONSDALE DRIVE	1540	0791	09	0048
5209	LONSDALE DRIVE	1540	0791	09	0049
5210	LONSDALE DRIVE	1657	0791	09	0039
5212	LONSDALE DRIVE	1604	0791	09	0038
5214	LONSDALE DRIVE	1557	0791	09	0037
5215	LONSDALE DRIVE	1540	0791	09	0052
5217	LONSDALE DRIVE	2324	0791	09	0053
5218	LONSDALE DRIVE	1565	0791	09	0035
5220	LONSDALE DRIVE	1627	0791	09	0034
5222	LONSDALE DRIVE	2660	0791	09	0033
5224	LONSDALE DRIVE	2743	0791	09	0032
5226	LONSDALE DRIVE	1726	0791	09	0031
5228	LONSDALE DRIVE	1654	0791	09	0030
5230	LONSDALE DRIVE	1589	0791	09	0029
5232	LONSDALE DRIVE	1551	0791	09	0028
5234	LONSDALE DRIVE	1542	0791	09	0027
5236	LONSDALE DRIVE	1560	0791	09	0026
5238	LONSDALE DRIVE	2452	0791	09	0025
5256	LONSDALE DRIVE	2660	0791	09	0016
5260	LONSDALE DRIVE	1569	0791	09	0014
5262	LONSDALE DRIVE	1551	0791	09	0013
5264	LONSDALE DRIVE	1542	0791	09	0012
5266	LONSDALE DRIVE	1542	0791	09	0011
5268	LONSDALE DRIVE	1551	0791	09	0010
5270	LONSDALE DRIVE	1569	0791	09	0009
5276	LONSDALE DRIVE	1540	0791	09	0006
5278	LONSDALE DRIVE	1540	0791	09	0005
5280	LONSDALE DRIVE	1540	0791	09	0004
5282	LONSDALE DRIVE	1540	0791	09	0003
5284	LONSDALE DRIVE	1540	0791	09	0002
5286	LONSDALE DRIVE	2324	0791	09	0001
5504	MILES COURT	1540	0791	10	0028
5505	MILES COURT	1540	0791	10	0044
5507	MILES COURT	1540	0791	10	0043
5508	MILES COURT	2310	0791	10	0030
5513	MILES COURT	1540	0791	10	0040
5515	MILES COURT	1540	0791	10	0039
5517	MILES COURT	2310	0791	10	0038
5519	MILES COURT	2310	0791	10	0037
5521	MILES COURT	1540	0791	10	0036
5523	MILES COURT	1540	0791	10	0035
5525	MILES COURT	1540	0791	10	0034
5531	MILES COURT	2310	0791	10	0031
5501	MITCHAM COURT	2310	0791	08	0024
5503	MITCHAM COURT	1540	0791	08	0023
5505	MITCHAM COURT	1540	0791	08	0022
5507	MITCHAM COURT	1540	0791	08	0021
5509	MITCHAM COURT	1540	0791	08	0020
5515	MITCHAM COURT	2310	0791	08	0017
5517	MITCHAM COURT	2310	0791	08	0016
5519	MITCHAM COURT	1540	0791	08	0015
5523	MITCHAM COURT	1540	0791	08	0013
5525	MITCHAM COURT	2310	0791	08	0012
5527	MITCHAM COURT	2310	0791	08	0011
5529	MITCHAM COURT	1540	0791	08	0010
5533	MITCHAM COURT	1540	0791	08	0008
5539	MITCHAM COURT	1540	0791	08	0005
5404	PANOLA COURT	2310	0791	10	0104
5405	PANOLA COURT	2310	0791	10	0099
5407	PANOLA COURT	2310	0791	10	0098
5412	PANOLA COURT	1540	0791	10	0108
5414	PANOLA COURT	1540	0791	10	0109
5415	PANOLA COURT	1540	0791	10	0094
5416	PANOLA COURT	2310	0791	10	0110
5417	PANOLA COURT	2310	0791	10	0093
8300	UXBRIDGE COURT	2310	0791	10	0063
8302	UXBRIDGE COURT	1540	0791	10	0064
8304	UXBRIDGE COURT	1540	0791	10	0065
8305	UXBRIDGE COURT	2310	0791	10	0062
8306	UXBRIDGE COURT	1540	0791	10	0066
8307	UXBRIDGE COURT	1540	0791	10	0061
8308	UXBRIDGE COURT	1540	0791	10	0067

CONTINUED...

8311	UXBRIDGE COURT	1540	0791	10	0059
8312	UXBRIDGE COURT	1540	0791	10	0069
8313	UXBRIDGE COURT	1540	0791	10	0058
8314	UXBRIDGE COURT	1540	0791	10	0070
8315	UXBRIDGE COURT	1540	0791	10	0057
8316	UXBRIDGE COURT	1540	0791	10	0071
8317	UXBRIDGE COURT	1540	0791	10	0056
8318	UXBRIDGE COURT	2310	0791	10	0072
8319	UXBRIDGE COURT	2310	0791	10	0055
8320	UXBRIDGE COURT	2310	0791	10	0073
8322	UXBRIDGE COURT	1540	0791	10	0074
8324	UXBRIDGE COURT	1540	0791	10	0075
8326	UXBRIDGE COURT	2310	0791	10	0076
8327	UXBRIDGE COURT	2310	0791	10	0054
8328	UXBRIDGE COURT	2310	0791	10	0077
8330	UXBRIDGE COURT	1540	0791	10	0078
8331	UXBRIDGE COURT	1540	0791	10	0052
8332	UXBRIDGE COURT	1540	0791	10	0079
8335	UXBRIDGE COURT	1540	0791	10	0050
8336	UXBRIDGE COURT	1540	0791	10	0081
8337	UXBRIDGE COURT	1540	0791	10	0049
8339	UXBRIDGE COURT	1540	0791	10	0048
8341	UXBRIDGE COURT	1540	0791	10	0047
8342	UXBRIDGE COURT	1540	0791	10	0084
8343	UXBRIDGE COURT	2310	0791	10	0046
8344	UXBRIDGE COURT	2310	0791	10	0085
8346	UXBRIDGE COURT	2310	0791	10	0086
8348	UXBRIDGE COURT	1540	0791	10	0087
8350	UXBRIDGE COURT	1540	0791	10	0088
8352	UXBRIDGE COURT	1540	0791	10	0089
8356	UXBRIDGE COURT	1540	0791	10	0091
8358	UXBRIDGE COURT	2310	0791	10	0092
8360	UXBRIDGE COURT	2310	0791	10	0111
8364	UXBRIDGE COURT	1540	0791	10	0113
8368	UXBRIDGE COURT	1540	0791	10	0115
8370	UXBRIDGE COURT	2310	0791	10	0116
8372	UXBRIDGE COURT	2310	0791	10	0117
8374	UXBRIDGE COURT	1540	0791	10	0118
8376	UXBRIDGE COURT	1540	0791	10	0119
8377	UXBRIDGE COURT	2310	0791	10	0010
8378	UXBRIDGE COURT	1540	0791	10	0120
8379	UXBRIDGE COURT	1540	0791	10	0009
8381	UXBRIDGE COURT	1540	0791	10	0008
8382	UXBRIDGE COURT	1540	0791	10	0122
8383	UXBRIDGE COURT	1540	0791	10	0007
8384	UXBRIDGE COURT	1540	0791	10	0123
8385	UXBRIDGE COURT	1540	0791	10	0006
8388	UXBRIDGE COURT	2310	0791	10	0125
8389	UXBRIDGE COURT	1540	0791	10	0004
8390	UXBRIDGE COURT	2310	0791	10	0126
8392	UXBRIDGE COURT	1540	0791	10	0127
8393	UXBRIDGE COURT	1540	0791	10	0002
8394	UXBRIDGE COURT	1540	0791	10	0128
8395	UXBRIDGE COURT	2310	0791	10	0001
8396	UXBRIDGE COURT	1540	0791	10	0129
8398	UXBRIDGE COURT	1540	0791	10	0130
8400	UXBRIDGE COURT	1540	0791	10	0131
8402	UXBRIDGE COURT	2310	0791	10	0132

LIST OF PROPERTIES **NOT** PARTY TO THIS FDPA APPLICATION

5441	CALVIN COURT	2310	0791	08	0040
5443	CALVIN COURT	1540	0791	08	0039
5445	CALVIN COURT	1540	0791	08	0038
5446	CALVIN COURT	1540	0791	08	0028
5447	CALVIN COURT	1540	0791	08	0037
5453	CALVIN COURT	1540	0791	08	0034
5304	DANBURY FOREST DRIVE	1540	0791	8	0085
5306	DANBURY FOREST DRIVE	1540	0791	08	0084
5310	DANBURY FOREST DRIVE	1540	0791	08	0082
5328	DANBURY FOREST DRIVE	1540	0791	08	0073
5330	DANBURY FOREST DRIVE	1540	0791	08	0072
5334	DANBURY FOREST DRIVE	2310	0791	08	0070
5338	DANBURY FOREST DRIVE	1540	0791	08	0068
5340	DANBURY FOREST DRIVE	2310	0791	08	0067
5400	DONNELLY COURT	2310	0791	08	0066
5406	DONNELLY COURT	1540	0791	08	0063
5408	DONNELLY COURT	1540	0791	08	0062
5411	DONNELLY COURT	2310	0791	08	0060
5417	DONNELLY COURT	1540	0791	08	0057
5419	DONNELLY COURT	1540	0791	08	0056
5428	DONNELLY COURT	1540	0791	08	0045
5501	HESTON COURT	2310	0791	10	0025
5505	HESTON COURT	1540	0791	10	0023
5507	HESTON COURT	1540	0791	10	0022
5509	HESTON COURT	1540	0791	10	0021
5511	HESTON COURT	2310	0791	10	0020
5513	HESTON COURT	2310	0791	10	0019
5515	HESTON COURT	1540	0791	10	0018
5517	HESTON COURT	1540	0791	10	0017
5527	HESTON COURT	1540	0791	10	0012
5529	HESTON COURT	2310	0791	10	0011
5610	KIRKHAM COURT	1540	0791	11	0050
5618	KIRKHAM COURT	1540	0791	11	0046
5620	KIRKHAM COURT	1540	0791	11	0045
5622	KIRKHAM COURT	1540	0791	11	0044
5640	KIRKHAM COURT	2307	0791	11	0035
5642	KIRKHAM COURT	1540	0791	11	0034
5654	KIRKHAM COURT	1540	0791	11	0028
5662	KIRKHAM COURT	1540	0791	11	0024
5672	KIRKHAM COURT	1540	0791	11	0019
5674	KIRKHAM COURT	2279	0791	11	0018
5676	KIRKHAM COURT	2276	0791	11	0017
5680	KIRKHAM COURT	1540	0791	11	0015
5682	KIRKHAM COURT	1540	0791	11	0014
5684	KIRKHAM COURT	1540	0791	11	0013
5686	KIRKHAM COURT	1540	0791	11	0012
5688	KIRKHAM COURT	1540	0791	11	0011
5696	KIRKHAM COURT	2270	0791	11	0007
5698	KIRKHAM COURT	1540	0791	11	0006
5702	KIRKHAM COURT	1540	0791	11	0004
5706	KIRKHAM COURT	1540	0791	11	0002
5660	KIRKHAM COURT	1540	0791	11	0025
5202	LONSDALE DRIVE	1540	0791	09	0043
5204	LONSDALE DRIVE	1540	0791	09	0042
5205	LONSDALE DRIVE	1540	0791	09	0047
5208	LONSDALE DRIVE	2603	0791	09	0040
5211	LONSDALE DRIVE	1540	0791	09	0050
5213	LONSDALE DRIVE	1540	0791	09	0051
5216	LONSDALE DRIVE	1542	0791	09	0036
5240	LONSDALE DRIVE	2324	0791	09	0024
5242	LONSDALE DRIVE	1540	0791	09	0023
5244	LONSDALE DRIVE	1542	0791	09	0022
5246	LONSDALE DRIVE	1542	0791	09	0021
5248	LONSDALE DRIVE	1573	0791	09	0020
5250	LONSDALE DRIVE	1602	0791	09	0019
5252	LONSDALE DRIVE	1641	0791	09	0018
5254	LONSDALE DRIVE	1689	0791	09	0017
5258	LONSDALE DRIVE	2424	0791	09	0015
5272	LONSDALE DRIVE	2424	0791	09	0008
5274	LONSDALE DRIVE	2329	0791	09	0007
5500	MILES COURT	2310	0791	10	0026
5502	MILES COURT	1540	0791	10	0027
5503	MILES COURT	2310	0791	10	0045
5506	MILES COURT	1540	0791	10	0029
5509	MILES COURT	1540	0791	10	0042
5511	MILES COURT	1540	0791	10	0041
5527	MILES COURT	1540	0791	10	0033
5529	MILES COURT	1540	0791	08	0032
5511	MITCHAM COURT	1540	0791	8	0019
5513	MITCHAM COURT	1540	0791	08	0018
5521	MITCHAM COURT	1540	0791	08	0014
5531	MITCHAM COURT	1540	0791	08	0009
5535	MITCHAM COURT	2310	0791	08	0007
5537	MITCHAM COURT	2310	0791	08	0006
5541	MITCHAM COURT	1540	0791	08	0004
5543	MITCHAM COURT	1540	0791	08	0003
5545	MITCHAM COURT	1540	0791	08	0002
5547	MITCHAM COURT	2310	0791	08	0001
5400	PANOLA COURT	1540	0791	10	0102
5401	PANOLA COURT	1540	0791	10	0101
5402	PANOLA COURT	1540	0791	10	0103
5403	PANOLA COURT	1540	0791	10	0100
5406	PANOLA COURT	2310	0791	10	0105
5408	PANOLA COURT	1540	0791	10	0106
5409	PANOLA COURT	1540	0791	10	0097
5410	PANOLA COURT	1540	0791	10	0107
5411	PANOLA COURT	1540	0791	10	0096
5413	PANOLA COURT	1540	0791	10	0095
8309	UXBRIDGE COURT	1540	0791	10	0060
8310	UXBRIDGE COURT	1540	0791	10	0068
8329	UXBRIDGE COURT	1540	0791	10	0053
8333	UXBRIDGE COURT	1540	0791	10	0051
8334	UXBRIDGE COURT	1540	0791	10	0080
8338	UXBRIDGE COURT	1540	0791	10	0082
8340	UXBRIDGE COURT	1540	0791	10	0083
8354	UXBRIDGE COURT	1540	0791	10	0090
8362	UXBRIDGE COURT	1540	0791	10	0112
8366	UXBRIDGE COURT	1540	0791	10	0114
8380	UXBRIDGE COURT	1540	0791	10	0121
8386	UXBRIDGE COURT	1540	0791	10	0124
8387	UXBRIDGE COURT	1540	0791	10	0005
8391	UXBRIDGE COURT	1540	0791	10	0003

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
5/5/10
PROFESSIONAL ENGINEER

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VIKA INCORPORATED
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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

DANBURY FOREST
FDPA
BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA LOT INCLUSION & EXCLUSION LISTS

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009
DES. VIKA DWN. VIKA
SCALE: AS NOTED
PROJECT/FILE NO. V7266A
SHEET NO. C-4 of C-24

VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-4 Lot Lists] May 06, 2010 - 9:19am

SEDIMENT & EROSION CONTROL NARRATIVE

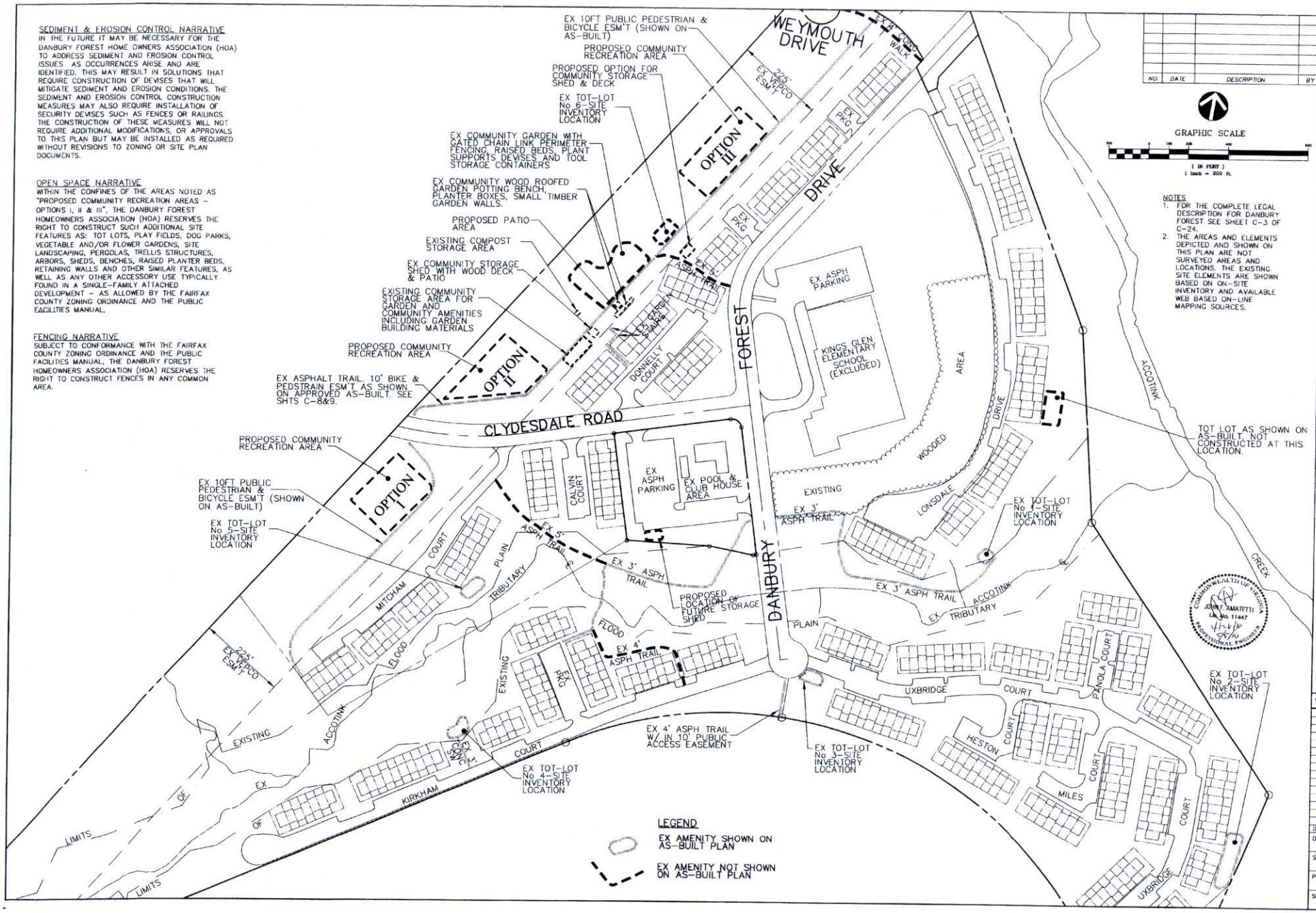
IN THE FUTURE IT MAY BE NECESSARY FOR THE DANBURY FOREST HOME OWNERS ASSOCIATION (HOA) TO ADDRESS SEDIMENT AND EROSION CONTROL ISSUES AS OCCURRENCES ARISE AND ARE IDENTIFIED. THIS MAY RESULT IN SOLUTIONS THAT REQUIRE CONSTRUCTION OF DEVISES THAT WILL MITIGATE SEDIMENT AND EROSION CONDITIONS. THE SEDIMENT AND EROSION CONTROL CONSTRUCTION MEASURES MAY ALSO REQUIRE INSTALLATION OF SECURITY DEVISES SUCH AS FENCES OR RAILINGS. THE CONSTRUCTION OF THESE MEASURES WILL NOT REQUIRE ADDITIONAL MODIFICATIONS, OR APPROVALS TO THIS PLAN BUT MAY BE INSTALLED AS REQUIRED WITHOUT REVISIONS TO ZONING OR SITE PLAN DOCUMENTS.

OPEN SPACE NARRATIVE

WITHIN THE CONFINES OF THE AREAS NOTED AS "PROPOSED COMMUNITY RECREATION AREAS – OPTIONS I, II & III", THE DANBURY FOREST HOMEOWNERS ASSOCIATION (HOA) RESERVES THE RIGHT TO CONSTRUCT SUCH ADDITIONAL SITE FEATURES AS: TOT LOTS, PLAY FIELDS, DOG PARKS, VEGETABLE AND/OR FLOWER GARDENS, SITE LANDSCAPING, PERGOLAS, TRELLIS STRUCTURES, ARBORS, SHEDS, BENCHES, RAISED PLANTER BEDS, RETAINING WALLS AND OTHER SIMILAR FEATURES, AS WELL AS ANY OTHER ACCESSORY USE TYPICALLY FOUND IN A SINGLE-FAMILY ATTACHED DEVELOPMENT – AS ALLOWED BY THE FAIRFAX COUNTY ZONING ORDINANCE AND THE PUBLIC FACILITIES MANUAL.

FENCING NARRATIVE

SUBJECT TO CONFORMANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND THE PUBLIC FACILITIES MANUAL, THE DANBURY FOREST HOMEOWNERS ASSOCIATION (HOA) RESERVES THE RIGHT TO CONSTRUCT FENCES IN ANY COMMON AREA.



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

NOTES

1. FOR THE COMPLETE LEGAL DESCRIPTION FOR DANBURY FOREST SEE SHEET C-3 OF C-24.
2. THE AREAS AND ELEMENTS DEPICTED AND SHOWN ON THIS PLAN ARE NOT SURVEYED AREAS AND LOCATIONS. THE EXISTING SITE ELEMENTS ARE SHOWN BASED ON ON-SITE INVENTORY AND AVAILABLE WEB BASED ON-LINE MAPPING SOURCES.

LEGEND

EX AMENITY SHOWN ON AS-BUILT PLAN

EX AMENITY NOT SHOWN ON AS-BUILT PLAN

NO.	DATE	DESCRIPTION	BY

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PIONEERS IN PLANNERS, LANDSCAPE ARCHITECTS, SURVEYORS, GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2797
WEBSITE: WWW.VIKAINC.COM

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA COMMON AMENITY AREAS

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
MARCH 23, 2010

DATE: DEC 10, 2009

DES. NPK | DWN. NPK

SCALE: 1"=100'

PROJECT/FILE NO. V7266

SHEET NO. C-4B of C-24

P:\Planning\Projects\V7266\Acad\dwg\V7266100.dwg 2/17/2010 6:54:30 PM EST

NOTES:

1.) THIS EXHIBIT IS A COMPILATION OF RECORD INFORMATION AND GIS INFORMATION. THIS EXHIBIT DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY AND THE IMPROVEMENTS SHOWN HEREON MAY NOT BE FIELD VERIFIED. THIS EXHIBIT SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES AND IS FOR ILLUSTRATIVE PURPOSES ONLY. FLOOD PLAIN AND RPA AREAS SHOWN ARE BASED ON THE TAX ASSESSMENT AND COUNTY RECORD INFORMATION ONLY AND HAVE NOT FIELD BEEN VERIFIED.

RPA LINE FROM COUNTY MAP 70-3 DATED 5-1-08

100 YEAR FLOOD ESMNT

ACCOTINK CREEK

ACCOTINK CREEK

MATCHLINE C-6 OF C-24

MATCHLINE C-7 OF C-24

KINGS GLEN ELEM.

APPROX. RPA LIMITS

APPROX. FLOODPLAIN LIMITS

DANBURY FOREST

- RPA (COUNTY RECORD)

- FLP (COUNTY RECORD)

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATELLI
LIC. NO. 11447
4/28/10
5/5/10
PROFESSIONAL ENGINEER

VIKA

ENGINEERING ■ ARCHITECTURE ■ LANDSCAPE ARCHITECTURE ■ SURVEYING ■ GIS SERVICES

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DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT PLAN DETAIL

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
DATE: MAR. 31, 2010

DES.	DWN.
VIKA	VIKA

SCALE: AS NOTED

PROJECT/FILE NO. V7266A

SHEET NO. C-5 OF C-24

VIKA - P:\Surveys\GIS\surveys\Library\ArcExplorer\GIS_DB\Conversion_Temp\V7266A\V7266A DEVELOPMENT PLAN GIS.dwg [C-5 OF C-24] April 28, 2010 - 3:28pm QUINN

6

NOTES:

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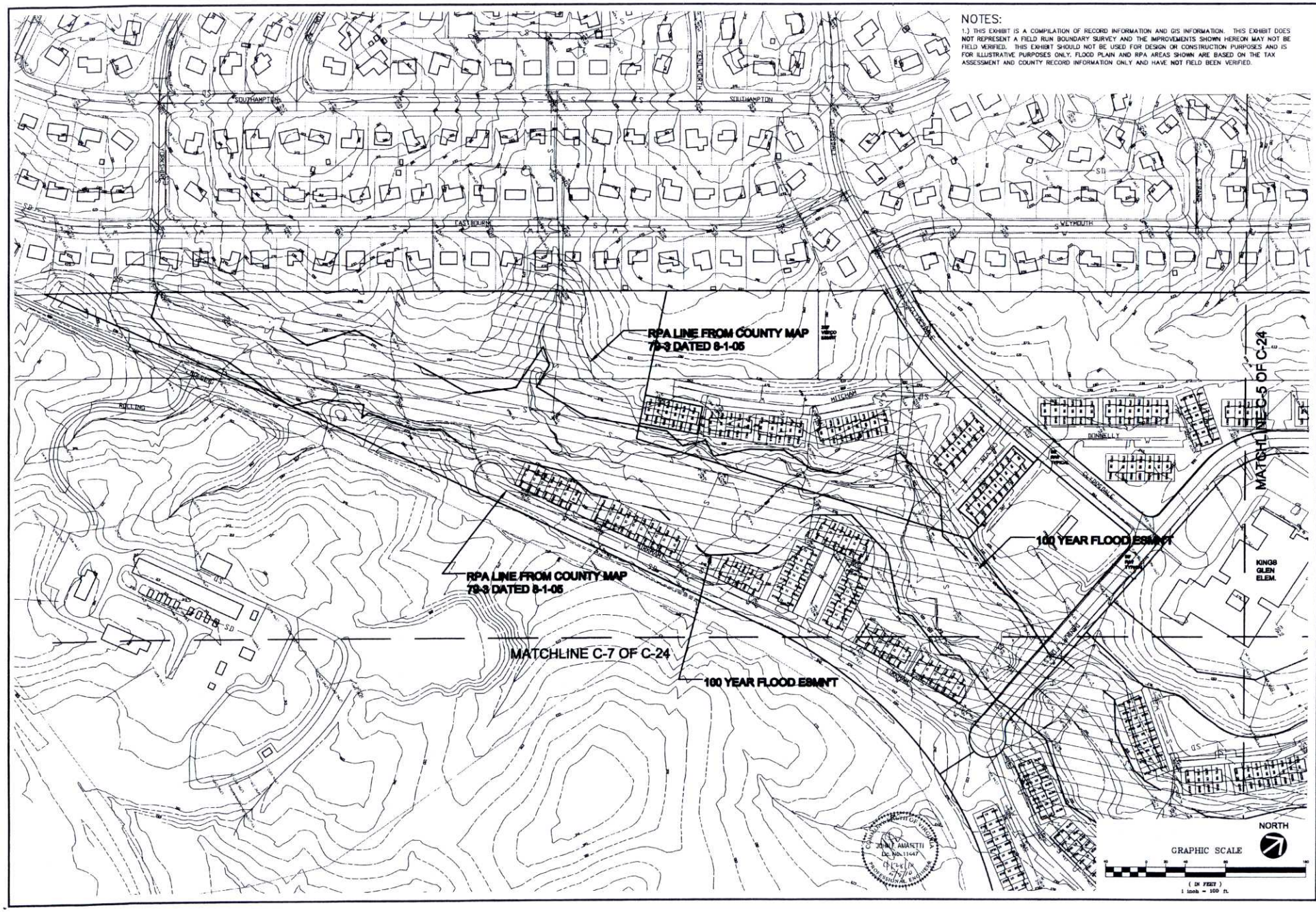

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DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT PLAN DETAIL

VIKA REVISIONS

MAY 5, 2010	
APRIL 28, 2010	
APRIL 6, 2010	
DATE: MAR. 31, 2010	
DES. VIKA	DWN. VIKA
SCALE: AS NOTED	
PROJECT/FILE NO. V7266A	
SHEET NO. C-8 OF C-24	

NOTES:

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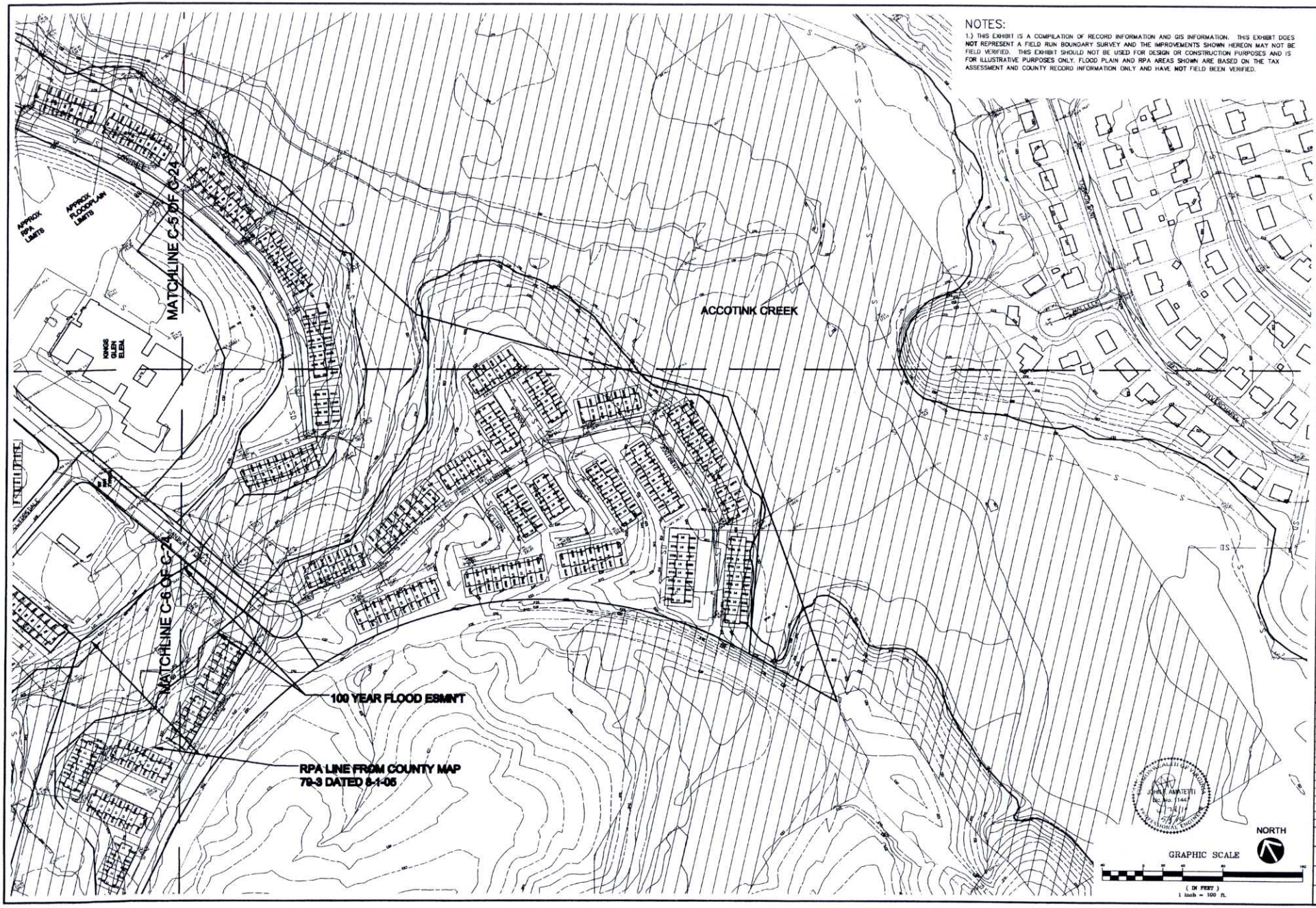

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DANBURY FOREST FDPA

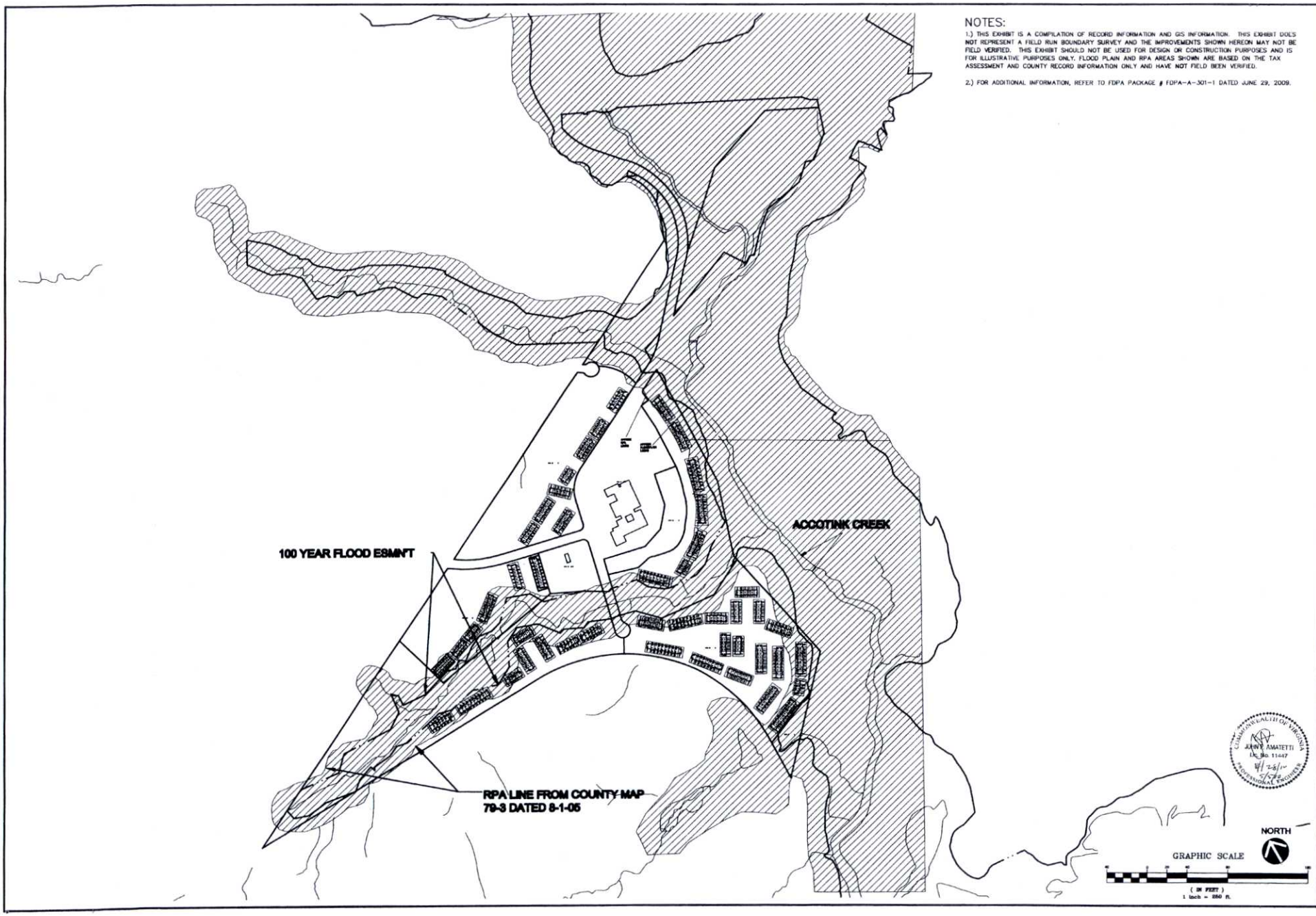
BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

DEVELOPMENT PLAN DETAIL

VIKA REVISIONS

MAY 17, 2010	
APRIL 28, 2010	
APRIL 6, 2010	
DATE: MAR. 31, 2010	
DES. VIKA	DWN. VIKA
SCALE: AS NOTED	
PROJECT/FILE NO. V7266A	
SHEET NO. C-7 OF C-24	

8



NOTES:

1.) THIS EXHIBIT IS A COMPILATION OF RECORD INFORMATION AND GIS INFORMATION. THIS EXHIBIT DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY AND THE IMPROVEMENTS SHOWN HEREON MAY NOT BE FIELD VERIFIED. THIS EXHIBIT SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES AND IS FOR ILLUSTRATIVE PURPOSES ONLY. FLOOD PLAIN AND RPA AREAS SHOWN ARE BASED ON THE TAX ASSESSMENT AND COUNTY RECORD INFORMATION ONLY AND HAVE NOT FIELD BEEN VERIFIED.

2.) FOR ADDITIONAL INFORMATION, REFER TO FDPA PACKAGE # FDPA-A-301-1 DATED JUNE 29, 2009.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
4/28/10
5/5/10
PROFESSIONAL ENGINEER

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BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SUPPLEMENTAL RPA/ FLOODPLAIN EXHIBIT

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
DATE: MAR. 31, 2010

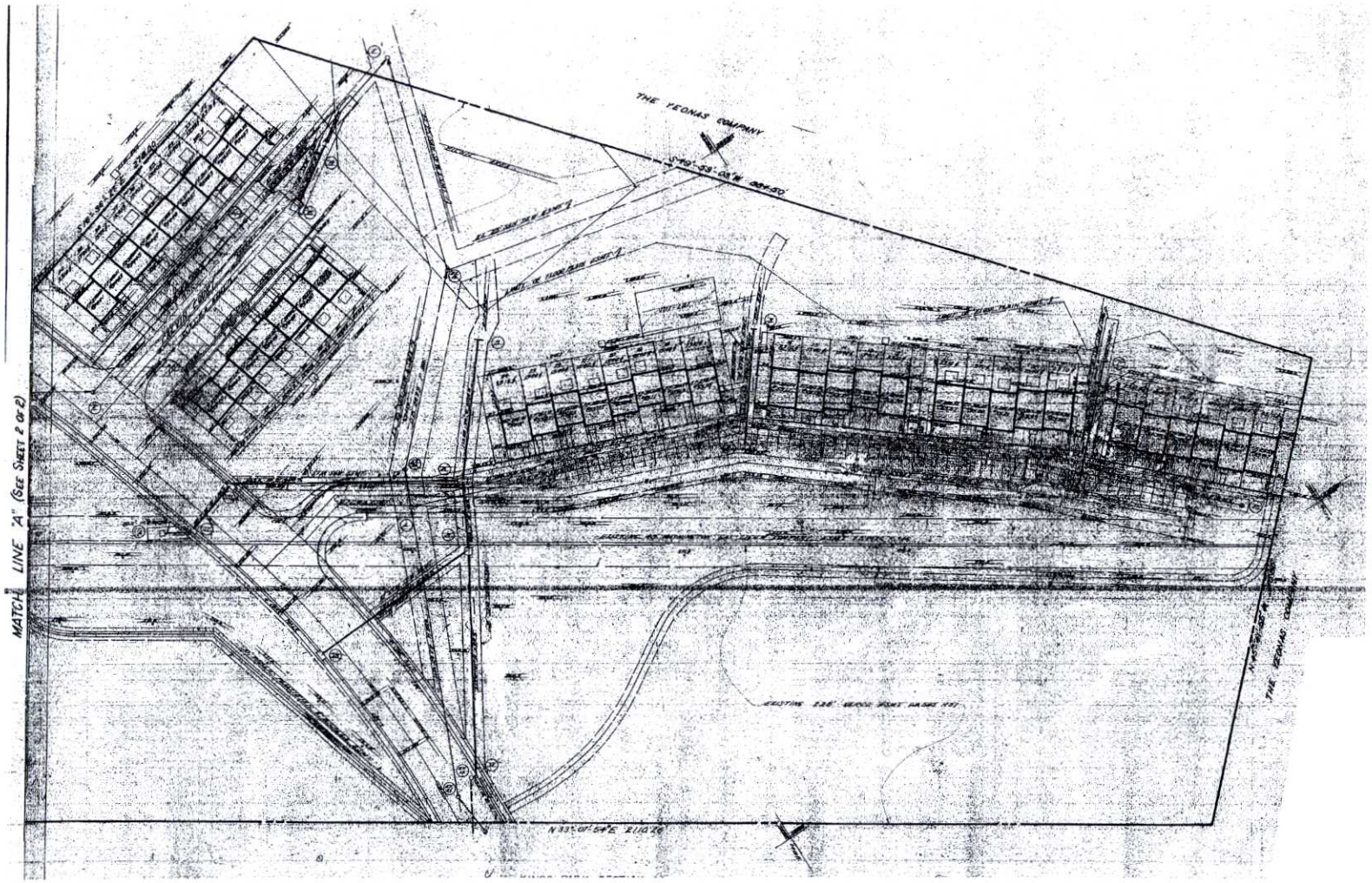
DES.	DWN.
VIKA	VIKA

SCALE: AS NOTED

PROJECT/FILE NO. V7256A

SHEET NO. C-7B OF C-24

9



APPROVED AS-BUILT DRAWING PROVIDED BY DEWBERRY, NEALON & DAVIS--FOR INFORMATION ONLY.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NORTH

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
LIC. NO. 11447
4/26/10
5/5/10
PROFESSIONAL ENGINEER

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BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA SHEET-- SECTION 1, PART 1

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009

DES.	DWN.
VIKA	VIKA

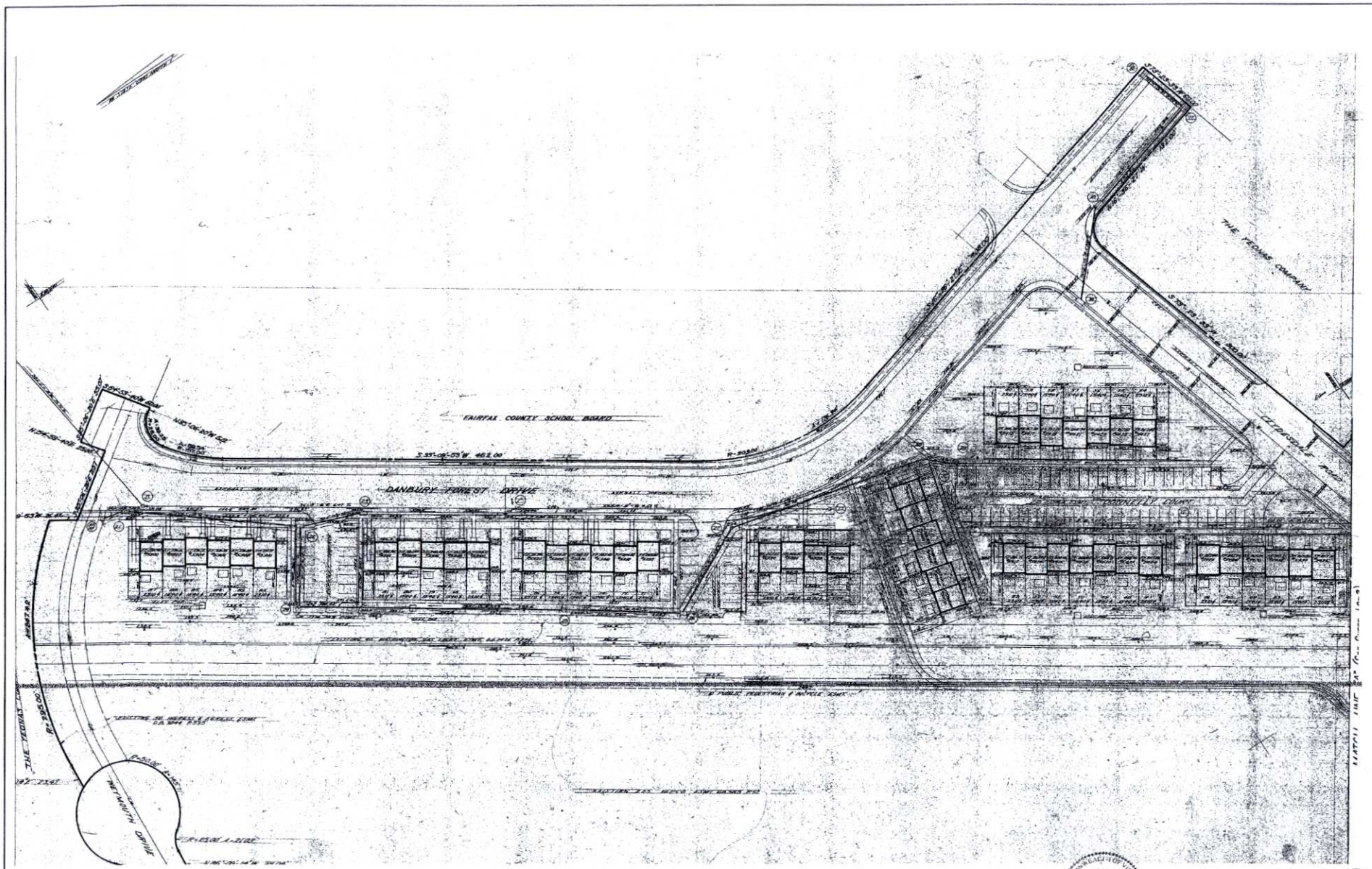
SCALE: AS NOTED

PROJECT/FILE NO. V7266A

SHEET NO. C-8 of C-24

VIKA - P:\Planning\Projects\V7266A\dwg\V7266100.dwg (C-8 FDPA1-1) April 28, 2010 - 3:40pm kreps

10



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DANBURY FOREST FDPA

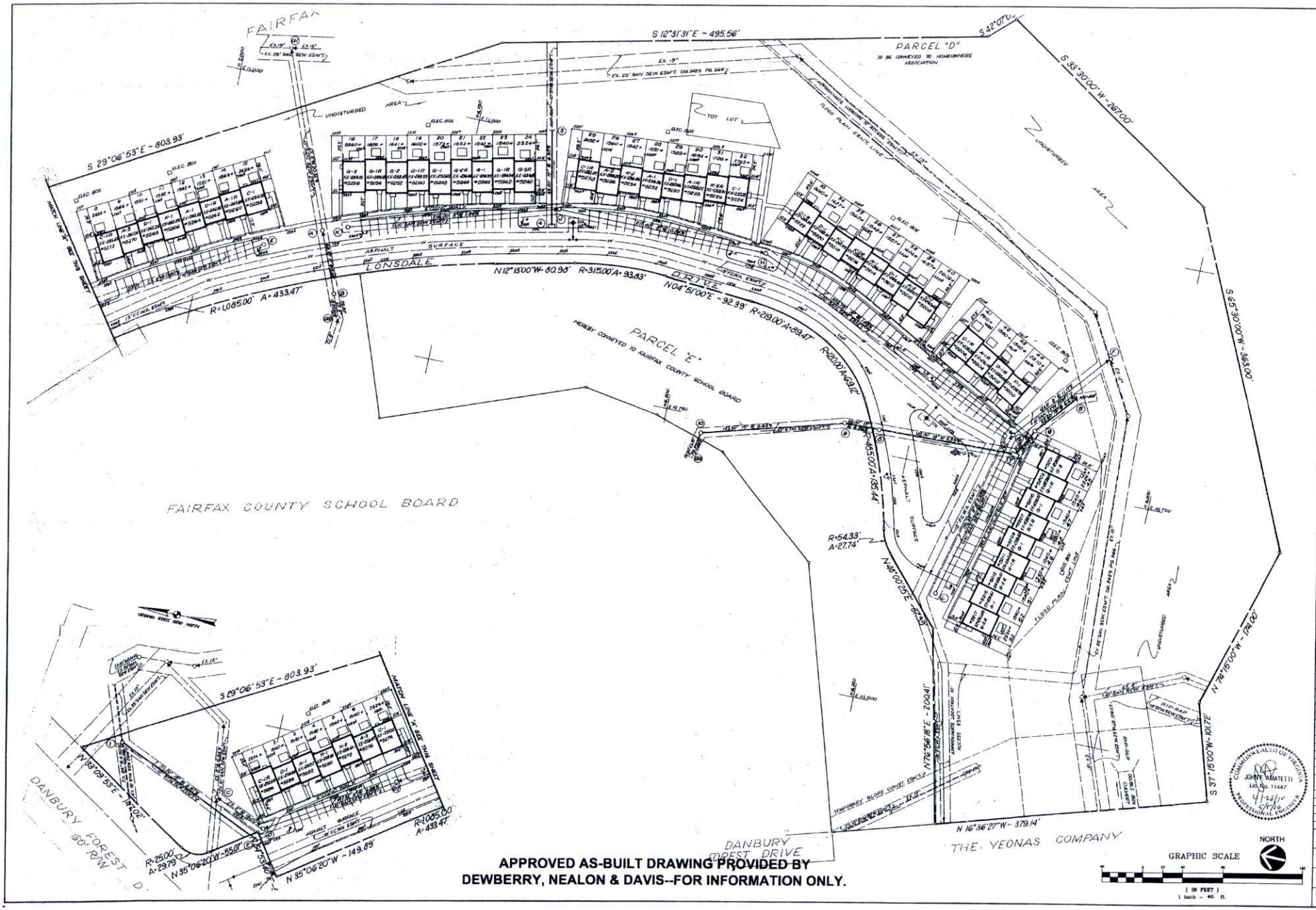
BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA SHEET-- SECTION 1, PART 2

VIKA REVISIONS

MAY 5, 2010	
APRIL 28, 2010	
APRIL 6, 2010	
MARCH 31, 2010	
DATE: JUNE 29, 2009	
DES. VIKA	DWN. VIKA
SCALE: AS NOTED	
PROJECT/FILE NO. V7266A	
SHEET NO. C-9 of C-24	

VIKA - P:\Planning\Projects\V7266A\dwg\V7266100.dwg [C-9 FDPA1-2] April 28, 2010 - 3:41pm vrapa



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MCLEAN, VA GERMANTOWN, MD

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BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA SHEET-- SECTION 2

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010

DATE: JUNE 29, 2009

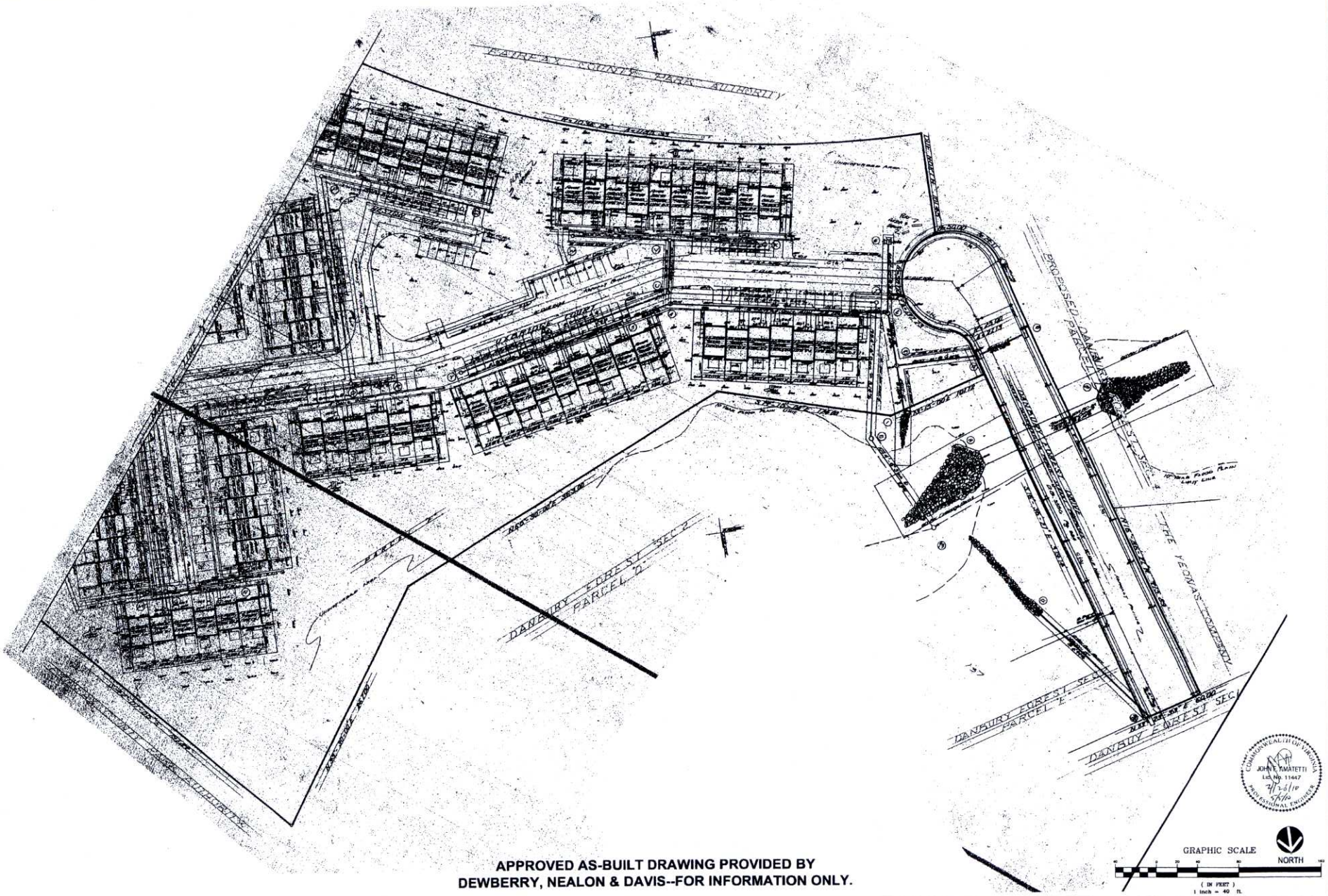
DES.	DWN.
VIKA	VIKA

SCALE: AS NOTED

PROJECT/FILE NO. V7266A

SHEET NO. C-10 of C-24

VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-10 FDPA 2] April 28, 2010 - 3:41pm kreps



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DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA SHEET-- SECTION 3, PART 1

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009

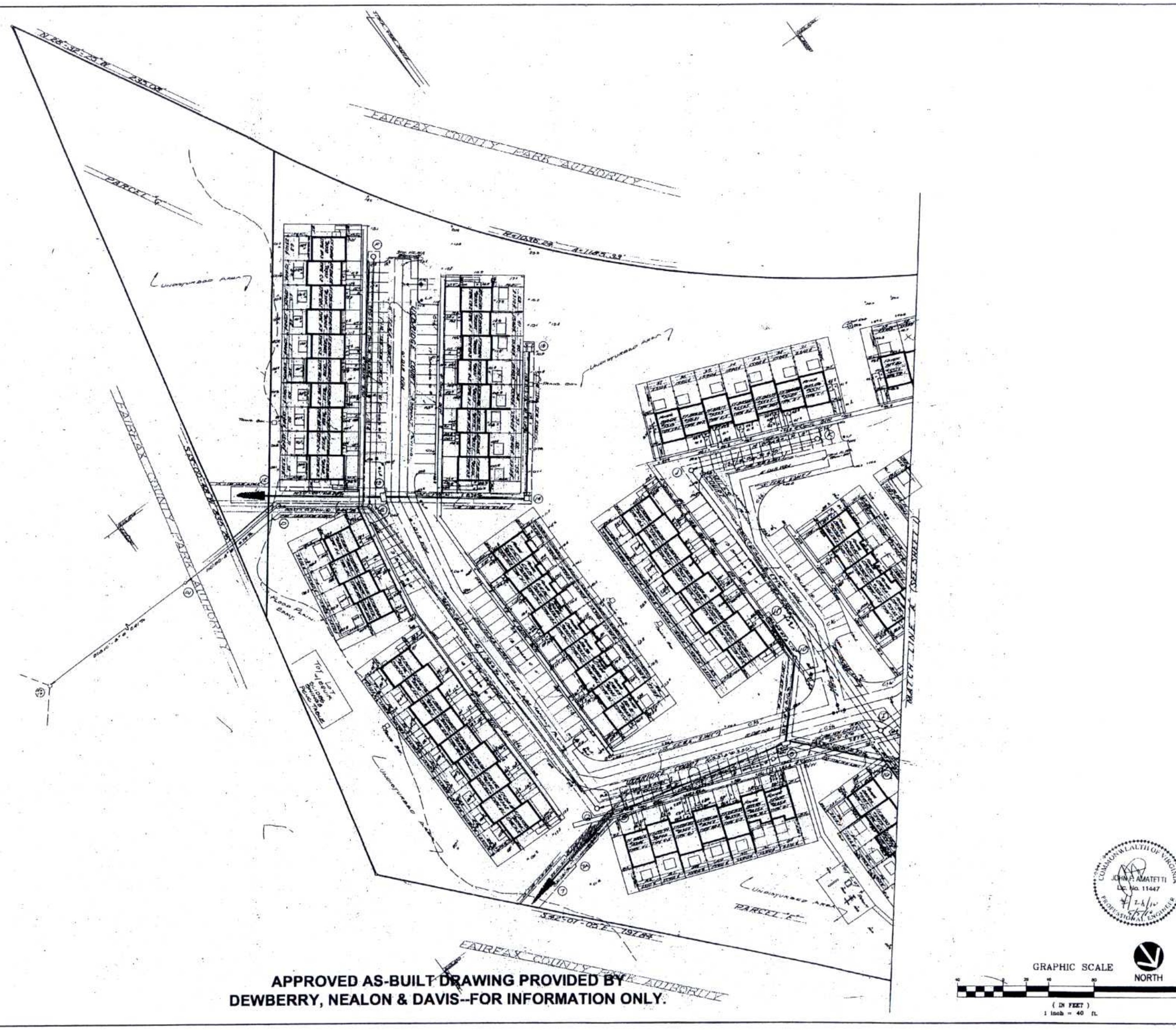
DES.	DWN.
VIKA	VIKA

SCALE: AS NOTED

PROJECT/FILE NO. V7266A

SHEET NO. C-11 of C-24

VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-11 FDPA3-1] April 28, 2010 - 3:42pm kreps



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COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
PROFESSIONAL ENGINEER

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McLEAN, VA GERMANTOWN, MD

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA SHEET-- SECTION 3, PART 2

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010

DATE: JUNE 29, 2009

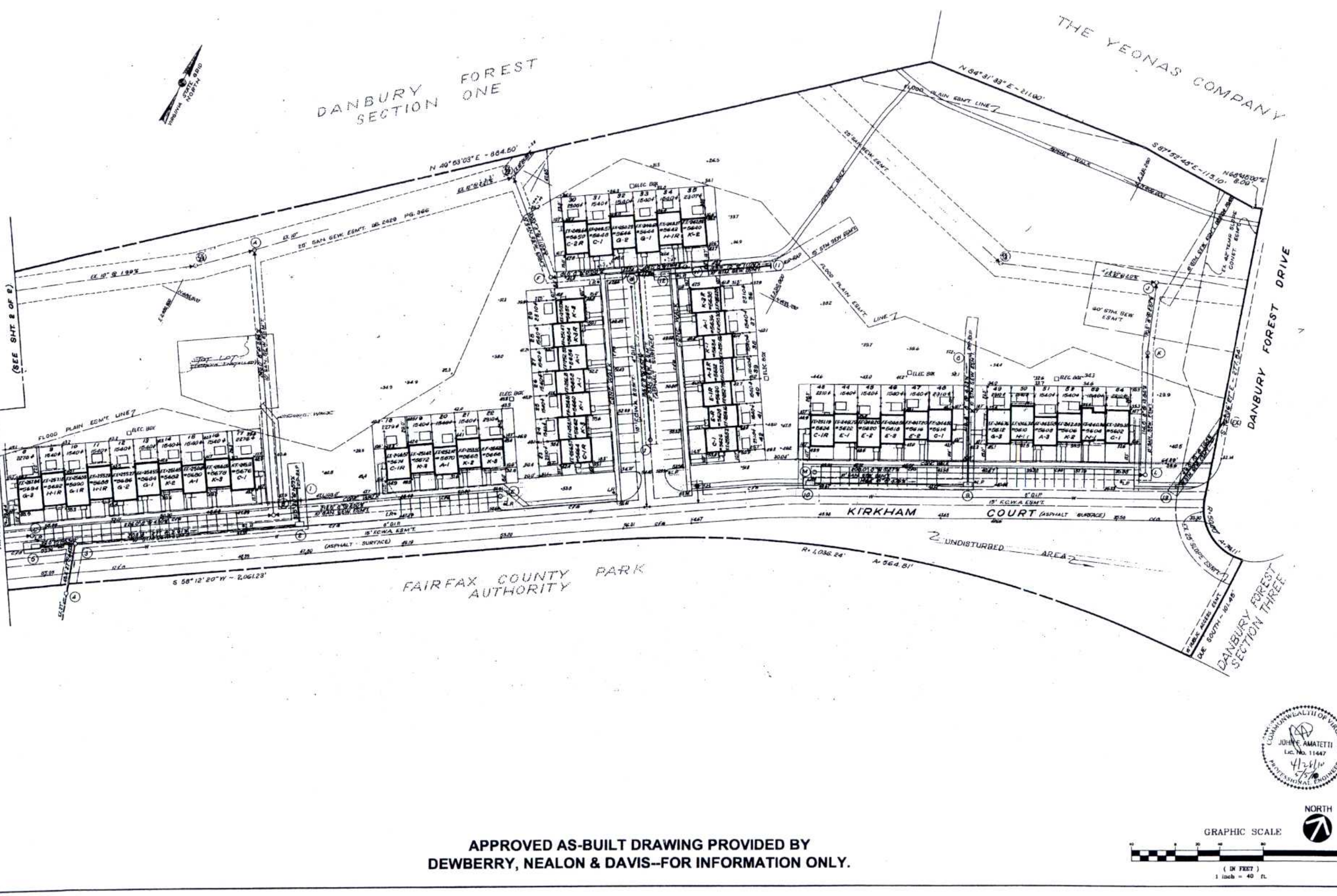
DES. VIKA | DWN. VIKA

SCALE: AS NOTED

PROJECT/FILE NO. V7266A

SHEET NO. C-12 of C-24

VIKA - P:\Planning\Projects\V7266A\cwg\7266100.dwg [C-12 FDPA3-2] April 28, 2010 - 3:43pm



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(703) 442-7800 ■ FAX (703) 761-2787
McLEAN, VA GERMANTOWN, MD

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA SHEET-- SECTION 4, PART 1

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010

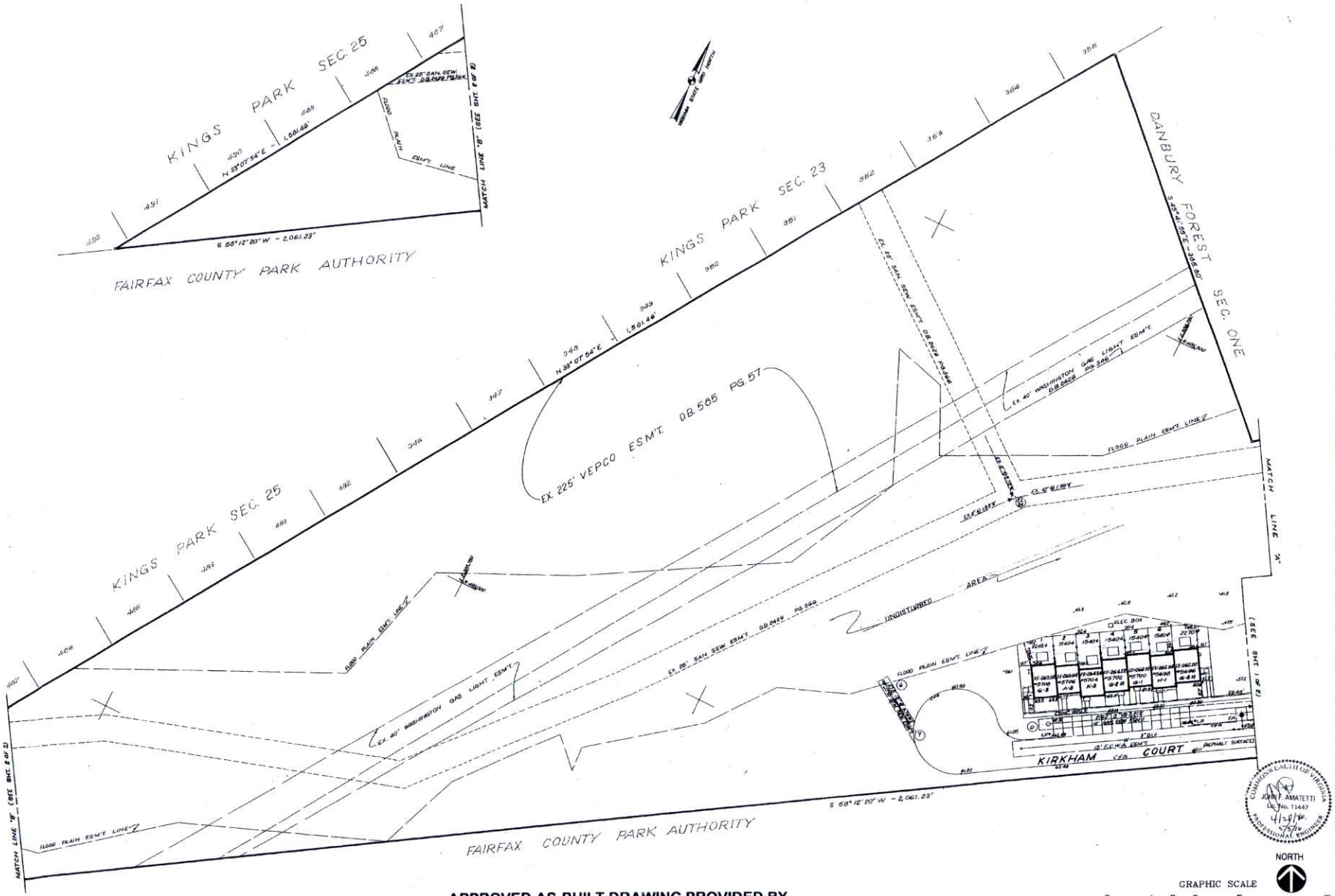
DATE: JUNE 29, 2009

DES. VIKA | DWN. VIKA

SCALE: AS NOTED

PROJECT/FILE NO. V7266A

SHEET NO. C-13 of C-24



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VIKA

DIVISIONS: ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
TOTAL CONSULTANTS ■ 4 VICTORY PARK
MASLAN, VA
GAITHERSBURG, MD

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA SHEET-- SECTION 4, PART 2

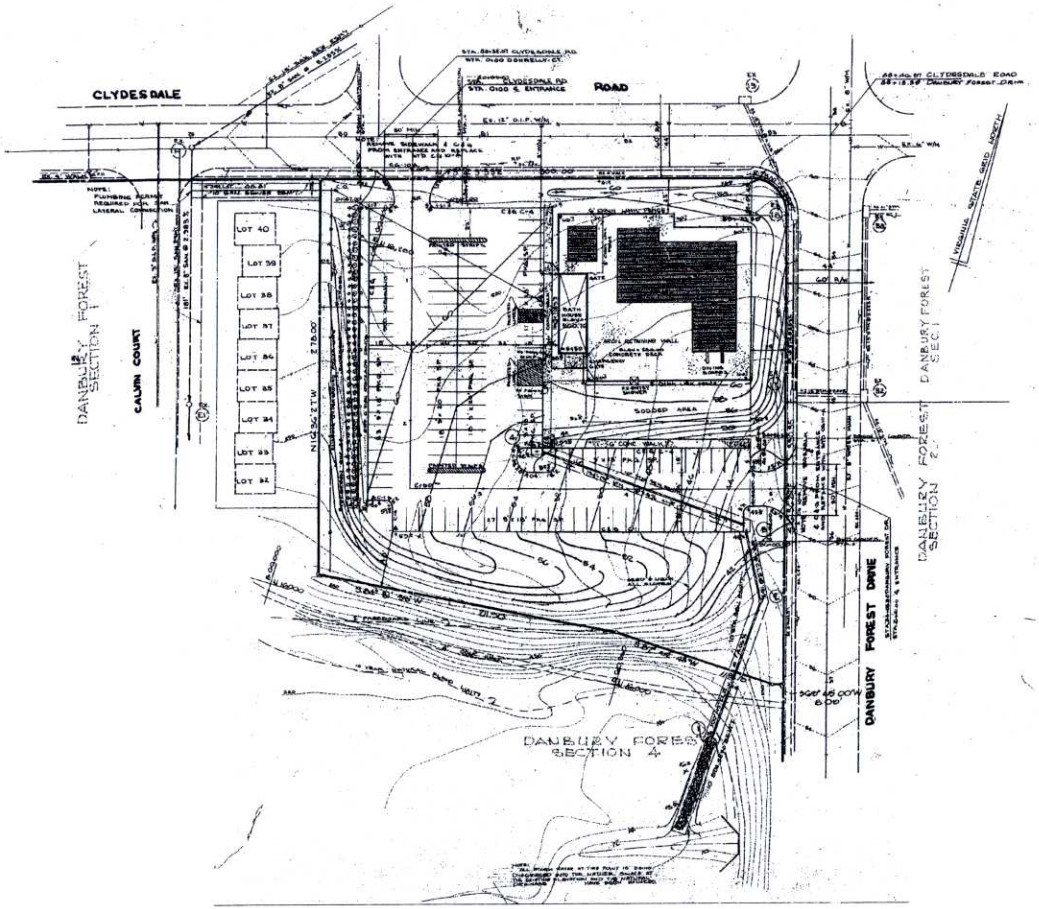
COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
No. 11447
4/28/10
PROFESSIONAL ENGINEER

VIKA REVISIONS
MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009

DES. VIKA	DWN. VIKA
SCALE: AS NOTED	
PROJECT/FILE NO. V7266A	
SHEET NO. C-14 of C-24	

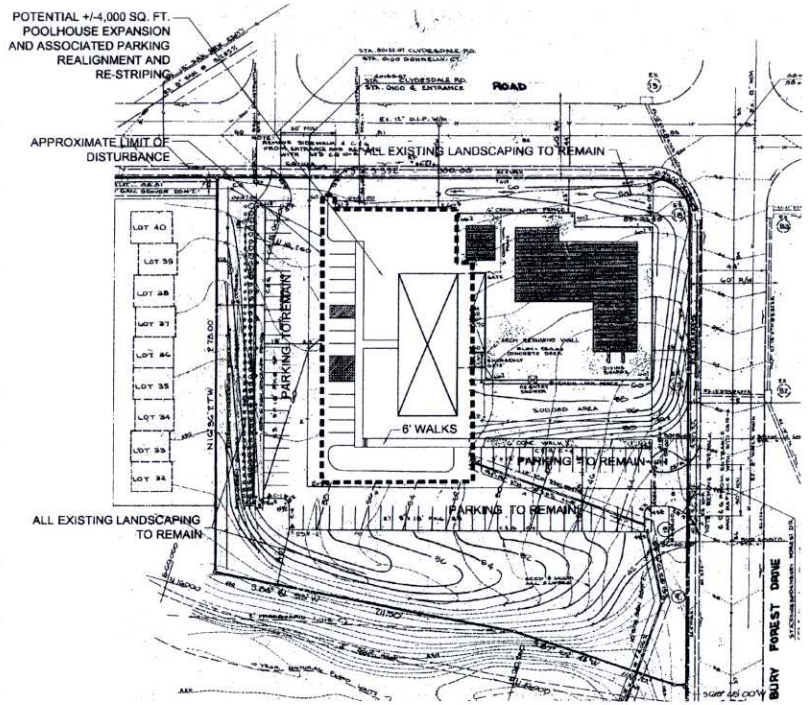
VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-14 FDPA4-2] April 28, 2010 - 3:43pm kraps

15



EXISTING "AS-BUILT" CONDITION

NOTE: PARKING SPACES PROVIDED = 118.
HOWEVER, LOT IS NOT STRIPED--SEE EVM SHEET C-19



POTENTIAL CLUBHOUSE EXPANSION

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NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

FDPA SHEET-- POOL AREA

VIKA REVISIONS

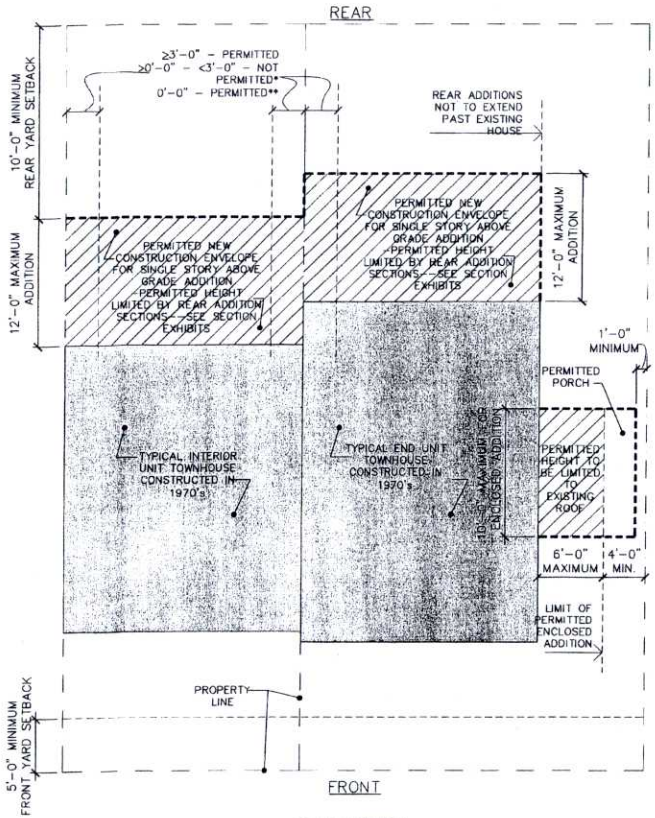
MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009
DES. VIKA | DWN. VIKA
SCALE: AS NOTED
PROJECT/FILE NO. V7266A
SHEET NO. C-15 of C-24

VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-15 FDPA Pool] April 28, 2010 - 3:44pm kreps

16

*EXCEPTION: UNITS WITH EXISTING BASEMENT ACCESS STAIRS, INSTALLED PRIOR TO JUNE 30, 2009

**0'-0" REFERS TO A LOT LINE TO LOT LINE ADDITION. SUCH AN ADDITION IS PERMITTED ONLY WITH AGREEMENT FROM ADJACENT PROPERTY OWNERS

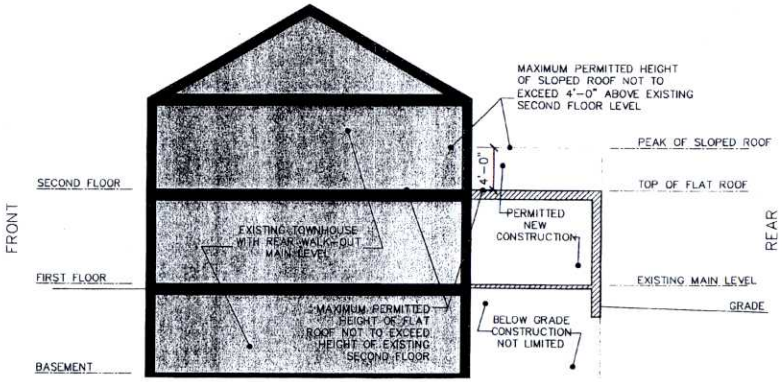


PLAN VIEW

"BUILDING ENVELOPE LIMITATIONS"

DEFINITIONS:
FLAT ROOF - ROOF PITCH LESS THAN 2:12
SLOPED ROOF - ROOF PITCH GREATER OR EQUAL TO 2:12

RAILINGS (AS REQUIRED BY BUILDING CODE), OR CORNICES OR EAVES ARE NOT LIMITED IN HEIGHT OR DEPTH



SECTION VIEW

"BUILDING ENVELOPE LIMITATIONS FOR AN ADDITION ON A TOWNHOUSE WITH AN EXISTING REAR MAIN LEVEL WALK-OUT"

COMMONWEALTH OF VIRGINIA
JOHN P. AMATETTI
Lic. No. 11447
4/28/10
PROFESSIONAL ENGINEER

SCALE: 3/16" = 1'-0"

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McLEAN, VA GERMANTOWN, MD

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

TYPICAL LOT LAYOUT--TYPE 1 MAIN LEVEL WALK-OUT

VIKA REVISIONS

MAY 5 2010
APRIL 28, 2010
APRIL 8, 2010
MARCH 31, 2010

DATE: JUNE 29, 2009

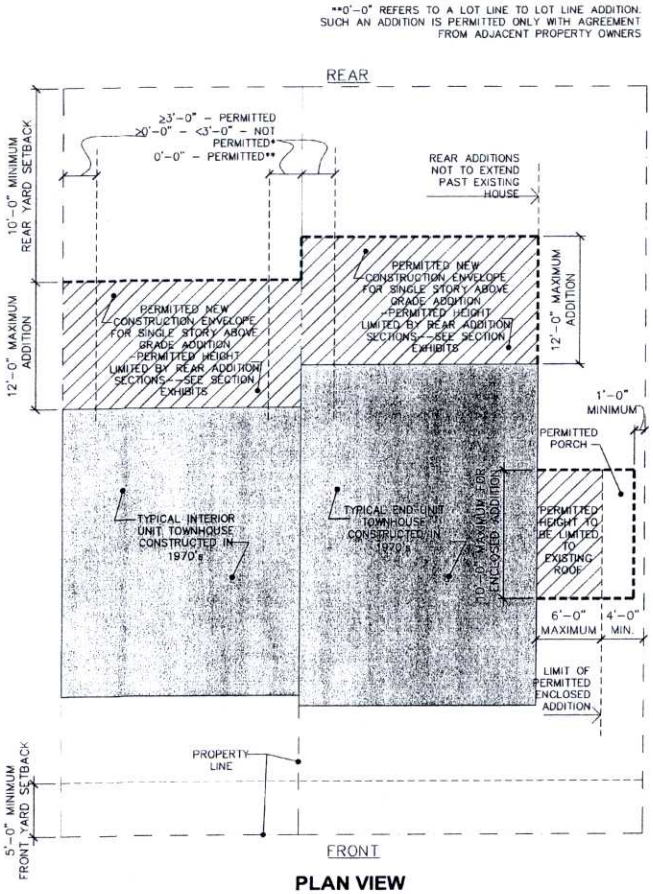
DES. VIKA | DWN. VIKA

SCALE: AS NOTED

PROJECT/FILE NO. V7266A

SHEET NO. C-16 of C-24

VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-16 Typical] April 28, 2010 - 3:45pm kaga

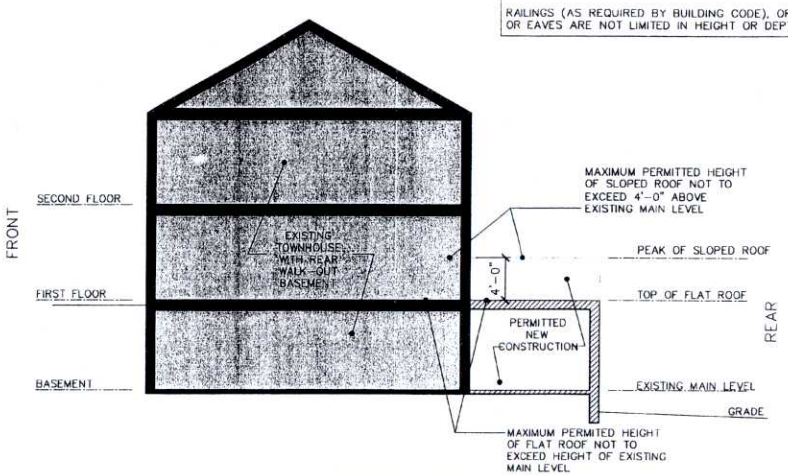


PLAN VIEW

"BUILDING ENVELOPE LIMITATIONS"

DEFINITIONS:
FLAT ROOF - ROOF PITCH LESS THAN 2:12
SLOPED ROOF - ROOF PITCH GREATER OR EQUAL TO 2:12

RAILINGS (AS REQUIRED BY BUILDING CODE), OR CORNICES OR EAVES ARE NOT LIMITED IN HEIGHT OR DEPTH



SECTION VIEW

"BUILDING ENVELOPE LIMITATIONS FOR AN ADDITION ON A TOWNHOUSE WITH AN EXISTING REAR BASEMENT WALK-OUT"

SCALE: 3/16" = 1'-0"

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DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

TYPICAL LOT LAYOUT-TYPE 2 BASEMENT WALK-OUT

VIKA REVISIONS

APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009

DES. VIKA | DWN. VIKA

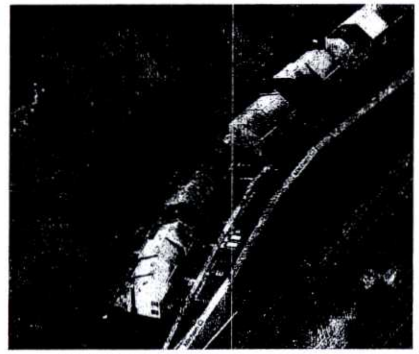
SCALE: AS NOTED

PROJECT/FILE NO. V7266A

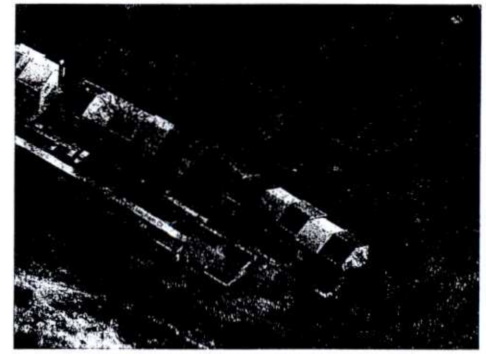
SHEET NO. C-17 of C-24

VIKA - P:\Planning\Projects\V7266A\dwg\V7266100.dwg [C-17 Typical2] April 28, 2010 - 3:45pm kreps

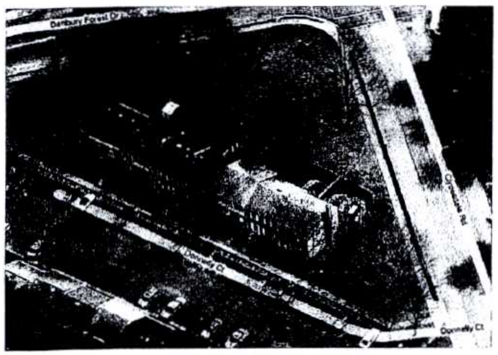
CALVIN COURT--BLDGS 1 & 2



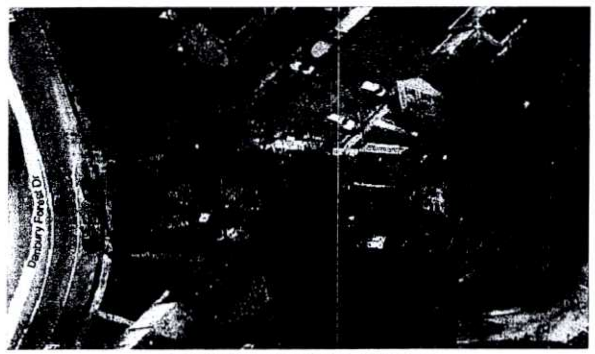
MITCHAM COURT--BLDGS 1 & 2



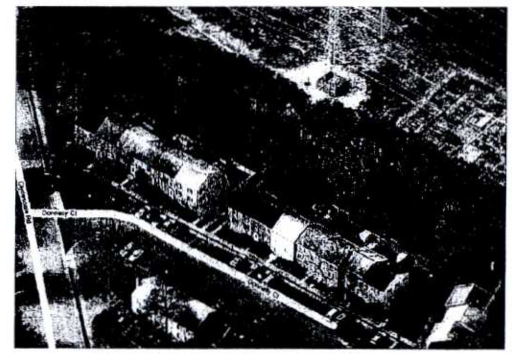
MITCHAM COURT--BLDGS 3 & 4



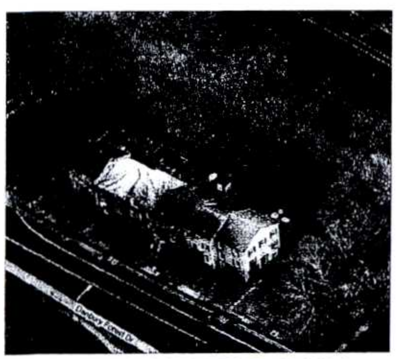
DONNELLY COURT--BLDG 1



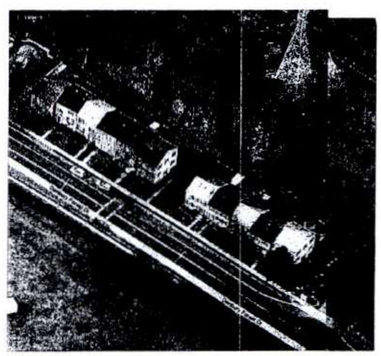
DONNELLY COURT--BLDG 2



DONNELLY COURT--BLDGS 3 & 4



DANBURY FOREST DR--BLDG 1



DANBURY FOREST DR--BLDGS 2 & 3

DANBURY FOREST DR--BLDG 4

NOTE: SEE SHEET C-3 FOR BUILDING LOCATION KEY

VIKA

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION ANALYSIS--SECTION 1

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010

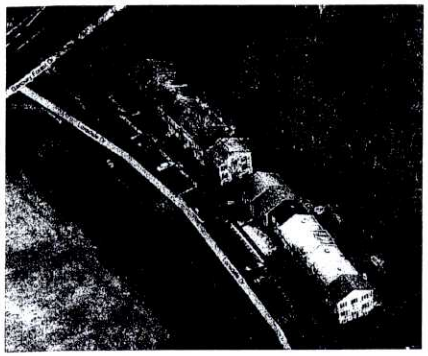
DATE: JUNE 29, 2009

DES. VIKA | DWN. VIKA

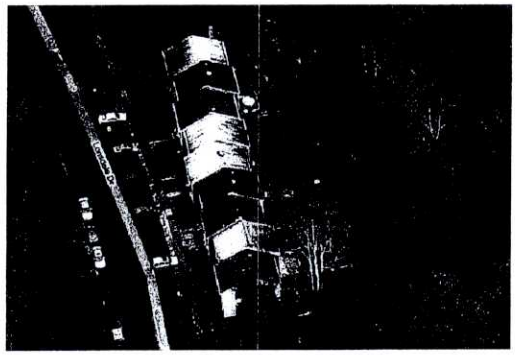
SCALE: AS NOTED

PROJECT/FILE NO. V7266A

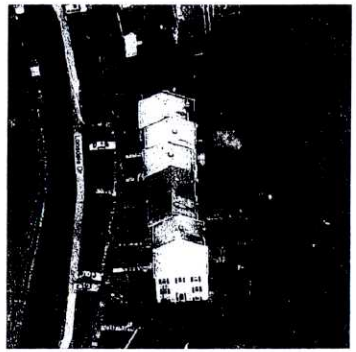
SHEET NO. C-18 of C-24



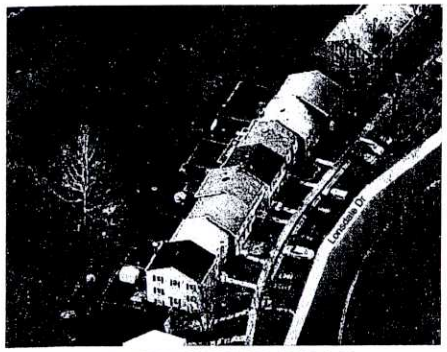
LONSDALE DRIVE--BLDGS 1 & 2



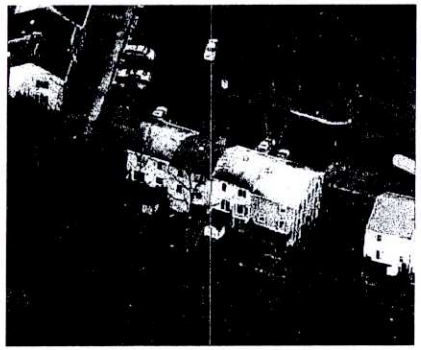
LONSDALE DRIVE--BLDG 3



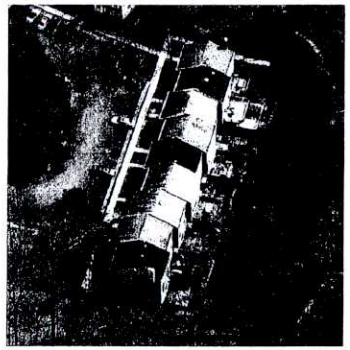
LONSDALE DRIVE--BLDGS 4



LONSDALE DRIVE--BLDG 5



LONSDALE DRIVE--BLDG 6



LONSDALE DRIVE--BLDG 7

NOTE: SEE SHEET C-3 FOR BUILDING LOCATION KEY

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VIKA INCORPORATED
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DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

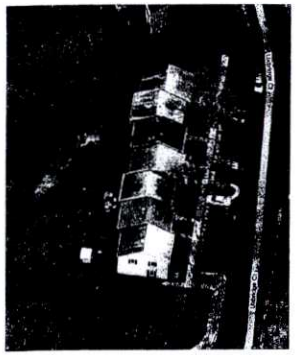
EXISTING VEGETATION ANALYSIS--SECTION 2

VIKA REVISIONS

Date 5, 2010	
APRIL 28, 2010	
APRIL 6, 2010	
MARCH 31, 2010	
DATE: JUNE 29, 2009	
DES. VIKA	DWN. VIKA
SCALE: AS NOTED	
PROJECT/FILE NO. V7266A	
SHEET NO. C-19 of C-24	

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
4/28/10
PROFESSIONAL ENGINEER

VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-19 EVA] April 28, 2010 - 4:03pm lmeps



UXBRIDGE CT.--BLDG 1

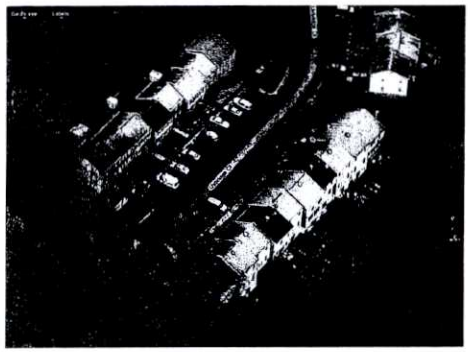
UXBRIDGE CT.--BLDG 2

UXBRIDGE CT.--BLDGS 3-4

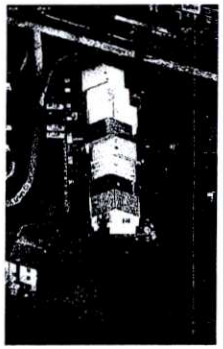
UXBRIDGE CT.--BLDG 5

UXBRIDGE CT.--BLDG 6

UXBRIDGE CT.--BLDG 7-8



UXBRIDGE CT.--BLDG 9-10



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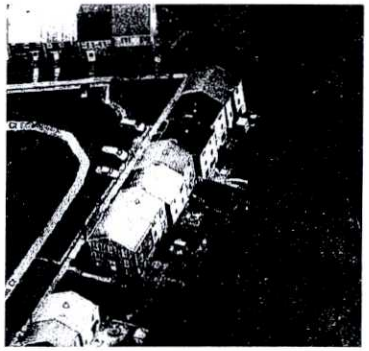

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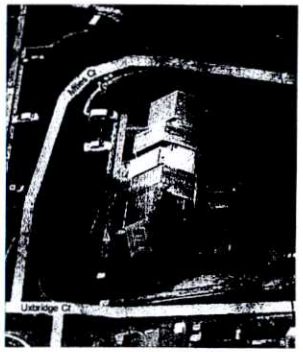
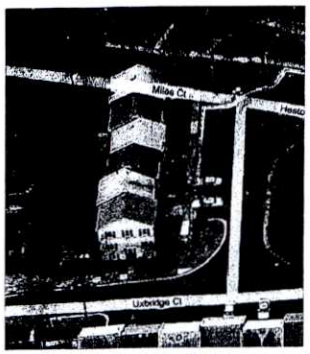
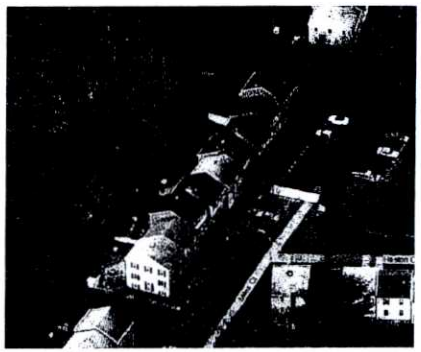


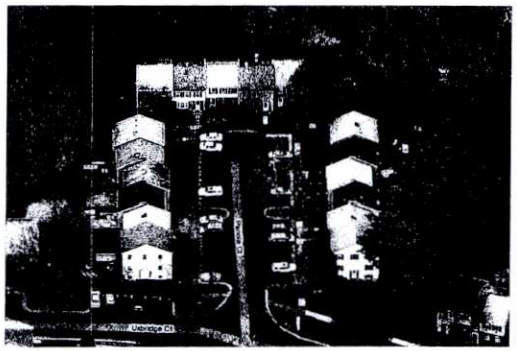
MILES CT.--BLDG 3



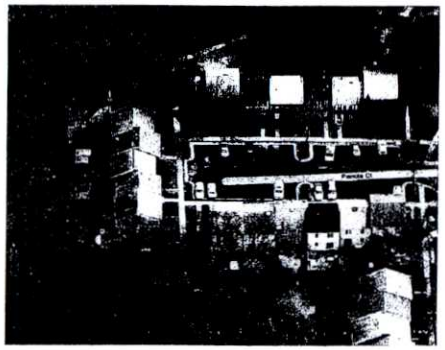
HESTON CT.--BLDG 1



HESTON CT.--BLDG 2



PANOLA CT.--BLDGS 1-2



PANOLA CT.--BLDG 3

NOTE: SEE SHEET C-3 FOR BUILDING LOCATION KEY

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VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VA (703)442-7800 ■ FAX (703)790-2787
SERVING YOU, NO

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION ANALYSIS--SECTION 3

VIKA REVISIONS

Plat Ck. Date
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009

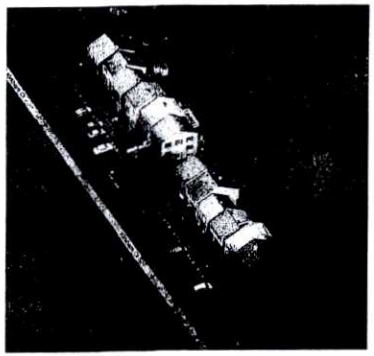
DES.	DWN.
VIKA	VIKA

SCALE: AS NOTED

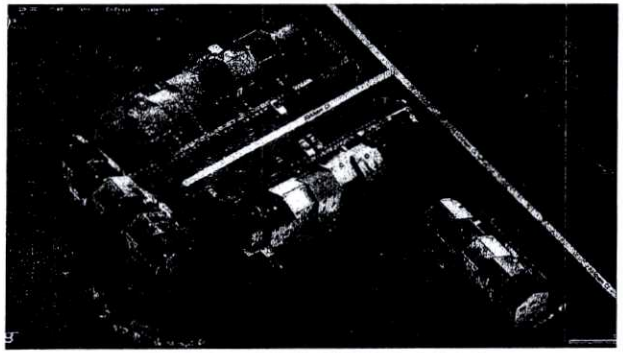
PROJECT/FILE NO. V7266A

SHEET NO. C-20 of C-24

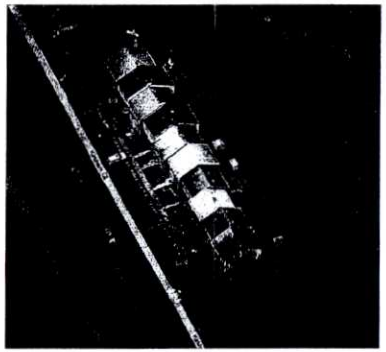
VIKA - P:\Planning\Projects\V7266A\dwg\V7266100.dwg [C-20 (Ex)] April 28, 2010 - 4:04pm lwiggs



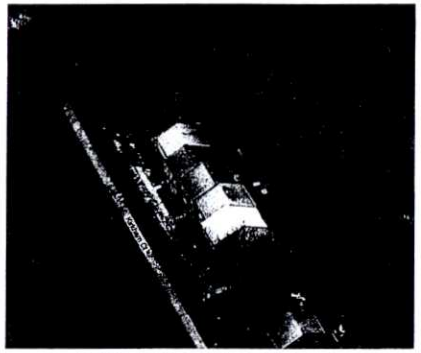
KIRKHAM COURT--BLDGS 1 & 2



KIRKHAM COURT--BLDGS 3, 4, 5 & 6



KIRKHAM COURT--BLDG 7



KIRKHAM COURT--BLDG 8

NOTE: SEE SHEET C-3 FOR BUILDING LOCATION KEY

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
MCLEAN, VA GERMANTOWN, MD

DANBURY FOREST FDPA

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION ANALYSIS--SECTION 4

VIKA REVISIONS

APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009

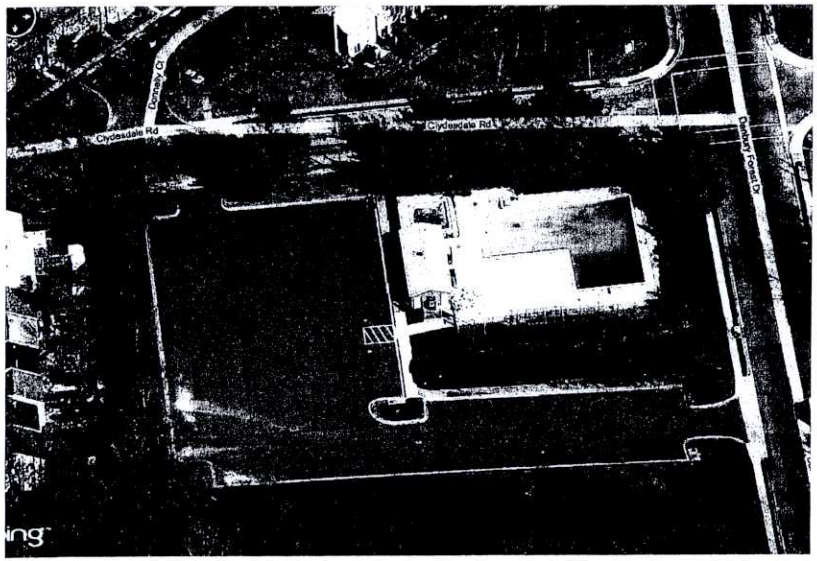
DES.	DWN.
VIKA	VIKA

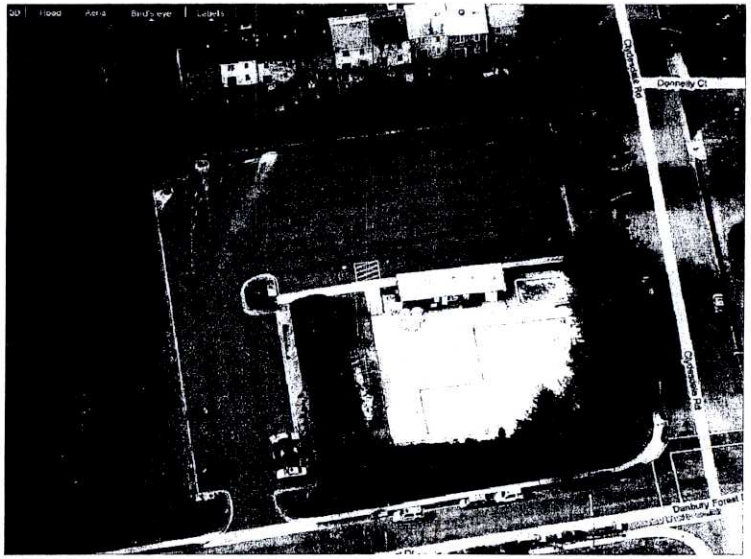
SCALE: AS NOTED

PROJECT/FILE NO. V7266A

SHEET NO. C-21 of C-24

VIKA - P:\Planning\Projects\V7266A\dwg\7266100.dwg [C-21 Ex] April 28, 2010 - 4:04pm kreps





POOL AREA

NOTE: SEE SHEET C-3 FOR BUILDING LOCATION KEY

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 11447
4/30/10
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

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8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
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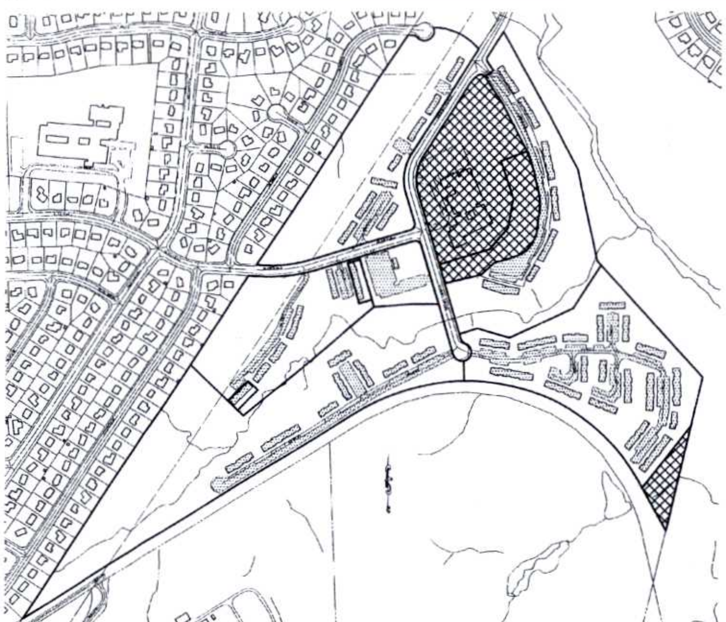
MCLEAN, VA DERWOOD, MD

DANBURY FOREST FDPA

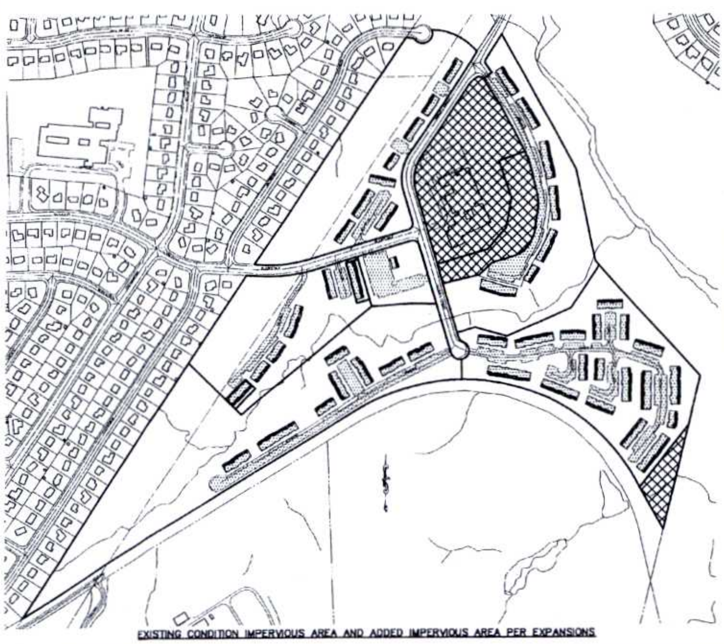
BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION ANALYSIS--POOL AREA

VIKA REVISIONS



EXISTING CONDITION IMPERVIOUS AREA



EXISTING CONDITION IMPERVIOUS AREA AND ADDED IMPERVIOUS AREA PER EXPANSIONS

WATER QUANTITY

THE STORMWATER MANAGEMENT (SWM) REQUIREMENTS FOR THE SUBJECT SITE PER CURRENT PFM REQUIREMENTS ARE TO REDUCE THE POST-DEVELOPED PEAK FLOWS FOR THE 2- YEAR AND 10- YEAR STORM EVENTS TO LEVELS EQUAL TO OR BELOW THE EXISTING PEAK FLOWS FOR THESE RESPECTIVE STORM EVENTS.
THE PROPOSED MODIFICATIONS TO THE DEVELOPMENT PLAN IN THE CURRENT APPLICATION REGARDING SWM INCLUDE THE DEMOLITION OF AN EXISTING PATIO AND THE CONSTRUCTION OF A NEW BUILDING EXTENSION FOR EACH EXISTING UNIT. THE DEMOLITION OF THE PATIO WILL RESULT IN THE REMOVAL OF IMPERIOUS SURFACE FOR EACH UNIT. THE CONSTRUCTION OF THE EXTENSION WILL RESULT IN THE ADDITION OF IMPERVIOUS SURFACE FOR EACH UNIT. THESE WILL BE A NET INCREASE OF IMPERVIOUS AREA FOR THE ENTIRE 74.51 AC FDPA AREA, INCLUDING THE LOT AREA FOR ALL 326 LOTS AND COMMON OPEN SPACE AREAS, BASED ON THE DEMOLITION AND ADDITIONS. SEE SWM COMPS.

BASED ON THE INCREASE IN IMPERVIOUS AREA FOR THE SITE AS A WHOLE, THE WEIGHTED C-FACTOR FOR THE SITE AS A WHOLE WILL BE 0.44 IN THE PROPOSED CONDITION. IN THE EXISTING CONDITION THE WEIGHTED C-FACTOR FOR THE SITE IS 0.42. BECAUSE THE TOTAL AREA OF THE SITE REMAINS UNCHANGED PRE VS. POST DEVELOPMENT (PER THE SUBJECT APPLICATION), AND THE TIME OF CONCENTRATION (AND THEREFORE THE RAINFALL INTENSITY) WILL NOT BE IMPACTED BY THE ADDITIONAL IMPERVIOUS AREA, THE CHANGE IN IMPERVIOUS AREA (C-FACTOR) WILL BE THE ONLY VARIABLE AFFECTING THE PEAK RUN OFF RATE PER THE RATIONAL FORMULA – Q=CxIxA.

BECAUSE THE ADDITIONAL IMPERVIOUS AREA IS SO SMALL RELATIVE TO THE TOTAL SITE AREA AND THE CHANGE IN THE PEAK RUNOFF RATE FOR THE 2-YEAR AND 10-YEAR STORMS (AS CALCULATED BELOW) WILL BE CHANGED IN SUCH A MINIMAL FASHION, THE APPLICANT REQUESTS, CONCURRENT WITH THIS APPLICATION A WAIVER OF SECTION 6-0300 OF THE PFM TO PROVIDE DETENTION FOR THE SUBJECT SITE AS ALLOWED PER SECTION 6-0301.3.

AS FURTHER JUSTIFICATION FOR THE SUBJECT WAIVER, IT SHOULD BE CONSIDERED THAT THE SUBJECT SITE OUTFALLS INTO AN EXISTING MAJOR FLOOD PLAIN. THE SIGNIFICANT DRAINAGE AREA COMING TO THE FLOOD PLAIN AT THE SUBJECT SITE INDICATES THE TIME OF CONCENTRATION FOR THE MAJOR FLOOD PLAIN WILL BE SIGNIFICANTLY LONGER THAN THE TIME OF CONCENTRATION FOR THE SUBJECT SITE. THIS, PROVIDING DETENTION FOR THE RUNOFF FROM THE SUBJECT SITE, AND THEREBY INCREASING THE TIME TO ITS PEAK FLOW RATE OCCURRENCE WOULD SERVE TO BRING THE PEAKS OF THE MAJOR FLOODPLAIN AND THE SUBJECT SITE CLOSER TO BEING COINCIDENT WHICH WOULD BE UNDESIRABLE GIVEN THE INTENT OF THE SWM REQUIREMENT- PER SECTION 6-0302.2B OF THE PFM.

GIVEN THE ABOVE INFORMATION AND COMPUTATIONS, THE SUBJECT REQUEST FOR A WAIVER OF SECTION 6-0300 OF THE PFM IS JUSTIFIED.

WATER QUALITY

THE SUBJECT SITE PROPOSES TO MEET BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS THROUGH THE USE OF EXISTING FLOODPLAIN EASEMENTS LOCATED ON PARCELS INCLUDED IN THE SUBJECT DEVELOPMENT PLAN. SPECIFICALLY, THE FLOODPLAIN EASEMENTS RECORDED IN THE FOLLOWING DEED BOOKS AT THE REFERENCED PAGES:
DEED BOOK 3556 AT PAGE 385
DEED BOOK 3552 AT PAGE 125
DEED BOOK 3556 AT PAGE 399
DEED BOOK 3537 AT PAGE 414

PER FOOTNOTE (5) IN TABLE 6.3 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM), PERPETUALLY UNDISTURBED HOME OWNERS ASSOCIATION (HOA) PROPERTY PLACED IN A FLOODPLAIN EASEMENT, AND NOT SUBJECTED TO OTHER ENCUMBRANCES, MAY BE COUNTED IN BMP COMPUTATIONS AS OPEN SPACE. THEREFORE, THE EXISTING FLOODPLAIN EASEMENTS ON THE SUBJECT PROPERTIES ARE ELIGIBLE TO BE COUNTED TOWARDS BMP REQUIREMENTS.

THE COMPLETION OF IMPROVEMENTS ON THE SUBJECT PROPERTIES OCCURRED PRIOR TO THE INCLUSION OF BMP REQUIREMENTS IN THE PFM AND PRIOR TO THE ADOPTION OF THE RESOURCE PROTECTION AREA (RPA) ORDINANCE IN THE FAIRFAX COUNTY CODE (CODE). THE EXISTING IMPERVIOUS AREA IS THEN EXEMPT OR "GRANDFATHERED" FROM THESE WATER QUALITY REQUIREMENTS. THEREFORE, WHEN DETERMINING WHETHER OR NOT THE PROPOSED DEVELOPMENT QUALIFIES AS REDEVELOPMENT FOR THE PURPOSES OF DETERMINING PHOSPHOROUS REMOVAL REQUIREMENTS, THE IMPERVIOUS AREA CURRENTLY ON THE SITE IS TO BE COUNTED AS EXISTING REGARDLESS OF THE CONDITION OF THE SITE AT THE TIME WHEN THE ORIGINAL DEVELOPMENT PLAN WAS APPROVED. PER THE BMP COMPUTATIONS, THE INCREASE TO IMPERVIOUS AREA ON THE SUBJECT SITE WITHIN THE RESOURCE MANAGEMENT AREA (RMA) IS LESS THAN 20%. DUE TO THIS FACT, THE PROPOSED WORK IN THIS DEVELOPMENT PLAN AMENDMENT QUALIFIES AS REDEVELOPMENT PER PFM 6-401.2 AND THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY IS AS SHOWN IN THE BMP COMPUTATIONS.

BASED ON THE BMP COMPUTATIONS, THE REQUIRED PHOSPHOROUS REMOVAL HAS BEEN EXCEEDED THROUGH THE INCLUSION OF THE EXISTING FLOODPLAIN EASEMENT AREAS AS OPEN SPACE AS ALLOWED BY THE PFM. AS SUCH, THE BMP REQUIREMENTS FOR THE SITE ARE MET.

FLOODPLAIN

THE DANBURY FOREST SUBDIVISION IS LOCATED ADJACENT TO ACCOTINK CREEK AS WELL AS AN UNNAMED TRIBUTARY TO ACCOTINK CREEK, IMMEDIATELY UPSTREAM OF LAKE ACCOTINK. THE 100-YEAR FLOODPLAIN IDENTIFIED ON FAIRFAX COUNTY TAX MAPS IS FROM THE COOPERATIVE USGS/FAIRFAX COUNTY FLOOD-PLAIN DELINEATION FOR ACCOTINK CREEK BASIN FINALIZED IN 1977. AS DETAILED IN THIS REPORT, THE FIELD WORK FOR THIS FLOODPLAIN STUDY WAS PERFORMED IN 1963 AND UPDATED WITH SURVEYS THROUGH 1969. THE HYDROLOGY FOR THE STUDY WAS DONE BASED UPON THE ANDERSON METHOD.
IN JULY OF 1999 A FEMA LETTER OF MAP AMENDMENT (LOMA) WAS APPROVED FOR SEVERAL LOTS WITHIN DANBURY FOREST. SPECIFICALLY, LOTS 38 THROUGH 132, DANBURY FOREST, SECTION 3 WERE ADDRESSED IN FEMA LOMA 99-03-978A. THIS LOMA ESTABLISHED 100-YEAR WATER SURFACE ELEVATIONS AS WELL AS LOWEST ADJACENT GRADE ELEVATIONS FOR 94 LOTS WITHIN DANBURY FOREST.

RESOURCE PROTECTION AREA

THE FAIRFAX COUNTY RPA MAPS FOR THIS AREA OF THE COUNTY WERE MAPPED WITH THE ORIGINAL RPA MAPPING IN 1993. THIS MAPPING INDICATES THAT SEVERAL OF THE LOTS WITHIN DANBURY FOREST ARE ENCUMBERED BY RPA. OBVIOUSLY THE SUBDIVISION AND THE LOTS WERE CREATED IN ADVANCE OF THE ADOPTION OF THE ORDINANCE AND AS SUCH THEY ARE "GRANDFATHERED" UNDER CERTAIN SECTIONS OF THE ORDINANCE. SPECIFICALLY, SECTION 118-5-5 OF THE ORDINANCE (SEE BELOW) ALLOWS FOR A MINOR ADDITION OF LESS THAN 1,000 FEET WITHIN THE RPA. THE PROPOSED IMPROVEMENTS TO THE LOTS INCLUDE A "BUMP OUT" OF LESS THAN 300 SQUARE FEET AND AS SUCH ARE ALLOWED WITHIN THE REGULATIONS.

SECTION 118-5-5. EXCEPTIONS FOR MINOR ADDITIONS.
(A) THE DIRECTOR MAY WAIVE ANY OR ALL OF THE PERFORMANCE CRITERIA AND REQUIREMENTS OF THIS CHAPTER FOR THE CONSTRUCTION OF ADDITIONS TO PRINCIPAL STRUCTURES THAT WERE ESTABLISHED AS OF JULY 1, 1993, IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE COUNTY CODE IN EFFECT AT THE TIME OF ESTABLISHMENT, WHICH DO NOT RESULT IN THE CREATION OF 1,000 SQUARE FEET OR MORE OF ADDITIONAL IMPERVIOUS AREA WITHIN AN RPA, OR THE CREATION OF ADDITIONAL IMPERVIOUS AREA WITHIN AN RPA THAT EXCEEDS TWO (2) PERCENT OF THE LOT AREA UP TO A MAXIMUM LIMIT OF 2,500 SQUARE FEET, WHICHEVER AMOUNT IS GREATER. THE MAXIMUM ADDITIONAL IMPERVIOUS AREA SHALL BE APPLIED TO EACH LOT RECORDED PRIOR TO JULY 1, 1993, IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE COUNTY CODE IN EFFECT AT THE TIME OF RECORDATION, AND SHALL BE A CUMULATIVE MEASURE BASED ON THE AMOUNT OF IMPERVIOUS AREA ADDED TO THE PARTICULAR LOT AFTER JULY 1, 1993, INCLUDING ANY IMPERVIOUS AREA ALLOWED UNDER SECTION 118-6-8. ADDITIONS TO IMPERVIOUS AREA SHALL BE ALLOWED TO SUCH LOTS UNTIL THE MAXIMUM ADDITIONAL IMPERVIOUS AREA ALLOWED IS REACHED ON THE PARTICULAR LOT. THE CUMULATIVE LIMIT ON THE MAXIMUM ADDITIONAL IMPERVIOUS AREA MEASURE SHALL CONTINUE INDEFINITELY, REGARDLESS OF OWNERSHIP OF THE PROPERTY.

EXISTING IMPERVIOUS AREA

ADDITIONAL IMPERVIOUS AREA

NOT PART OF THIS APPLICATION

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

BMP COMPS

EXISTING IMPERVIOUS AREA = 701,780 SF±

PROPOSED IMPERVIOUS AREA = 763,340 SF±

PERCENTAGE INCREASE IN IMPERVIOUS AREA = [(763,604 / 701,780) – 1] x 100 = 8.77%

REQUIRED PHOSPHOROUS REMOVAL EFFECIENCY = [1 – 0.9(Ipre / Ipost)] x 100 = 17.3%

PER SEPERATE COMPUTATION TABLE, 17.3% REMOVAL EFFICIENCY IS PROVIDED

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Danbury Forest   Date: 6/17/2009
Plan Number: ____   Engineer: SEC

I. WATER QUALITY NARRATIVE
THERE ARE NO STRUCTURAL BMP FACILITIES ASSOCIATED WITH THIS PROJECT. ALL BMP REQUIREMENTS WILL BE MET THROUGH THE EXISTING FLOODPLAIN EASEMENTS ON-SITE

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
(1) UNCONTROLLED AREA	0.48	58.49
(2) FLOODPLAIN EASEMENT	0.30	16.02
	Total	74.51

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site   (a) 74.51 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) UNCONTROLLED AREA	0.48	x	58.49	=	27.98
(2) FLOODPLAIN EASEMENT	0.30	x	16.02	=	4.81

(b) Total 32.78

(C) Weighted average "C" factor   (b)/(a) = (C) 0.44

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (2)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) UNCONTROLLED AREA	0	x	0.78	x	1.09	=	0.00
(2) FLOODPLAIN EASEMENT	100	x	0.22	x	1.00	=	21.50

(a) Total = 21.50

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement   (a) 17.3%

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)
Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = ____ %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 21.0% >= 17.3%

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

X:\DATA\7000-8000\7266A\SWM\BMP COMPS.XLS]Sheet1

SWM COMPS

IMPERVIOUS AREA
OVERALL SITE DATA:
TOTAL SITE AREA = 3,245,655.6 SF±
NUMBER OF END UNITS = 94
NUMBER OF INTERIOR UNITS = 232
TOTAL NUBER OF UNITS = 326

EXISTING IMPERVIOUS TO REMAIN:
UNITS = 235,600 SF±
PARKING LOTS/DRIVE AISLES = 382,900 SF±
SCHOOL = 58,400 SF±

EXISTING IMPERVIOUS TO BE REMOVED:
PATIOS ON UNITS = 80 SF PER UNIT
UNITS WITH PATIOS = 311
TOTAL PATIO AREA = 80 x 311 = 24,880 SF±

NEW IMPERVIOUS AREA:
UNIT ADDITIONS......
264 SF PER INTERIOR UNIT (MAXIMUM)
268 SF PER END UNIT (MAXIMUM)
INTERIOR UNIT TOTAL = 264 x 232 = 61,248 SF±
END UNIT TOTAL = 268 x 94 = 25,192 SF±
TOTAL FOR ALL UNITS = 61,248 + 25,192 = 86,440 SF±

NET CHANGE IN IMPERVIOUS AREA:
86,440 – 24,880 = 61,560 SF± INCREASE

C-FACTOR
EXISTING CONDITION C-FACTOR = [(0.90 x 701,780) + (0.30 x 2,543,875.6)] / 3,245,655.6 = 0.4297

PROPOSED C-FACTOR = [(0.90 x 763,340) + (0.30 x 2,482,315.6)] / 3,245,655.6 = 0.4411

FLOWRATES
TIME OF CONCENTRATION = 10 MIN (UNCHANGED FROM EXISTING TO PROPOSED)

INTENSITY AND AREA:
2-YR = 4.60 IN/HR
10-YR = 5.92 IN/HR
AREA = 3,245,655.6 / 43,560 = 74.51 AC

EXISTING:
Q2 = 0.42 x 4.60 x 74.51 = 143.95 CFS
Q10 = 0.42 x 5.92 x 74.51 = 185.26 CFS

PROPOSED:
Q2 = 0.44 x 4.60 x 74.51 = 150.81 CFS
Q10 = 0.44 x 5.92 x 74.51 = 194.08 CFS

PERCENT INCREASE IN FLOWRATE:
2-YR = ([150.81 / 143.95] – 1) x 100 = 4.77% (6.86 CFS)
10-YR = ([194.08 / 185.26] – 1) x 100 = 4.76% (8.82 CFS)

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
Lic. No. 11447
4/28/10
PROFESSIONAL ENGINEER

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DANBURY FOREST

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SWM/BMP AND OUTFALL ANALYSIS

VIKA REVISIONS

MAY 5, 2010
APRIL 28, 2010
APRIL 6, 2010
MARCH 31, 2010
DATE: JUNE 29, 2009

DES. SEC	DWN. SEC
SCALE: 1"=300'	
PROJECT/FILE NO. 7266A	
SHEET NO. 23 OF 24	

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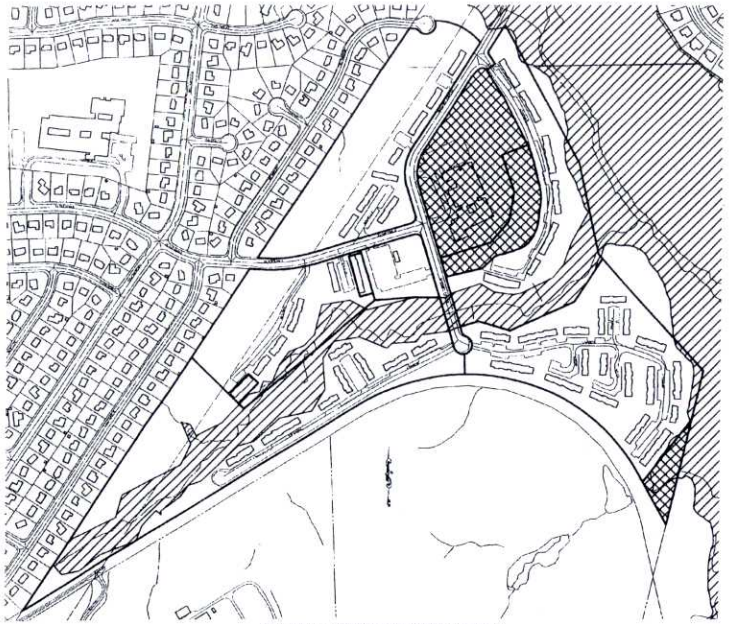
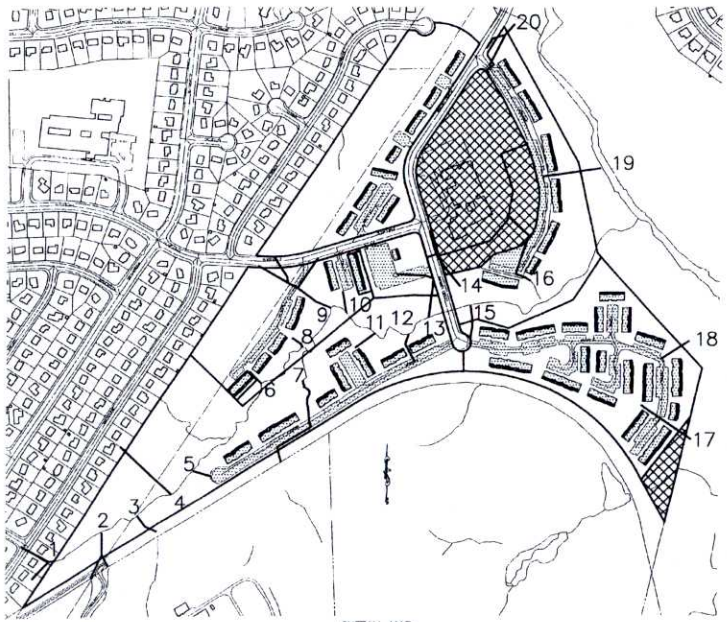


BMP MAP – EXISTING FLOODPLAIN EASEMENT

EXISTING FLOODPLAIN EASEMENT

NOT PART OF THIS APPLICATION



OUTFALL MAP

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A – WAIVER REQUESTED

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
[illegible]						
					Totals	

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 8–15
Pond inlet and outlet pipe systems are shown on Sheet N/A

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A
Type of maintenance access road surface noted on the plat is N/A (asphalt, geobrick, paver, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 18–22

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 23

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 24

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 24

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 8–15

☑ 11. A submission waiver is requested for DETENTION

☒ 12. Stormwater management is not required because N/A

OUTFALL DESCRIPTION

THE SUBJECT DEVELOPMENT PLAN WILL HAVE SEVERAL OUTFALLS FROM EXISTING CLOSED CONDUIT SYSTEMS THAT WILL CONVEY FLOW FROM THE SUBJECT PROPERTIES TO THE EXISTING STREAM IN THE EXISTING FLOODPLAIN. SEVERAL OF THESE OUTFALLS WILL BE FOR AREAS ON THE SUBJECT SITE ONLY, AND OTHERS WILL BE FOR A COMBINATION OF ON–SITE DRAINAGE AREA AS WELL AS OFF–SITE DRAINAGE AREA (TO INCLUDE DRAINAGE FROM PUBLIC ROW AND THE EXISTING SCHOOL SITE).

THE REFERENCED STREAM/FLOODPLAIN CONVEYS FLOW THROUGH THE SUBJECT PROPERTIES, SO ALTHOUGH THE SITE WILL OUTFALL FLOW INTO THE REFERENCED STREAM IN SEVERAL LOCATIONS (AS NUMBERED ON THE MAP ON THIS SHEET), THE "OUTFALL" FROM THE SUBJECT PROPERTIES FOR THE PURPOSES OF DETERMINING THE ADEQUACY OF OUTFALL PER THE PFM WILL BE LIMITED TO THE AFOREMENTIONED STREAM AND THE AREAS THAT CURRENTLY, AND WILL CONTINUE TO, SHEET FLOW INTO THE REFERENCED STREAM.

THE FOLLOWING LOCATIONS CONVEY FLOW INTO THE ABOVE REFERENCED STREAM FROM BOTH ON–SITE AND OFF–SITE AREAS:
1, 2, 3, 4, 7, 9, 13, 14, 15, 16, & 20

THE FOLLOWING LOCATIONS CONVEY FLOW INTO THE STREAM FROM ON–SITE AREAS ONLY:
5, 6, 8, 10, 11, 12, 17, 18, & 19

AS REFERENCED ABOVE, THERE ARE TWO (2) OUTFALLS TO BE CONSIDERED IN THIS DESCRIPTION, AND SUBSEQUENT ANALYSIS AS MAY BE REQUIRED FOR FUTURE CONSTRUCTION DOCUMENTS. THESE ARE THE STREAM ITSELF, AND SHEET FLOW INTO THE STREAM.

BECAUSE THE STREAM IS A MAJOR FLOODPLAIN, THE DRAINAGE AREA CONTRIBUTING TO THE STREAM WHERE IT LEAVES THE SUBJECT PROPERTY MEETS THE REQUIREMENT OF A DESCRIPTION TO THE POINT OF 640 ACRES OF CONTRIBUTING DRAINAGE AREA.

THE SHEET FLOW FROM EXISTING OPEN AREAS ON THE PROPERTIES WILL CONTINUE TO BE SHEET FLOW IN THE PROPOSED CONDITION. BECAUSE THESE AREAS SHEET FLOW FROM THE PROPERTIES DIRECTLY INTO THE REFERENCED MAJOR FLOODPLAIN, THE DESCRIPTION FOR THIS OUTFALL ALSO CONCLUDES AT THIS POINT.

FOR FUTURE CONSTRUCTION DOCUMENTS (AS REQUIRED) THE OUTFALL ANALYSIS WILL BE COMPLETED PER PFM REQUIREMENTS TO DEMONSTRATE THAT THE REFERENCED OUTFALL ARE ADEQUATE. 150' DOWNSTREAM OF THE SAME FLOODPLAIN WILL CONSTITUTE THE EXTENT OF ANALYSIS FOR THE ANALYSES IF THEY ARE NECESSARY, AS THE MAJOR FLOODPLAIN HAS SIGNIFICANT DRAINAGE AREA TO SATISFY THE CONDITIONS OF SECTION 6–0203.2C OF THE PFM.

COMMONWEALTH OF VIRGINIA
JOHN E. AMATETTI
Lic. No. 11447
4/27/10
5/6/10
PROFESSIONAL ENGINEER

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.

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DANBURY FOREST

BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SWM/BMP AND OUTFALL ANALYSIS

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MAY 5, 2010
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A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

Applicant:	Danbury Forest Community Association
Location:	Southside of Braddock Road at its intersection with Danbury Forest Drive
Proposal:	The applicant proposes to modify the minimum yard requirement for the included townhouse units as depicted; expand the pool clubhouse; add recreational uses in common open space.

A reduced copy of the proposed Final Development Plan Amendment is included in the front of this report. Proposed Development Conditions, Affidavit and Statement of Justification are included as Appendices 1 through 3.

LOCATION AND CHARACTER OF THE AREA

Site Description:

The subject property is within the Danbury Forest residential subdivision, which is a total of 114.1 acres. This FDPA is for 68.0 acres; 214 individual lots and 49.43 acres of HOA open space are included. The site is located on the south side of Braddock Road, west of its intersection with I-495.

The Danbury Forest Community is located adjacent to the Accotink Stream Valley Park and contains Resource Protection Area and floodplain. The topography of the site can generally be described as rolling, containing large creek beds as well as more rugged and sloped terrain. Many patches of large trees and high quality vegetation can be found throughout the site, and there are a number of existing trails that connect to park land. The Kings Glen Elementary School is nestled within the Danbury Forest Community, located to the northeast of the community pool site. There is an existing 225 foot wide VEPCO (Dominion Virginia Power) easement that runs along the western property line.

Surrounding Area Description

Danbury Forest is surrounded by the following uses:

DIRECTION	USE	ZONING	PLAN
North	Single Family Attached and Detached	PDH-3, R-3	Public Parks
South	Open Space, Lake Accotink Park	R-2	Public Parks
East	Open Space, Lake Accotink Park	R-2	Public Parks
West	Single Family Detached (Kings Park Subdivision)	R-3	Private Open Space

BACKGROUND

- On June 2, 1971, the Board of Supervisors approved RZ C-194, which rezoned 114.1 acres from R-17 to the PDH-3. This rezoning was for 326 single family attached lots at a density of 2.8 du/acre. This approval was prior to the proffer system; as such, there is no proffered plan or commitments from the applicant.

- Around the year 2000, the Danbury Forest Community Association (DCFA) expressed interest in pursing modifications to the lot setbacks in order to give homeowners options for building additions. Over the past ten years, the DCFA has worked with the Braddock District Supervisor's Office and County staff to review options to achieve their goal of revitalizing Danbury Forest. As a result, the DCFA filed a FDPA in order to allow a modification to the minimum yard requirements and to show a possible future expansion of the pool clubhouse.

- In February, 2010, a series of zoning violations on the property were cited by Zoning Enforcement, namely improvements and uses on the site which were not approved or shown on the approved development plan. DCFA then amended their plan in order to correct these violations, to include future development options on the site, and to include additional improvements to the HOA property in order to address erosion control measures.

Note: The application number was initially assigned as FDPA A-320. During the review of the legal advertisements, it was discovered that this number was assigned in error. The correct number, FDPA C-194, was assigned for tracking, and all associated documents updated.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I
Planning District: Annandale
Planning Sector: A6- Accotink Community Planning Sector

Plan Map: Residential, 5-8 du/acre
Plan Text: The Plan does not contain any site specific language

Additional relevant plan text can be found in Appendix 5.

ANALYSIS

Final Development Plan Amendment (FDPA) (copy at front of staff report)

Title of FDPA: Danbury Forest Final Development Plan Amendment
Prepared by: Vika Inc.
Dates: June 29, 2009 as revised through May 5, 2010

The FDPA consists of twenty-six sheets.

Sheet #	Description
1 (C-1)	Cover Sheet
2(C-2)	Notes, Tabulations, and Reference Page
3 (C-3)	Boundary Exhibit
4 (C-4)	FDPA Lot Inclusion List
5 (C-4B)	Common Area Amenities List and Exhibit
6-8 (C-5, C-6, C-7)	Development Plan Details
9 (C-7B)	Supplemental Floodplain Exhibit
10-16 (C-8, C-9, C-10, C-11, C-12, C-13, C-14)	FDPA Sheets, Lots (As-Builts)
17 (C-15)	FDPA Sheet, Pool Area
18 (C-16)	Typical Lot Layouts, Main Level Walkout
19 (C-17)	Typical Lot Layouts, Basement Walkout
20-23 (C-18, C-19, C-20, C-21)	Existing Vegetation Information, Sections 1-4
24 (C-22)	Existing Vegetation Information, Pool Area
25-26 (C-23, C-24)	Stormwater Management Details

Development Proposal

Individual Lot Modifications

The chart below shows the difference between the current and proposed minimum yards. The modification of the minimum yard requirement will allow homeowners included in this application to construct additions to the rear and/or side (for end units) of their home. In no circumstance will the building addition extend into the minimum required front yard.

Development Restrictions		
Minimum Yards:	**Existing Minimum Yards**	**Proposed**
Front yard	5'	5'
Side yard	10'	4' (1' for covered decks/stoops/porches)
Rear yard	20'	10'
Open deck-floor height less than 3'	**Existing Permitted Extensions**	**Proposed**
Front yard	No extension	No extension
Side yard	No extension	Not closer than 1' to side lot line
Rear yard	To the rear lot line and from side to side lot lines	No change
Open deck -floor height more than 3'	**Existing Permitted Extensions**	**Proposed**
Front yard	No extension	No extension
Side yard	No extension	Not closer than 1' to side lot line
Rear yard	12' into required rear yard, no closer than 5' to rear lot line	2' into required rear yard, but no closer than 5' to rear lot line
Roofed deck-floor height less than 3'	**Existing Permitted Extensions**	**Proposed**
Front yard	No extension	See minimum yard requirement
Side yard	No extension	See minimum yard requirement
Rear yard	12' into required rear yard, no closer than 5' to rear lot line	See minimum yard requirement

Pool house Expansion

The applicant's request includes a future expansion to the pool clubhouse. The proposed building is approximately 4,000 square feet and the proposed location is currently paved parking area. The pool site currently has approximately 118 parking spaces, and the parking area is not striped. With the proposed building, 52 spaces would be provided, which meets the Zoning Ordinance requirement of 1 space per 4 persons permitted in the pool plus 1 space per employee (52 spaces total.) Staff has also included a development condition to require the pool parking lot to be striped. It is not anticipated that overflow parking will be needed for events held at the pool, as the site as proposed meets the Zoning Ordinance parking requirements. However, in the event that at the time of site plan for the expansion it is deemed necessary, staff has included a development condition that requires the applicant to coordinate with Fairfax County Schools to provide overflow parking at Kings Glen Elementary, which is adjacent to the pool site.

The pool house may include:

- Space for community meetings and activities
- Possible fireplace
- Community office
- Storage room
- Full Kitchen or Kitchenette
- Expanded pool house restrooms
- Solar panels on roof
- Handicap accessible entrance
- Expanded patio/walkway area between pool and new addition

Uses in Open Space

The application originally included the option of a dog park within one of the open space options. However, on August 16, 2010, the applicant withdrew their request for a dog park to be considered as a use on the property. (See Appendix 3 for the applicant's Statement of Justification and supplement to that statement.)

The applicant has identified three areas as possible locations for open space amenities. These areas- identified as Option 1, Option 2, and Option 3 on the FDPA, are all located on the western boundary, outside of the 25' required transitional screening yard but within the 225 foot wide VEPCO easement. These community recreation areas may include any combination of the following: tot lots, play fields, vegetable gardens, flower gardens, site landscaping, pergolas, trellis structures, arbors, sheds, benches, raised planting beds, retaining walls. As these proposed amenities are typical of those desired by today's homeowner and the open space for the development is not reduced beyond what is required by the PDH-3 District, staff does not object to any or all of these areas being developed with the items listed above. Staff has included a development condition requiring the applicant to provide documentation of consent of right-of-way encroachment from Virginia Power prior to any building permits being issued for these areas. The applicant should be aware that VEPCO can, at any time, remove any encroachments into their easement.

As noted on sheet C-4B of the development plan, there are existing improvements on the site that the applicant would like to remain, including: fencing, tot lots, trails, a community garden, decks, a storage yard, composting, and sheds. These improvements were the subject of a Zoning Enforcement violation, as these items were either not shown on the original development plan or were constructed in the wrong location. As these improvements are now shown on the plan and have been reviewed by staff for conformance, staff does not object to these improvements shown remaining on the site. All encroachments not shown on the plan shall be removed in accordance with the regulations as listed in the Notice of Violation.

Transitional Screening and Barrier Requirements

A 25' transitional screening yard is required along the western property boundary. This transitional screening yard shall be free of all encroachments, and any existing encroachments shall be removed and the area restored to its natural state. Should the applicant wish to plant this area, the planting shall be in accordance with and subject to approval from Dominion Virginia Power and Code Compliance.

Environmental Analysis (Appendix 6)

Issue: Encroachments into the RPA
A large portion of the subject area includes a portion of Accotink Creek. The Resource Protection Area (RPA) associated with Accotink Creek is clearly delineated on the development plans. While the EQC is not shown on the development plans, it appears that this line would be delineated as largely the same as the RPA. While staff had no initial concerns regarding the application, some concerns have been raised more recently. The applicant is proposing pre-approval for individual dwelling unit expansions which may exceed the amount of expanded impervious surface normally permitted under the RPA administrative review process managed by the Department of Public Works and Environmental Services (DPWES). It has also come to staff's attention that a portion of the RPA on the subject property has been illegally disturbed to create a race course. Staff feels that the disturbed area within the RPA should be restored in compliance with the restoration standards set forth within the Chesapeake Bay Preservation Ordinance. Staff feels that the proposed unit expansions should be consistent with the recommendation of staff from DPWES for those units with some portion of their land area within the RPA.

Resolution:
Staff has included a development condition requiring the applicant to repair and restore the area where the BMX bike track was created. Individual lot expansion issues related to stormwater management, RPA, and floodplain issues are addressed in the section below titled "Stormwater Management Analysis."

Stormwater Management Analysis (Appendix 7)

Comment: Resource Protection Area (RPA)

There is RPA on the site. An RPA delineation will be required for any development plan for the pool area. RPA delineations are not usually required for minor additions to single-family homes that are within county-mapped RPA. The CBPO provides for minor additions to be made to homes in the RPA using the county-mapped boundary where the Residential Use Permit was issued as of July 1, 1993. All of the homes in Danbury Forest were issued non-RUPS prior to this date. To be eligible for an encroachment exception under these provisions, the improvements to a property must create no more than 1,000 square feet of new impervious surface area. The improvements proposed in this application will create no more than 268 square feet of imperviousness on any one lot; therefore, the lots are eligible for an encroachment exception.

The additions proposed in this application would be granted encroachment exceptions in conjunction with a "walk-through" building permit; during the building permit process the WQIA and the RPA encroachment exception will be reviewed under the CBPO criteria before approval.

Resolution:
Staff has included a development condition that requires the applicant to submit an approved RPA delineation as part of the first and all subsequent site plan submissions for the pool clubhouse area. This issue is addressed.

Comment: Water Quality Controls

Water quality controls are required for the expansion of the pool clubhouse or for any other project over 250 square feet that is on HOA property, if not waived. Water quality controls are not usually required for improvements to single-family lots where less than 2500 square feet of land disturbance is proposed. Nonetheless, the applicant has demonstrated that the existing floodplain easement with the subdivision is adequate to meet the phosphorous removal requirement should all of the homes in the subdivision construct additions. If further controls are required for other projects, easements can be granted in the Accotink Creek floodplain and used for BMP credit.

Issue: Floodplain
There are regulated floodplains on the property. The improvements to the pool area and most of the other HOA areas have not been proposed within the floodplain. Only tot lot #2 is within a major floodplain; a floodplain determination should be requested from this office. Some of the proposed additions could be within 15 feet of the Accotink Creek floodplain boundary; any additions within 15 feet of the boundary would require a floodplain determination. These determinations are likely to be conditionally approved.

Resolution:
Staff has included a development condition which requires the applicant to submit a floodplain determination request prior to the approval of any building permits for additions within 15' of the floodplain boundary. This issue is addressed.

Issue: Downstream Drainage Complaints
There are no downstream drainage complaints on file. Some drainage complaints have been received from residents of Danbury Forest; most concern flooding caused by blockages. There has been an erosion complaint and yard flooding complaints logged from the homes nearest to the Accotink Creek floodplain.

Resolution:
The applicant has erosion control features on the property in order to address drainage issues. Through the approval of this FDPA, the applicant would be granted permission to install additional mechanisms as needed to further address drainage and erosion issues throughout the community. Staff believes this issue is ongoing, but will be mitigated by the proposed features as outlined in the FDPA.

Comment: Stormwater Detention

The applicant intends to request a waiver of stormwater detention. As long as there is no change in imperviousness proposed at the pool site, the detention requirement could be met once outfall is demonstrated.

Comment: Site Outfall

An adequate outfall statement has been provided. At the time of plan submission for the pool clubhouse, or any other project larger than 250 square feet on HOA property, it will be necessary to demonstrate adequate outfall meeting the PFM requirements. Adequate outfall is no usually a requirement for improvements to single-family lots where fewer than 2500 square feet of land disturbance is proposed.

Urban Forest Management Analysis (Appendix 8)

Issue: Existing Vegetation Map, Tree Inventory, Poor Condition Analysis
The applicant should submit an EVM and tree preservation target calculations in accordance with the requirements of the PFM 12-0505 and 12-0507. At a minimum, the percent of the site that is covered by tree canopy should be calculated and tree preservation target calculations should be included. This FDPA and any subsequent plan will need to comply with all Tree Conservation Ordinance requirements. The applicant should request that the director of the DPWES, Urban Forest Management Division, modify the provisional tree preservation plan requirements for tree inventory and poor condition analysis at plan submission.

Resolution:
The photographs shown on the FDPA were accepted as a modification to the EVM requirement, as this application does not propose the removal of any trees in HOA property (open space) to construct building additions or community recreational areas. All of the areas shown for development are within areas already paved, grassed, or contain shrub layer vegetation. Nonetheless, a motion has been included which directs Urban Forest Management to modify the provisional tree preservation plan requirements for tree inventory and poor condition analysis at the time of site plan submission.

Issue: Modification of Transitional Screening Yard Requirements
A modification to the transitional screening yard requirements to maintain existing conditions and a waiver of the barrier requirement along all property boundaries has been requested. It is not clear which boundaries require transitional screening/barriers.

Resolution:
Transitional Screening I (25') is required along the western property line. Staff has included a development condition that requires the applicant to remove all encroachments within this screening yard and restore to a natural state. As the transitional screening yard is also encumbered by a VEPCO easement, staff supports a waiver of the barrier requirement, as Virginia Power could remove any fencing in their property at any time.

Issue: Trees removed for future additions
UFM suggests that a development condition be included that ensures any trees removed to construct building additions be replaced.

Resolution:
As the proposed future individual lot additions are on private property, homeowners have the right to remove any existing vegetation if they choose. The pool house building expansion is shown to be located in an area that is currently a paved parking lot; no trees will be removed for this construction. Staff has included a development condition that requires any trees removed for open space improvements be replaced in coordination with UFM. Staff believes this issue is addressed.

Transportation Analysis (Appendix 9)

Issue: Parking and Striping for Pool clubhouse
The proposed application would not create any significant additional impacts on the surrounding public street system. Therefore, the Department of Transportation would not object to the approval of the subject application; however, the applicant should ensure that adequate parking is provided and striped for the pool.

Resolution:
The applicant's construction timeline for the requested pool clubhouse expansion is unknown. The applicant will be required to submit site plans for that project. At that time, the parking requirements will be evaluated. If it is determined that additional parking is needed, the applicant will need to coordinate with Fairfax County Schools to negotiate an agreement regarding overflow parking at Kings Glen Elementary School. Staff has included a development condition to address this issue. In addition, a development condition has been included to require the applicant to stripe the parking lot, prior to the issuance of a Non-RUP for the pool clubhouse. Therefore, all DOT issues are addressed.

Parks Analysis (Appendix 10)

Issue: Runoff
The Danbury Forest Community Association is located adjacent to Accotink Stream Valley Park, owned by the Park Authority. The Park Authority is not able to support the request for reducing the minimum yard setbacks to allow for future home expansions due to the potential increased in uncontrolled runoff and the potential damage that would be generated within the Accotink Stream Valley.

Resolution:
The homeowners in this community will be required to acquire building permits prior to construction. Water quality controls are not usually required for improvements to single-family lots where less than 2500 square feet of disturbance is proposed. The applicant has demonstrated that the existing floodplain easement is adequate to meet water quality controls if all homes were to construct the building addition, and should further controls be needed, easements in the Accotink Creek could be granted and used for BMP credit. The applicant has also proposed additional erosion control measures (such as retaining walls) in order to address runoff issues in the common open space areas.

Fairfax Water Analysis (Appendix 11)

Issue: Encroachments into Water Main Easement
Any encroachments into the water main easements for these proposed additions to existing homes will not be allowed without obtaining prior written approval from Fairfax Water.

Resolution:
Staff has included a development condition which requires all property owners with water main easements to obtain written approval from Fairfax Water for their addition prior to the issuance of a building permit. This issue is addressed.

ZONING ORDINANCE PROVISIONS (Appendix 10)

Conformance with Conceptual Development Plan (CDP) and Proffers

Par. 1 of Sect. 16-402 of the Zoning Ordinance requires that all Final Development Plans be prepared in accordance with the approved Conceptual Development Plan and any conditions as may have been adopted by the Board of Supervisors. The approved development plan is a general zoning package for the original 114.1 acre site. This plan was approved prior to the proffer system, and no development conditions were imposed at the time of approval.
The density and minimum open space requirements approved with the initial rezoning will not be affected by this request.

Conformance with PDH District Regulations

All development within the PDH-3 District must conform to the standards set forth in Part 1 of Article 16.

Sect. 16-101 General Standards

The General Standards require: 1) substantial conformance with the adopted Comprehensive Plan; 2) a design that achieves the purpose of the Plan better than would development under a conventional district; 3) efficient land utilization; 4) preservation of existing natural features; 5) demonstration that the proposed development will not be harmful to the use and value of the existing and planned development in the surrounding area; 6) and the availability of all necessary public facilities and utilities. These standards have been satisfied with the previous rezoning of this property to the PDH District.

The proposed Final Development Plan Amendment to allow modifications to the minimum yards and additional open space amenities would not have an adverse impact. These uses are intended to serve the Danbury Forest community. In addition, the proposal will not affect the minimum required open space or density of Danbury Forest, which is restricted to 2.8 du/acre.

Sect. 16-102 Design Standards

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. In this instance, the most comparable conventional district is the R-5 District. The minimum front yard setback required in the R-5 District is 20 feet, the side yard requirement is 8 feet, and the rear yard requirement is 25 feet. The applicant is also required to provide a 25 foot transitional screening yard along the western property boundary.

Par. 2 states that open space, parking, loading, sign and other similar regulations shall have application in all planned developments. The application continues to meet the Zoning Ordinance requirements for open space, landscaping, and parking for Danbury Forest. The overall development provides 82.3% open space, which is in excess of the open space requirement of 20% for the PDH-3 District. With the completion of the pool house expansion, 710 parking spaces will be provided in total for the development, which exceeds the Zoning Ordinance requirement of 657 spaces. All other applicable Zoning Ordinance provisions have been satisfied.

Par. 3 states that street systems should be designed to generally conform to the provisions of the Zoning Ordinance and should offer convenient access to mass transportation, recreational amenities and pedestrian access. The Danbury Forest property includes extensive pedestrian access to Lake Accotink and the surrounding properties. Staff believes that this standard has been satisfied.

Summary of Zoning Ordinance Provisions

With imposition of the proposed development conditions, staff believes the application has satisfied all applicable standards.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusions

The proposed Final Development Plan Amendment is in conformance with the purpose and intent of the Comprehensive Plan and the PDH District; and with the approved Conceptual Plan. Staff believes that, as conditioned, the request is in conformance with the Comprehensive Plan and does not adversely impact the surrounding residential and commercial development.

Staff Recommendation

Staff recommends approval of FDPA C-194, subject to the development conditions in Appendix 1.

Staff recommends the Planning Commission recommend that the Director of DPWES waive the Tree Inventory and Poor Condition Analysis as outlined in PFM 12.0502.1A.

Staff recommends approval of a modification of the transitional screening requirement and a waiver of the barrier requirement in favor of that shown on the plan and as conditioned.

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

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

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

APPENDICES

1. Proposed FDPA C-194 Development Conditions
2. Affidavit
3. Statement of Justification
4. Clerk's Letter for RZ C-194
5. Comprehensive Plan Text
6. Land Use Analysis
7. Stormwater Management Analysis
8. Urban Forest Management Analysis
9. Transportation Analysis
10. Park Authority Analysis
11. Fairfax Water Analysis
12. Applicable Zoning Ordinance Provisions
13. Glossary of Terms

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

FDPA C-194
Danbury Forest

September 1, 2010

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA C-194 to allow modifications to the minimum required yards of identified townhouse units, a pool clubhouse addition, and other recreational amenities on property located at Tax Maps (See Attachment A), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Danbury Forest Final Development Plan Amendment", prepared by Vika Inc., consisting of twenty-six (26) sheets, and dated June 29, 2009 as revised through May 5, 2010. Minor modifications to the approved FDPA may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.

2. Parking spaces for the pool house shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES. Prior to the issuance of a Non-RUP for the pool clubhouse expansion, the parking lot shall be striped in accordance with these standards.

3. The applicant shall coordinate with Fairfax County Public Schools to provide overflow parking at Kings Glen Elementary School for special events held at the pool clubhouse, should such overflow parking be deemed necessary at the time of site plan.

4. Allowable uses in the areas identified as "Option I, II, II" on sheet C-4B of the FDPA plat include: tot lots, play fields, vegetable gardens, flower gardens, site landscaping, pergolas, trellis structures, arbors, sheds, benches, raised planting beds, retaining walls, and similar features. Regardless of that listed on the plan, a dog park shall not be allowed on the property.

5. Telecommunications facilities may be allowed on the subject property, subject to appropriate Features Shown or Special Exception approval for that use.

6. Any building additions to any structures shall be similar in architectural style, color, and materials to that of the existing Danbury Forest community.

7. The applicant shall convey in writing within 30 days of Planning Commission approval and subsequently at the time of sale, to all existing and subsequent property owners, the details of this FDPA as it applies to the individual lots found in Attachment A. It shall be made clear that only the lots included in this FDPA have the option of the modified setback pursuant to this FDPA.

8. Prior to the issuance of any building permits within the area encumbered by the Dominion Virginia Power easement, the applicant shall provide documentation of Consent of Right-of-Way Encroachment from Dominion Virginia Power.

9. All encroachments within the required transitional screening yard (TS I – 25') along the western property line shall be removed and restored to a natural state or planted with vegetation in accordance with and subject to approval by Dominion Virginia Power and the Fairfax County Department of Code Compliance within 90 days of Planning Commission approval.

10. The applicant shall submit an approved RPA delineation as part of the first and all subsequent site plan submissions for the pool clubhouse area.

11. Any trees removed to construct building or site improvements in common open space shall be replaced on the property in consultation with Urban Forest Management.

12. For building additions within 15' of the Accotink Creek Floodplain Boundary, the applicant for such addition shall submit a floodplain determination request to DPWES prior to building permit approval.

13. The properties which contain water main easements shall obtain written approval from Fairfax Water for their residential addition prior to the issuance of a building permit.

14. During discharge of swimming pool waters, the following operational procedures shall be implemented:

    Sufficient amounts of lime or soda ash shall be added to the acid cleaning solution in order to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found in Fairfax County range in pH from 6.0 to 9.0. In addition, the standard dissolved oxygen shall be attained prior to the release of pool waters and shall require 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, the water shall be allowed to stand so that most of the solids settle out prior to being discharged.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

ATTACHMENT A

Tax Map Numbers for Lots Included in FDPA C-194

0791 08 0005	0791 08 0055	0791 09 0030	0791 10 0038	0791 10 0085	0791 11 0009
0791 08 0008	0791 08 0058	0791 09 0031	0791 10 0039	0791 10 0086	0791 11 0010
0791 08 0010	0791 08 0059	0791 09 0032	0791 10 0040	0791 10 0087	0791 11 0016
0791 08 0011	0791 08 0061	0791 09 0033	0791 10 0043	0791 10 0088	0791 11 0020
0791 08 0012	0791 08 0064	0791 09 0034	0791 10 0044	0791 10 0089	0791 11 0021
0791 08 0013	0791 08 0065	0791 09 0035	0791 10 0046	0791 10 0091	0791 11 0022
0791 08 0015	0791 08 0069	0791 09 0037	0791 10 0047	0791 10 0092	0791 11 0023
0791 08 0016	0791 08 0071	0791 09 0038	0791 10 0048	0791 10 0093	0791 11 0026
0791 08 0017	0791 08 0074	0791 09 0039	0791 10 0049	0791 10 0094	0791 11 0027
0791 08 0020	0791 08 0075	0791 09 0041	0791 10 0050	0791 10 0098	0791 11 0029
0791 08 0021	0791 08 0076	0791 09 0044	0791 10 0052	0791 10 0099	0791 11 0030
0791 08 0022	0791 08 0077	0791 09 0045	0791 10 0054	0791 10 0104	0791 11 0031
0791 08 0023	0791 08 0078	0791 09 0046	0791 10 0055	0791 10 0108	0791 11 0032
0791 08 0024	0791 08 0079	0791 09 0048	0791 10 0056	0791 10 0109	0791 11 0033
0791 08 0025	0791 08 0080	0791 09 0049	0791 10 0057	0791 10 0110	0791 11 0036
0791 08 0026	0791 08 0081	0791 09 0052	0791 10 0058	0791 10 0111	0791 11 0037
0791 08 0027	0791 08 0083	0791 09 0053	0791 10 0059	0791 10 0113	0791 11 0038
0791 08 0029	0791 08 0086	0791 10 0001	0791 10 0061	0791 10 0115	0791 11 0039
0791 08 0030	0791 08 0087	0791 10 0002	0791 10 0062	0791 10 0116	0791 11 0040
0791 08 0031	0791 09 0001	0791 10 0004	0791 10 0063	0791 10 0117	0791 11 0041
0791 08 0032	0791 09 0002	0791 10 0006	0791 10 0064	0791 10 0118	0791 11 0042
0791 08 0033	0791 09 0003	0791 10 0007	0791 10 0065	0791 10 0119	0791 11 0043
0791 08 0035	0791 09 0004	0791 10 0008	0791 10 0066	0791 10 0120	0791 11 0047
0791 08 0036	0791 09 0005	0791 10 0009	0791 10 0067	0791 10 0122	0791 11 0048
0791 08 0041	0791 09 0006	0791 10 0010	0791 10 0069	0791 10 0123	0791 11 0049
0791 08 0042	0791 09 0009	0791 10 0013	0791 10 0070	0791 10 0125	0791 11 0051
0791 08 0043	0791 09 0010	0791 10 0014	0791 10 0071	0791 10 0126	0791 11 0052
0791 08 0044	0791 09 0011	0791 10 0015	0791 10 0072	0791 10 0127	0791 11 0053
0791 08 0046	0791 09 0012	0791 10 0016	0791 10 0073	0791 10 0128	0791 11 0054
0791 08 0047	0791 09 0013	0791 10 0024	0791 10 0074	0791 10 0129	0791 01 0001
0791 08 0048	0791 09 0014	0791 10 0028	0791 10 0075	0791 10 0130	0791 11 L
0791 08 0049	0791 09 0016	0791 10 0030	0791 10 0076	0791 10 0131	0791 08 B
0791 08 0050	0791 09 0025	0791 10 0031	0791 10 0077	0791 10 0132	0791 08 C
0791 08 0051	0791 09 0026	0791 10 0034	0791 10 0078	0791 11 0001	0791 09 D
0791 08 0052	0791 09 0027	0791 10 0035	0791 10 0079	0791 11 0003	
0791 08 0053	0791 09 0028	0791 10 0036	0791 10 0081	0791 11 0005	
0791 08 0054	0791 09 0029	0791 10 0037	0791 10 0084	0791 11 0008	

REZONING AFFIDAVIT

DATE: August 16, 2010
(enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

105664g

in Application No.(s): FDPA C-194
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Danbury Forest Community Association Cheryl A. McDonald	P.O. Box 1535 Springfield, VA 22151	Applicant/Title Owners of Tax Map Nos. 0791 01 0001; 0791 11 L; 0791 08B, C; 0791 09D; Agent for all other Title Owners
Sack Harris & Martin, P.C. Keith C. Martin	8270 Greensboro Drive, Suite 810 McLean, VA 22102	Attorneys/Agents Agent/Attorney
VIKA Incorporated John F. Amatetti	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineers/Agents Agent

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

105664g

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
GRAHAM, LINDA L	5440 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0025
MIKELSON, DONNA E	5442 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0026
PAUL, REBECCA A	5444 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0027
DAVIS, TIMOTHY R	5448 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0029
SELLHORN, ANDREW L and SELLHORN, ANA V	5449 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0036
RIEBEN, CYNTHIA J	5450 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0030
HERRELKO, DAVID A	357 CORK ELM TR DAYTON OH 45440	Applicant/Title Owner of Tax Map 0791 08 0035
WORSHAM, KAREN L	5452 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0031
VANDERBILT, MICHAEL R	5455 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0033
SOHNS, SANDRA E	5457 CALVIN COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0032
LANG, JAVIER and VASQUEZ, MARIA DEL P, and MARTINEZ, FRANCISCO	5300 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0087
MURRAY, ELIZABETH P	5302 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0086

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

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

105664g

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
JOHNSON, PATRICK W	5308 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0083
GEORGE, NELL E	5312 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0081
MALDONADO, ANTONIO L and PAZ, BERNADETTE	5314 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0080
FLEMING, SCOTT J, and FLEMING, JESSICA L	5316 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0079
OSORTO, RUBEN A and OSORTO, SANDRA G	5318 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0078
IRISARI, EUGENE M, LUZURIAGE, CATHERINE nee IRISARI, and IRISARI, ELISA	5320 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0077
MOORE, SKYLER J and PRAT, CHRISTINA M	5322 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0076
FREEMAN, JOSHUA B and AMBLER, JENNIFER B	5324 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0075
FISHER, RYOKO Trustee and Beneficiary of the Fisher Living Trust	5326 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0074
PREVITI, DAVID R	5332 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0071
FINEBERG, MORTON J and FINEBERG, SONDRA R Trustees and Beneficiaries of The Fineberg Family Trust	5336 DANBURY FOREST DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0069

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

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

105664g

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
GARDIZI, ALAMZOI and GARDIZI, HEELAY	5402 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0065
SCALLY, ROBERT	5404 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0064
BRUCH, AMY K AND STEPHEN M MC WILLIAMS	5410 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0061
FLOOD, LLOYD and FLOOD, PATRICE	5412 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0053
COLEMAN, CHRISTOPHER P and COLEMAN, JOAN J	5413 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0059
NGO-VUONG, DAT G and NGO, KATHRYN A	5414 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0052
CLEVENGER, ELIZABETH T	5415 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0058
KUHAR, CHRIS A	5416 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0051
FUENTES, CRISTOBAL and FUENTES CECILIA R	5418 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0050
BURGE, BILLY G	5420 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0049

(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.

105664g

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
TURNER, ROBERT S and TURNER, SARAH C	5421 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0055
HINSON, BETTY	3701 MOSS BROOKE CT FAIRFAX VA 22030	Applicant/Title Owner of Tax Map 0791 08 0048
KEO, HOK C and KEO, TRAVIN	5423 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0054
PERRICONE, CHRISTOPHER D and PERRICONE, SERENA B	5424 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0047
MCDONALD, CHERYL A	5426 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0046
HIRST, WILLIAM A AND PHYLLIS M	5430 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0044
ARMSTRONG, NANCY	5432 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0043
CHEU, MEI-CHENG T and CHEU, CHANGHWA JACOB	5434 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0042
ASKARYAR, FARID A	5436 DONNELLY COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0041
ARCE, MARIA M and AGUIRRE, RONY A: RONY A AGUIRRE as agent and attorney in fact for MARIA M ARCE	5503 HESTON COURT SPRINGFIELD VA 22151	Applilcant/Title Owner of Tax Map 0791 10 0024

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

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
MELTON, JAMES H	5519 HESTON COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0016
DALESANDRE, KATHERINE	5521 HESTON COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0015
YOUNG, PATRICIA R Trustee and Beneficiary of the Patricia R. Young Trust	10110 FARRCROFT DR FAIRFAX VA 22030	Applicant/Title Owner of Tax Map 0791 10 0014
COCHRAN, M. FORD	5525 HESTON COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0013
CHAMBERS, WILLIAM B and VAN-CASTEREN, HENDRIKA J M	5602 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0054
BANACH. MARGARET A	5604 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0053
SEJAS, TEODORO and LOBO, LUCIA	5606 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0052
KIM, WAN JUNG	5608 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0051
SMITH, DEVON J and LY A	5612 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0049
PLESSAS, JUDE M and LEITER, JESSICA S	5614 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0048
CARROLL, C GREGORY	5616 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0047

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

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

105664g

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
BLACKBURN, CASEY C and KATHRYN A	5624 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0043
ULVOG, ALFRED D JR and ULVOG, JOANNE L trustees and beneficiaries of the Ulvog Revocable Trust	1858 FOXSTONE DR VIENNA VA 22182	Applicant/Title Owner of Tax Map 0791 11 0042
KLUNDER, KURT W & ELEANOR L	4498 LARCHMONT CT DUMFRIES VA 22026	Applicant/Title Owner of Tax Map 0791 11 0041
YORK, STEPHEN T and YORK DEBRA B	5630 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0040
JACKSON, ROBERT C AND WACHTENHEIM, NANCY F	5632 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0039
DAVIES, DIANA G and MATHNA, JOHN D	5634 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0038
LOUGHEED, MATTHEW and TANEV, HEATHER L	5636 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0037
LIM, CYNTHIA	5638 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0036
SHAW, RYAN P and SHAW, KIMBERLY B	5644 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0033
ROSSEN, GARY H and ROSSEN, MARILYN	5646 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0032
JURAS, WALTER and JURAS, GUADALUPE E	5648 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0031
THONG, SOW Y and CHEN, NGAN C	2819 ELSMORE ST FAIRFAX VA 22031	Applicant/Title Owner of Tax Map 0791 11 0030

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

Rezoning Attachment to Par. 1(a)

DATE: August 8, 2010
(enter date affidavit is notarized)

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

105664g

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
BLAU, STEPHEN L	5652 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0029
LIBERTY, CHARLES A trustee and beneficiary of the Liberty Living Trust	5656 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0027
HABORAK, MARTHA	5658 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0026
HARMON, CLYDE and HARMON, MONICA L	5664 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0023
QUINN, GEORGE H Trustee and Beneficiary of the George H. Quinn Trust	5666 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0022
BACHNER, HERBERT K & CLARE V	9016 PARLIAMENT DR BURKE VA 22015	Applicant/Title Owner of Tax Map 0791 11 0021
BUNCH, MICHAEL H and BUNCH, JULIET	5670 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0020
PERRY, JED M and PERRY, LAURIE P KING,	5678 KIRKHAM COURT SPRINGFIELD VA 22151	Former Applicant/Title Owners of Tax Map 0791 11 0016
• DERRICK L and FLYNN, EILEEN C	5678 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owners of Tax Map 0791 11 0016
PETERSON, JOHN and PETERSON, AMANTHA	5690 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0010
BACHNER, HERBERT K and BACHNER, CLARE V	9016 PARLIAMENT DR BURKE VA 22015	Applicant/Title Owner of Tax Map 0791 11 0009
FUSSELL, KENNETT F JR AND HELEN H	5694 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0008
CHOW, LAI LING	5700 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0005

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

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

105664g

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
GARNETT, DAVID and ELVIRA	5704 KIRKHAM COURT SPRINGFIELD VA 22`51	Applicant/Title Owner of Tax Map 0791 11 0003
CONRAD, DIETER	5708 KIRKHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 11 0001
DEMBRAK, JERI A and FIUMARA, VIRGINIA	5200 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0044
FLORES, SUZANNE ARNOLDSON	5201 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0045
HAZELWOOD, F THOMAS and HAZELWOOD, STEPHANIE K	5203 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0046
ARANIBAR, DANIA	5206 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0041
ELLIOTT, MELANIE H and ELLIOTT, LAWRENCE T	5207 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0048
IVY, MICHAEL W A & HAROLYN J	2909 N LEXINGTON ST ARLINGTON VA 22207	Applicant/Title Owner of Tax Map 0791 09 0049
NEVIUS, JANET	5210 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0039
DASILVA, LISA F	5212 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0038
PORTER, RUTH E	5214 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0037
GATEWOOD, LUCIAN B also known of record as LUCIAN D	5215 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0052

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

Rezoning Attachment to Par. 1(a)

105664g

DATE: Autgust 16, 2010
(enter date affidavit is notarized)

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
KIMMEL, RICHARD P and KIMMEL, ALLYSON A T	5217 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0053
DALAL, HEMANGINE D: also known of record as HEMA D; MALAVEETIL, MONALI D and DOSHI, MAUSAMI D	5218 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0035
DAVID, MICHAEL J	5220 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0034
THOMAS, BRYANT H and THOMAS, CLAIRE H	5222 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0033
IVES, THOMAS K JR, AND SHARYN K GOLDSTEIN	5224 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0032
LIEBENAU, JANET S	5226 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0031
BUSH, DOUGLAS R, BUSH, ELIJA D AND BUSH, MIRANDA A; BUSH, DOUGLAS R as Agent/Attorney-in-fact for BUSH ELIJA D & MIRANDA A	5228 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0030
RUSSELL, CATHERINE	5230 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0029
GANDY, GARY D & COOK, ANN W: ANN W COOK Agent/Attorney in fact for GANDY, GARY D	5232 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0028
MCPHEE, ANTHONY and MCPHEE, WANDA	5234 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0027
HORTON, CAROL JEANNE	5236 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0026
RUMRILL, MERIWETHER H	5238 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0025

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Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

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for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
RINE, MARTHA S	5256 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0016
SEIFERT, CARRIE J K and SEIFERT, WILLIAM G	8725 PICCADILLY PLACE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0014
BROWN, MARY JANE	5262 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0013
CANALES, JAIME and MCPETERS, SYLVIA	5264 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0012
TAYLOR, JUSTIN D and TAYLOR, KIRA B K	5266 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0011
SWAIN, PATRICIA B	5268 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0010
BURDETTE, CHARLES W and PATRICIA M	5270 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0009
CRAIKER, JAN M	5276 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0006
FARTASH, SIMA	5278 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0005
GIBBS, JAMES H and GIBBS, GRACE B, and SMITH, RUSSEL D and SMITH, LISA GIBBS	5280 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0004
SMITH, RUSSELL D and SMITH, LISA G	5282 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0003
SCHLIM, ANTHONY J	5284 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0002

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

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

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for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
BLEACHER, JOHN N and BLEACHER, JUDITH A	5286 LONSDALE DRIVE SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 09 0001
GATES, MARY MARGARET	5504 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0028
CHEN, GRACE YICHUN and CHEN, JAMES JOHNSON	6316 WILMINGTON DR BURKE VA 22015	Applicant/Title Owner of Tax Map 0791 10 0044
CAMPI, JAMES and CAMPI, JENNIFER	5507 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0043
WEISSBERGER, FRED B and WEISSBERGER, TAMMY L	5508 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0030
THOMPSON, CHRISTINA C	5513 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0040
JONES, EDWARD	5515 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0039
BARE, KEITH A	5517 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0038
HALICK, JEFFREY J and LAURA ANN HALICK	5519 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0037
HART, SHERRY R Trustee and Beneficiary of the Sherry R. Hart Revocable Living Trust	5521 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0036
RHEE, GINA	5523 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0035
TRIVERI, SANDRA B and DUER, GABRIEL M	5525 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0034
RAFLE, PETER A JR and RAFLE, MARGARET F	5531 MILES COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0031

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

Rezoning Attachment to Par. 1(a)

DATE: August 16, 2010
(enter date affidavit is notarized)

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for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
OLIVER, CHARLES EDWARD	5501 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0024
TILTON, SARA LEE Trustee of The Tilton Family Trust and Susan L. Cherry, Brian K. Tilton and Kimberly Ann Hawes as Beneficiaries	8600 PARLIAMENT DR SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0023
FLUG, ERIC and FLUG, KATHERINE	5505 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0022
HUYNH, LOC B and HUYNH, THUY TRAM N	5507 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0021
BERNHARDT, JOHN C and BERNHARDT, LAURA B	5509 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0020
ROWE, JAMES M	8418 HAYDEN LA ANNANDALE VA 22003	Applicant/Title Owner of Tax Map 0791 08 0017
WORSHAM, KAREN LYNN	5517 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0016
ATIENZA, CHRISTOPHER L	5519 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0015
HENSEL, KENNETH J	5523 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0013
ROCHE, MADELYN	5525 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0012
WINSTON, GREGORY Trustee and Beneficiary of the Winston Revocable Living Trust	4323 HACKNEY COACH LA FAIRFAX VA 22030	Applicant/Title Owner of Tax Map 0791 08 0011
MAGARY, ADAM J and MAGARY, SARAH R	5529 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0010

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

Rezoning Attachment to Par. 1(a)

105664g

DATE: August 16, 2010
(enter date affidavit is notarized)

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
CHUNN, KRY and PHAN, KIM	5533 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0008
DIETZ, BRADLEY J and DIETZ, ELIZABETH A	5539 MITCHAM COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 08 0005
AGNEW, KIM M	5404 PANOLA COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0104
ZUCHELLI, LISA M	2614 N HARRISON ST ARLINGTON VA 22207	Applicant/Title Owner of Tax Map 0791 10 0099
MATTSON, JENNIFER LYNNE	5407 PANOLA COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0098
DAX, KRISTEN and SALTMAN, NEIL	5412 PANOLA COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0108
DORULA, JOYCE A	5414 PANOLA COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0109
ANDRICOSKY, JOSEPH M AND JEANINE H R	5415 PANOLA COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0094
ROBERTS, SEAN A and ROBERTS, BECCI M	5416 PANOLA COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0110
MCGILLICUDDY, KEVIN and AZORSKY, TAMI LYN	3415 WILLOW TREE LA FALLS CHURCH VA 22044	Applicant/Title Owner of Tax Map 0791 10 0093
WEBER, RETO and ALLEMAN, LAURIE	8300 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0063
SANTRY, JAY	8302 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0064
PREIZLER, JULIE R	8304 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0065

(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.

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
HIRSCHFELD, ADAM J	8305 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0062
WILLIAMS, ELIZABETH O and GREIDINGER, MARC A	8306 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0066
ZEBALLOS, JORGE M	8307 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0061
FREEZE, JAMES E and FREEZE, DOROTHY J Trustees and Beneficiaries of The Freeze Family Trust	7508 PLEASANT WY ANNANDALE VA 22003	Applicant/Title Owner of Tax Map 0791 10 0067
HOLLAND, MICHAEL B	8311 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0059
SMITH, NATALIE C	8312 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0069
SIMS, MICHAEL BUD	8313 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0058
PERSAUD-WALLACE AVE and PERSUAD, ALOMA R	8314 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0070
STONE, SARA CREGER	8315 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0057
HOPKINS, JENNIFER L and HOPKINS, GARY R	8316 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0071
SIMO, FRANCES M	8317 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0056
LILAVOIS, JOSEPH and LILAVOIS, SUSAN	8318 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0072

(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.

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
ISIDORIDY, ANN BATTEN also known of record as BATTEN, VIRGINIA ANN and GEORGE ISIDORIDY	2824 CENTER RIDGE DR OAKTON VA 22124	Applicant/Title Owner of Tax Map 0791 10 0055
CROWLEY, FRED RUDDY and BRENDA E	8320 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0073
LEE, LOUIS C and LEE, ROSALYN KIM	8322 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0074
TREMPER, DAVID E	8324 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0075
CORNISH, BRUCE HENRY	8492 S BLUE RIDGE TP ROCHELLE VA 22738	Applicant/Title Owner of Tax Map 0791 10 0076
KAMINSKI, JOANNE M	8327 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0054
FORSYTH, JAN D	8328 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0077
VINAS, LUIS ENRIQUE and VINAS, MARIA CLAUDIA	8330 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0078
ARGODALE, MARY E	8331 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0052
OMKAR, SONGTHARA and VIROCHANA N	9313 WILD BEES LA COLUMBIA MD 21045	Applicant/Title Owner of Tax Map 0791 10 0079
SALM, RANDALL A and GARAY, MARIA DORIS	8335 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0050
STRINGFELLOW, CHARLES S III	8336 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0081

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

Rezoning Attachment to Par. 1(a)

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for Application No. (s): FDPA C-194
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(**NOTE**: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
COLLINS, REBECCA RUFFIN	8337 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0049
VASILIJEVIC, VLADICA and VASILIJEVIC, DANIJELA	8339 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0048
MEESE, BECKY D and MEESE, DAVID M	8341 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0047
BRECHER, ANDREW	8342 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0084
ANDERSON, REBECCA K	8343 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0046
ROSENBERG, STANLEY P and ROSENBERG, JOY F	8344 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0085
SALVATIERRA, DANTE F and SALVATIERRA, SONIA M and VELASCO DENISSE A	8346 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0086
NGUYEN, TRAN K	8348 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0087
SCHWARZ, CATHERINE F and SCHWARZ, CARA E	8350 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0088
FREAR, ROBERT J AND JOAN S and MOXIE, PATRICIA FREAR	8352 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0089
GRACE, JAMES J AND PATRICIA A	8356 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0091
KALIL, DANIEL L and BLYMER, LAUREL A also known of record as KALIL, LAUREL A	8358 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0092

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

Rezoning Attachment to Par. 1(a)

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
NEKVASIL, MILOSLAV and NEKVASIL, SABAH M	8360 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0111
HERRELKO, JANET	357 CORK ELM TR DAYTON OH 45440	Applicant/Title Owner of Tax Map 0791 10 0113
AULTHOUSE, ROBERT S	8368 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0115
LOOMIS, BRIAN and LOOMIS, BRANDY	8370 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0116
WALL, ALFRED J AND JOAN B	8372 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0117
TERPAK, STEPHEN M and KHAN, NAURIN A	8374 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0118
DEWEES GLENN, ROBERTA J	8376 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0119
FIGUEROA, BRASILIA X	8377 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0010
LAU, JOHN C K and SHIEH, JENNIFER T W (LAU)	8378 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0120
WALLS, RYAN S and WALLS, SARAH B	8379 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0009
SMALL, MARY E	8381 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0008
STEVENS, GARY E	209 FRANKLIN ST ALEXANDRIA VA 22314	Applicant/Title Owner of Tax Map 0791 10 0122
FULL, PATRICK L	8383 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0007

(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.

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for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

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NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
KOTI, SRINIVAS and ARAKONI, APARNA N	8384 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0123
SANTRY, JAY	8385 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0006
RUSCH, WILLIAM and RUSCH, EMILY	8388 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0125
LAURVICK DENHAM, SUSANNE	8389 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0004
HORANSKY ERIC L and HEIRY ERIN C	8390 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0126
HOWERTON, ELWOOD J and DURNAN-HOWERTON, ELIZABETH	6515 BRAWNER ST MCLEAN VA 22101	Applicant/Title Owner of Tax Map 0791 10 0127
KRAFT, CALVIN T AND DOROTHY A	8393 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0002
TSANG, KWOK Y and TSANG, THUY-NHIEN	8394 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0128
KOVEL, RACHEL	8395 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0001
WIGGINS, PHYLLIS K also known of record as KORCZ, PHYLLIS K	CMR 420 BOX 3208 APO AE 09063	Applicant/Title Owner of Tax Map 0791 10 0129
MCGUINNESS, MOIRA ANN	8398 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0130
SHERIDAN, PAUL J and SHERIDAN, DAWN E	5817 BOOTHE DR BURKE VA 22015	Applicant/Title Owner of Tax Map 0791 10 0131
DIVITA, FRANK JR and DIVITA, JANET L	8402 UXBRIDGE COURT SPRINGFIELD VA 22151	Applicant/Title Owner of Tax Map 0791 10 0132

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

REZONING AFFIDAVIT

DATE: August 16, 2010
(enter date affidavit is notarized)

105664 g

for Application No. (s): FDPA C-194
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Danbury Forest Community Association
P.O. Box 1535
Springfield, VA 22151

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Non Stock Corporation
No Shareholders

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)
Frank Divita, President; Tom Marino, Treasurer; Becci Roberts, Secretary; Jeff Sproehnle, Member at Large; Cheryl A. McDonald, Vice President

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

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

Rezoning Attachment to Par. 1(b)

105664g

DATE: August 16, 2010
(enter date affidavit is notarized)

for Application No. (s): FDPA C-194
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sack Harris & Martin, P.C.
8270 Greensboro Drive, Suite 810
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
James M. Sack
Robert A. Harris, IV
Keith C. Martin

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti	Harry L. Jenkins
Charles A. Irish, Jr.	Mark G. Morelock
Robert R. Cochran	Jeffrey B. Amateau
	Kyle U. Oliver

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

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

REZONING AFFIDAVIT

DATE: August 16, 2010
(enter date affidavit is notarized)

105664g

for Application No. (s): FDPA C-194
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

N/A

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

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

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

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

REZONING AFFIDAVIT

DATE: August 16, 2010
(enter date affidavit is notarized)

105664g

for Application No. (s): FDPA C-194
(enter County-assigned application number(s))

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

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

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

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

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

None.

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

REZONING AFFIDAVIT

DATE: August 16, 2010
(enter date affidavit is notarized)

105664 g

for Application No. (s): FDPA C-194
(enter County-assigned application number(s))

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

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

None.

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

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

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

WITNESS the following signature:

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

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16th day of August 2010, in the State/Comm. of Virginia, County/City of Fairfax.

Karen Fettig
Notary Public

My commission expires: 12/31/2013

KAREN FETTIG NOTARY PUBLIC REG # 177548 MY COMMISSION EXPIRES 12/31/2013 COMMONWEALTH OF VIRGINIA

APPENDIX 3

SACK HARRIS & MARTIN, P.C.
ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
McLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

RECEIVED
Department of Planning & Zoning
MAY 07 2010
Zoning Evaluation Division

May 5, 2010

Ms. Regina Coyle
Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035

Re: Final Development Plan Amendment; FDPA C-194
Danbury Forest Community Association

Dear Ms. Coyle:

The following is submitted as an amended Statement of Justification for the above referenced Final Development Plan Amendment (FDPA). Danbury Forest is a single family attached residential development that was rezoned and developed in the early 1970's. The property is zoned PDH-3 and consists of total area of approximately 115 acres. A majority of the homeowners have expressed interest in making improvements, including building additions, but are constrained by the minimum setbacks shown on the approved Final Development Plan. This FDPA provides new typical minimum setbacks for side and rear yards for all of the lots that have authorized this FDPA.

214 lots have authorized the FDPA to amend the minimum side and rear setbacks for their lots. The other amendments to the approved FDP are the proposed addition to the community pool, and proposed amenities in 2.33 acres of open space areas (dog park, tot lots, garden structures) and recognition of existing open space improvements, including tot lots, garden and paved trails. The new minimum yard setback and pool house addition will not reduce any existing open space. All house additions will occur on existing lots and the pool house addition will be constructed over an existing asphalt area, not used for off-street parking.

In conjunction with the FDPA, the Applicant requests the following waivers and modifications:

1. A modification of the transitional yard requirements to maintain existing conditions, and a Waiver of the barrier requirement along all property lines in accordance with Section 13-304(3) of the Fairfax County Zoning Ordinance.

2. A waiver of the requirement to provide fencing of a 200 square foot privacy yard.

3. A waiver of the 600' limitation of private streets in accordance with Section 11-302 of the Fairfax County Zoning Ordinance.

4. A modification of the requirement of Section 17-201-3 of the Fairfax County Zoning Ordinance to provide any future inter-parcel access beyond that which already exists.

5. A modification of the requirement to provide an existing vegetation map in order to meet this requirement through the use of aerial survey information – see sheets C-15 through C-19.

6. A modification of all the landscaping requirements in favor of that which already exists on site.

7. A storm water management quantity waiver for a minor increase in runoff, intensity and volume.

Very truly yours,

SACK HARRIS & MARTIN, P.C.

Keith C. Martin

cc: Cheryl McDonald

SACK HARRIS & MARTIN, P.C.
ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
McLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

August 16, 2010

Ms. Suzianne Zottl
Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Supplement to Statement of Justification
Danbury Forest FDPA C-194

Dear Ms. Zottl:

Please be advised that the Applicant is no longer seeking approval for a dog park within the common HOA open space. Please draft a development condition that reflects this change.

Very truly yours,

SACK HARRIS & MARTIN, P.C.

Keith C. Martin

G:\Danbury Forest\Ltr to Suzianne Zottl 081610.doc

APPENDIX 4

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

FAIRFAX, VIRGINIA 22030

June 3, 1971

Mr. Marc E. Bettius
4803 Chain Bridge Road
Fairfax, Virginia 22030

Dear Mr. Bettius:

I enclose herewith copy of ordinance adopted by the Board of Supervisors, at its meeting on Wednesday, June 2, 1971, granting the application of THE YEONAS COMPANY, A VIRGINIA CORPORATION (No. C-194) to rezone certain land in Annandale District from R-17 District to PDH-3 District.

Very truly yours,

Edna A. Bicksler

Edna A. Bicksler
Clerk of said Board

EAB:hs

cc: The Yeonas Company, 226 Maple Ave., W., Vienna, Va. 22180
cc: Mr. Ferguson
cc: Mr. Jentsch
cc: Mr. Pammel
cc: Mr. Beales
cc: Mr. Smith
cc: Capt. Kriss

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the County Administration Building at Fairfax, Virginia on the 2nd day of June, 1971, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
(PROPOSAL NO. C-194)

WHEREAS, THE YEONAS COMPANY, A VIRGINIA CORPORATION filed in proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from R-17 District to PDH-3 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Annandale District, and more particularly described as follows: (See legal description attached.)

Be, and hereby is, zoned to the PDH-3 District, and said property is subject to the use regulations of said PDH-3 District, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment.

GIVEN under my hand this 2nd day of June, 1971.

Edna A. Bicksler
Clerk of said Board

Walt

June 25, 1970

DESCRIPTION OF

THE PROPERTY OF

PAUL G. HERRELL AND J. STROUSE CAMPBELL TRS.

ANNANDALE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Beginning at an iron pipe set in the Southeasterly line of Section 25, Kings Park subdivision recorded in Deed Book 3441 at Page 345 of the Land Records of Fairfax County, Virginia; said point also being in the Northerly line of Fairfax County Park Authority; thence leaving the line of Fairfax County Park Authority and running with the line of Sections 25, 23, 22, 18 and 19, Kings Park subdivision N33°07'54"E, 4635.85 feet to an iron pipe found in the Eastern-most corner of Section 19, Kings Park subdivision; thence with the line of Section 19, Kings Park subdivision N09°30'09"W, 164.12 feet to an iron pipe set; with the arc of a curve to the left whose radius is 310.00 feet and whose chord bearing and chord are N38°00'09"W, and 295.84, feet, respectively, a distance of 308.40 feet; N66°30'09"W, 379.76 feet to an iron pipe set; with the arc of a curve to the right whose radius is 150.00 feet and whose chord bearing and chord are N35°00'09"W, 156.75 feet, respectively, a distance of 164.93

feet to an iron pipe set; N03°30'09"W, 198.08 feet to an iron pipe set in the Southerly line of Braddock Road, Route 620; thence running N03°25'47"W, 15.00 to a point in the centerline of Braddock Road, Route 620; thence running with the centerline of Braddock Road, N86°34'31"E, 310.11 feet to a point; and N87°32'31"E, 1316.36 feet to a point; thence leaving the centerline of Braddock Road, and running S10°34'19"E, 15.15 feet to a point in the Southerly line of Braddock Road, said point also being in the Westerly line of Devon Park Inc.; thence leaving the Southerly line of Braddock Road, and running with the line of Devon Park Inc. and continuing with the line of Ravensworth Farm Swim and Raquet Club S10°34'19"E, 287.02 feet to a point; thence with the line of Ravensworth Farm Swim and Raquet Club and continuing with the line of Devon Park Inc the following courses and distances: S21°59'41"W, 174.39 feet to a point; S72°13'41"W, 57.59 feet to a point; S19°02'42"W, 129.07 feet to a point; S48°53'41"W, 263.62 feet to a point; S20°32'42"W, 140.40 feet to a point; thence with the line of Devon Park Inc. and continuing with the line of Fairfax County Park Authority the following courses and distances:

S13°30'41"W, 166.86 feet to a point; S81°34'40"W, 33.40 feet to a point; S25°29'22"W, 53.62 feet to a point; N62°45'59"W, 153.41 feet to an iron pipe found; S38°54'22"W, 795.75 feet to an iron pipe found; S29°06'53"E, 943.71 feet to an iron pipe found; S12°31'31"E, 495.56 feet to an iron pipe found; S42°07'05"E, 832.85 feet to an iron pipe found; S13°00'48"E, 835.26 feet to an iron pipe found; N28°32'25"W, 235.08 feet to an iron pipe found in a line, formerly the Northerly line of Southern Railway Company right-of-way; with the arc of a curve to the left whose radius is 1036.24 feet and whose chord bearing and chord are N73°24'36"W, and 1549.42 feet, respectively, a distance of 1750.14 feet to an iron pipe found; and S58°12'20"W, 2061.23 feet to the beginning; containing 122.26949 acres,

Less and except the following described parcel:

Beginning at a point in the line of Herrell and Campbell Trs., said point lying S06°33'54"E, 636.84 feet from a point in the Southeasterly line of Section 22, Kings Park subdivision recorded in Deed Book 2406 at Page 213 of the Land Records of Fairfax County, Virginia; said point also being in the Southerly line of Weymouth Drive; thence running with

the lines of Herrell and Campbell, Trustees, the following courses and distances: N33°09'53"E, 462.00 feet to a point; with the arc of a curve to the right whose radius is 157.00 feet and whose chord bearing and chord are N44°01'42"E and 59.18 feet, respectively, a distance of 59.54 feet to a point; with the arc of a curve to the right whose radius is 25.00 feet and whose chord bearing and chord are S80°06'24"E and 35.36 feet, respectively, a distance of 39.27 feet to a point; S35°06'20"E, 155.00 feet to an iron pipe found; with the arc of a curve to the right whose radius is 1085.00 feet and whose chord bearing and chord are S27°21'57"E and 292.31 feet, respectively, a distance of 293.20 feet to an iron pipe found; S70°22'34"W, 150.00 feet to an iron pipe found; S18°55'24"E, 215.00 feet to an iron pipe found; S09°26'28"W, 77.77 feet to an iron pipe found; S11°15'10"W, 77.77 feet to an iron pipe found; S40°00'08"W, 143.71 feet to a point; S73°23'33"W, 280.00 feet to a point; N16°36'27"W, 408.00 feet to a point; with the arc of a curve to the right whose radius is 203.00 feet and whose chord bearing and chord are N08°16'43"E and 170.85 feet, respectively, a distance of 176.34 feet to the point of beginning, containing 8.2000 acres and leaving a

net area of 114.06949 acres.

All being more particularly described on a plat hereto attached and made a part hereof.

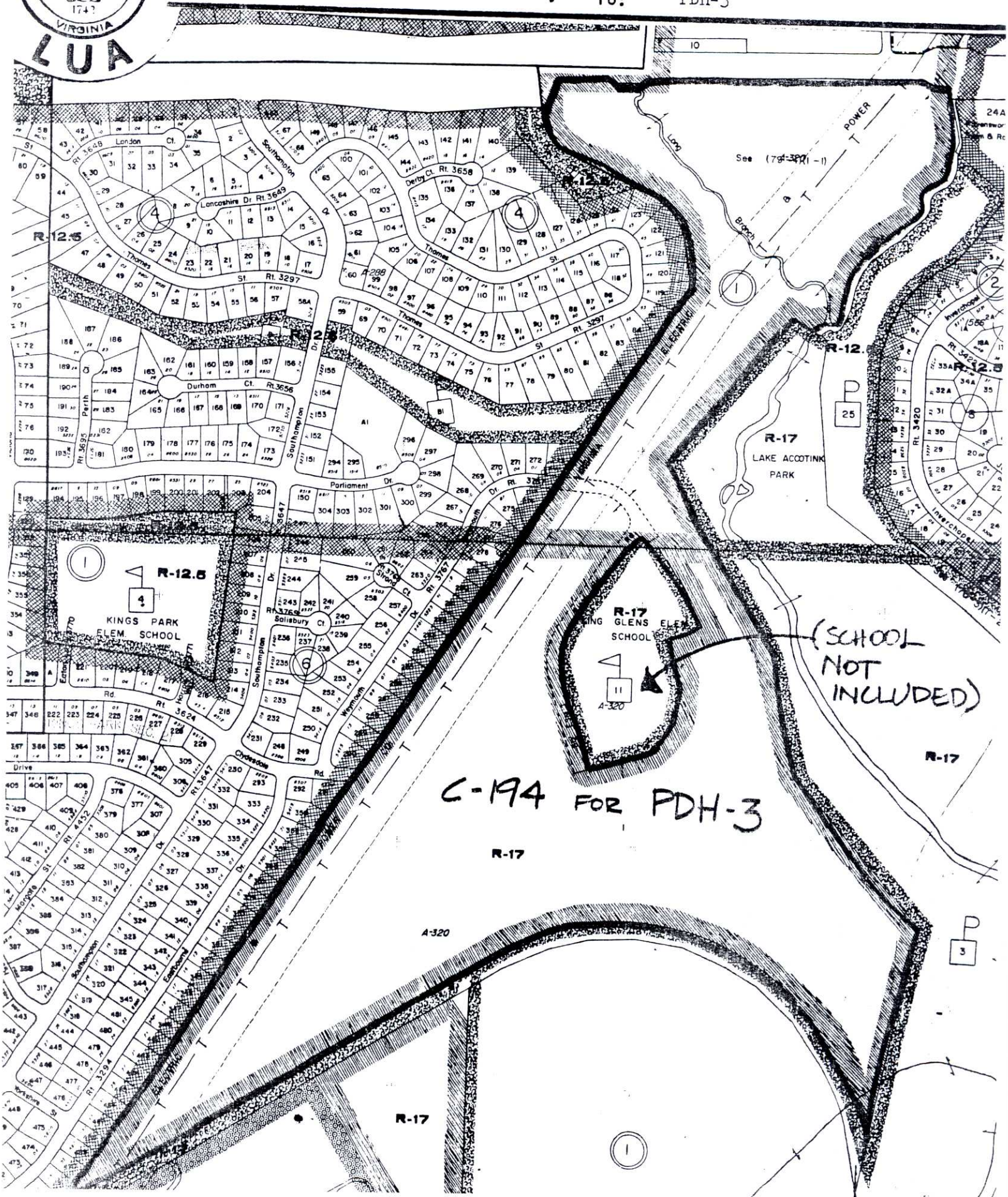
Given under my hand this 25th day of June, 1970.

James D. Nealon

James D. Nealon
Certified Land Surveyor #652
DEWBERRY, NEALON & DAVIS

APPLICATION NUMBER: C-194
SECTIONAL SHEET: 79-1 (70-3)
LOT: 1
FROM: R-17

NAME OF APPLICANT: YEONAS CO.
SUBDIVISION: ((1))
ACREAGE: 114.1 acres
TO: PDH-3



A6 ACCOTINK COMMUNITY PLANNING SECTOR

CHARACTER

The Accotink Community Planning Sector is divided into two segments by Accotink Stream Valley Park and Lake Accotink Park which cross through the center of the sector and along the southern boundary. The sector is developed predominantly with single-family residential uses both east and west of the Accotink Creek Stream Valley. In the northeast corner of the sector, at the interchange of Braddock Road and I-495, are the Ravensworth Industrial Area and the Ravensworth Shopping Center. In the center of the sector, surrounded for the most part by the stream valley park, is the Danbury Forest townhouse development. The Kings Park Shopping Center is located in the northwest corner of the sector.

The most significant ecological assets of this sector are the Accotink Creek Stream Valley and Lake Accotink. Slopes in excess of 15 percent are found along the southern edge below Lake Accotink.

The Accotink Creek and tributary watersheds are likely to produce significant heritage resources. The abandoned railroad bed running generally parallel to the Southern Railroad is a locally significant historic archaeological resource.

CONCEPT FOR FUTURE DEVELOPMENT

The Accotink Community Planning Sector contains lands which are recommended to develop as part of the Ravensworth Industrial Area and those which fall outside of this area. The Ravensworth Industrial Area is discussed on pages 47-49 of this volume. The remaining portions of this sector are recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

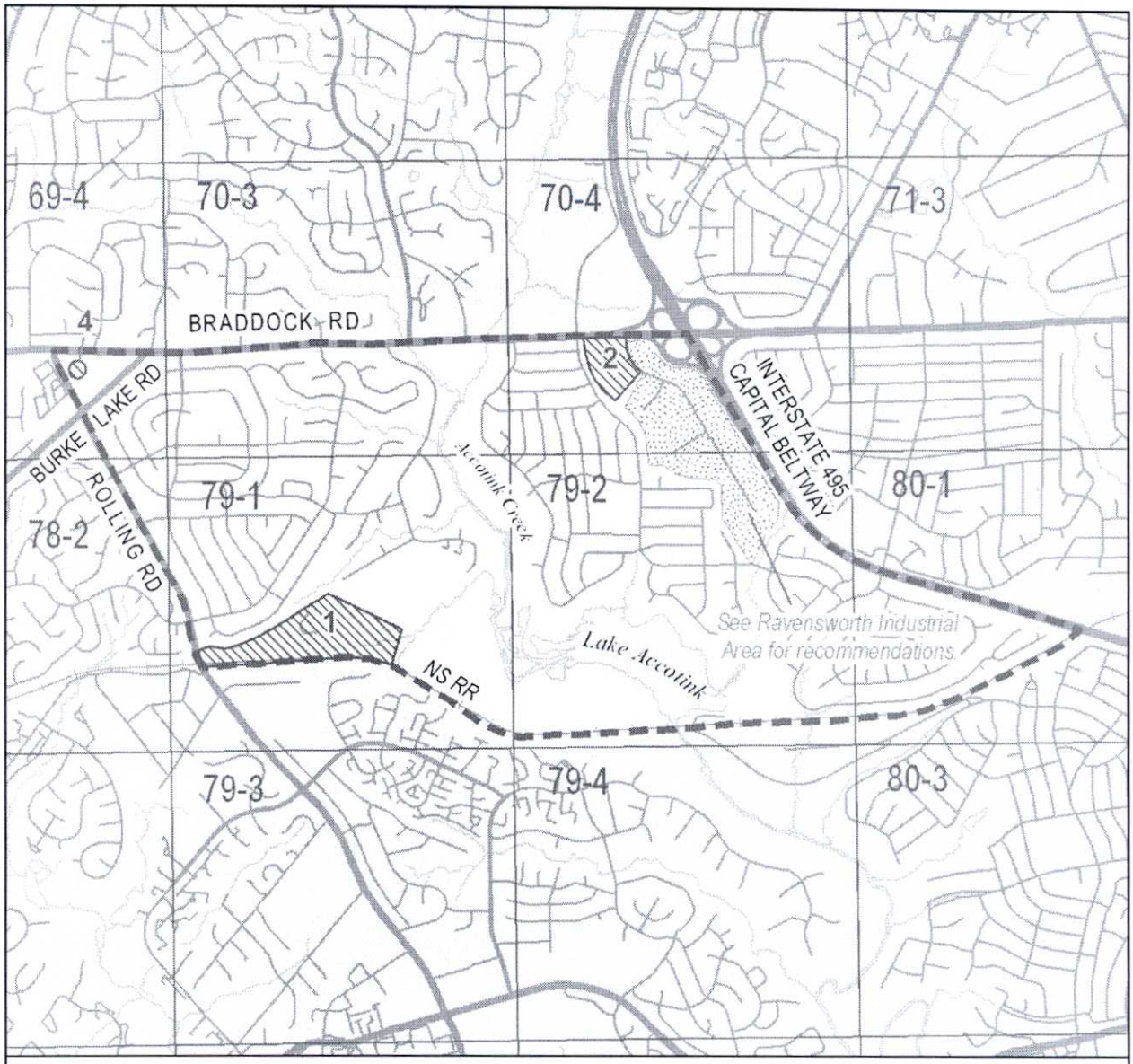
RECOMMENDATIONS

Land Use

The Accotink Community Planning Sector contains stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Figure 42 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The area in the southwest corner of Sector A6 which is planned for industrial uses is the site of the Washington Gas Light Company and the Ravensworth Electrical Substation. Although this is not classified as an Industrial Area in the context of the Concept for Future Development, the uses in this vicinity have been established over a long period of time, are stable, and are buffered by planned open space from adjoining residential uses. This area should remain planned for industrial uses which provide public utilities/services up to .25 FAR. The open space buffer on the north side of this tract should be maintained and enhanced, where possible.



A6-Accotink Community Planning Sector
Land Use Recommendations
General Locator Map

Land Use Recommendation. Number corresponds to recommendation in text.

3000 FEET

MAP PREPARED BY DPZ

FIGURE 42

2. The Ravensworth Shopping Center, located at Braddock and Port Royal Roads, is planned for retail uses up to .35 FAR. This commercial area serves an important function by providing retail goods and services for the surrounding community as well as the employees of the adjacent businesses in the Ravensworth Industrial Area. This retail orientation should be maintained.

3. The cumulative effect of institutional uses in this area should be considered prior to allowing the location of additional institutional uses as they could change the residential character of the area. Non-residential uses requiring special exceptions and special use permits should be rigorously reviewed. In general these uses, if permitted at all, should only be granted if the following conditions are met:

   - Access for the use is oriented to an arterial;

   - The use is of a size and scale that will not adversely affect and impact the character of the area in which it is located; and

   - Buffering and screening in excess of County ordinances are provided between the use and the adjoining residential properties. [Not shown]

4. Parcels along Braddock Road (Tax Map 69-4((1))49A, 51 and 52 north of the King's Park Shopping Center and excess Braddock Road right of way should be considered for a park and ride facility to meet transportation needs in the area and in view of planned HOV lanes on Braddock Road, the park and ride facility could be implemented through redevelopment of parcels 51 and 52 with office use and support retail use up to 0.5 FAR. If a park and ride facility is constructed, significant buffering should be provided along Braddock Road to minimize noise, light pollution, and line of sight impacts to the residential neighborhoods on the north side of Braddock Road.

Transportation

Transportation recommendations for this sector are shown on Figure 43. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

The abandoned railroad bed running generally parallel to the Southern Railroad in this sector is a locally significant historic archaeological resource which should be preserved. Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **FDPA A-320**
Danbury Forest Community Association

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced Development Plan dated June 29, 2009, as revised through March 31, 2010. 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 the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 7 through 15, the Plan states:

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

Policy d. Preserve the integrity and the scenic and recreational value of stream valley EQCs when locating and designing storm water detention and BMP facilities. In general, such facilities should not be provided within stream valley EQCs unless they are designed to provide regional benefit or unless the EQCs have been significantly degraded. When facilities within the EQC are appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are

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Fairfax, Virginia 22035-5509
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www.fairfaxcounty.gov/dpz/

> otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

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. . . .

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

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

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

- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.

- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, 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."

ENVIRONMENTAL ANALYSIS:

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

Environmental Quality Corridor (EQC)

Issue:

A large portion of the subject area includes a portion of Accotink Creek. The Resource Protection Area (RPA) associated with Accotink Creek is clearly delineated on the development plans. While the EQC is not shown on the development plans, it appears that this line would be delineated as largely the same as the RPA. While staff had no initial concerns regarding the application, some concerns have been raised more recently. The applicant is proposing pre-approval for individual dwelling unit expansions which may exceed the amount of expanded impervious surface normally permitted under the RPA administrative review process managed by the Department of Public Works and Environmental Services (DPWES). It has also come to staff's attention that a portion of the RPA on the subject property has been illegally disturbed to create a race course.

Resolution:

Staff feels that the disturbed area within the RPA should be restored in compliance with the restoration standards set forth within the Chesapeake Bay Preservation Ordinance. Staff feels that the proposed unit expansion should be consistent with the recommendation of staff from DPWES for those units with some portion of their land area within the RPA.

PGN:JRB

County of Fairfax, Virginia

MEMORANDU

DATE: April 15, 2010

TO: Suzianne Zottl, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Final Development Plan Amendment Application #FDPA A-320, Danbury Forest, Final Development Plan dated March 31, 2010, LDS Project #9768-ZONA-001-A-1, Tax Map #79-1-01-0001 and 214 Properties within Tax Map #79-1-08, #79-1-09, #79-1-10 & #79-1-11, Braddock District

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

Chesapeake Bay Preservation Ordinance (CBPO)
There is Resource Protection Area (RPA) on this site. An RPA delineation will be required for any development plan for the pool area (LTI 08-12).

RPA delineations are usually not required for minor additions to the single-family homes which are within the RPA as depicted on county maps. The CBPO provides for minor additions to be made to homes in the RPA using the county-mapped RPA boundary where the Residential Use Permit was issued as of July 1, 1993 (CBPO 118-5-5). All of the homes in Danbury Forest were established prior to 1993. To be eligible for an encroachment exception under these provisions, the improvements to a property must also be limited to those which will create no more than 1,000 square feet of new impervious area. The improvements proposed in this application will create no more than 268 square feet of imperviousness on any individual property. Many of the additions will replace a concrete patio and will create fewer than 268 square feet of new impervious surface.

Since 1999, 16 RPA encroachment exceptions have been approved for deck additions within Danbury Forest. These exceptions were granted in conjunction with a "walk-through" building permit. During the processing of the building permits, the Water Quality Impact Assessment and the RPA Encroachment Exception for each deck was reviewed under the CBPO criteria before approval. The additions proposed in this application would be similarly handled.

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

Water quality controls are required for the redevelopment of the pool site or any other project on HOA property over 250 square feet, if not waived (PFM 6-0401.2B). Water quality controls are not usually required for improvements to single-family lots where less than 2500 square feet of land disturbance is proposed. Nonetheless, the applicant has demonstrated that the existing floodplain easement within the subdivision is adequate to meet the phosphorous removal requirement should all of the homes in the subdivision construct the rear addition. If further controls are required for the other projects, easements can be granted in the Accotink Creek floodplain and used for BMP credit.

Floodplain

There are regulated floodplains on the property. The major floodplain of Accotink Creek is present within the subdivision. A minor floodplain of a tributary to Accotink Creek is also present; a floodplain easement for this area was dedicated in 1971.

The improvements in the pool area and most of the other HOA areas have not been proposed within the floodplain. Only Tot Lot #2 is within a major floodplain; a floodplain determination should be requested from this office (ZO 2-903.2). None of the homes or their proposed additions are located within a floodplain. Some of the additions, however, could be within 15 feet of the Accotink Creek floodplain boundary. Since the homes were all established before August 14, 1978, any additions within 15 feet of the floodplain boundary would require a floodplain determination (ZO 2-415.2). These determinations are likely to be conditionally approved.

Downstream Drainage Complaints

There are no downstream drainage complaints on file. Some drainage complaints have been received from residents of the subdivision; most concern flooding caused by blockages. There has been an erosion complaint and yard flooding complaints logged from the homes nearest to the Accotink Creek floodplain, the east side of the 8300-8320 blocks of Uxbridge Road.

Stormwater Detention

The applicant intends to request a waiver of stormwater detention. As long as there is no change in imperviousness proposed at the pool site, the detention requirement could be met once adequate outfall is demonstrated (LTI 21-88). Improvements on the HOA property which disturb more than 250 square feet might also request a detention waiver; such a waiver is likely to be approved provided there is adequate outfall. Stormwater detention is not usually a requirement for improvements to individual single-family lots.

Site Outfall

An adequate outfall statement has been provided. At the time of development plan submission for the pool area, or any other project on HOA property with an area of more than 250 square feet, it will be necessary to demonstrate adequate outfall meeting the PFM requirements (PFM 6-0203 & 6-0204). Adequate outfall is not usually a requirement for improvements to single-family lots where fewer than 2500 square feet of land disturbance is proposed.

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

BF/

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

County of Fairfax, Virginia

MEMORANDUM

September 9, 2009

TO: Suzie Zottl, Staff Coordinator
Department of Planning and Zoning, ZED

FROM: Ineke Dickman, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Danbury Forest, FDPA A-320, 009768-ZONA-001-1

The following comments are based on a review of the above referenced FPDA, stamped as "received by the Department of Planning and Zoning, ZED on June 25, 2009". A site visit was performed on August 24, 2009.

The site is an existing established subdivision with large mature trees. The Amendment asks for a minimum side and rear setback adjustment. It also requests a barrier waiver and transitional screening modification to allow existing conditions to fulfill the requirements, a modification of all landscaping requirements in favor of that which already exists and a modification of the Existing Vegetation Map requirements to use aerial photography instead. Since the amendment request includes 230 lots and specific additions are not proposed at this point, it is difficult to assess if any vegetation would be impacted by proposed additions. Some back and side yards do have mature trees and these might be impacted by future additions.

1. **Comment:** This FDPA application is governed by the Tree Conservation Ordinance in effect January 1, 2009. The Public Facilities Manual (PFM) Amendments (based on this new Tree Conservation Ordinance) require tree preservation target calculations based on the information included in the EVM. Section 12-0505 of the PFM has specific requirements for an EVM, such as calculating and labeling the % of the site that is covered by tree canopy. This application requests that aerial photos of the subdivision substitute the requirements of an EVM. The photos that were submitted as an EVM do not meet all new requirements. Additionally, no tree preservation target calculations have been submitted with this FDPA.

   Recommendation: Applicant should submit an EVM and tree preservation target calculations in accordance with the requirements of the PFM 12-0505 and 12-0507. At a minimum the percent of the site that is covered by tree canopy should be calculated and tree preservation target calculations should be included. This FDPA and any subsequent plan will need to comply with all Tree Conservation Ordinance requirements.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
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Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769

2. **Comment:** As previously stated, this FDPA has been submitted after January 1, 2009, the date the new Section 12 of the PFM became effective. Therefore this application must be in compliance with the new PFM and Zoning Ordinance requirements. In some cases such as this FDPA request, it might not be feasible or equitable to meet all tree conservation requirements, in particular the tree inventory and poor condition analysis required by the PFM. This can be addressed by proffers associated with this FDPA.

   Recommendation: Applicant should request that the Board of Supervisors direct Urban Forest Management Division staff to modify the provisional tree preservation plan requirements for tree inventory and poor condition analysis at plan submission.

3. **Comment:** A modification of the transitional screening yard requirements to maintain existing conditions and a waiver of the barrier requirement along all property boundaries has been requested with this application. It is not clear along which boundaries transitional screening and barriers are required.

   Recommendation: Applicant should label all required transitional screening yards and ask for modifications along specific boundaries. A motion should be submitted to the Board asking for this specific modification/waiver, or a modification/waiver request based on any of the justifications of ZO 13-304(3) should be submitted for review and approval by UFMD.

4. **Comment:** The request for a modification of all landscaping requirements in favor of that which already exists on site is difficult to evaluate. It is not clear if the project meets all the requirements of the PFM for 10-year tree cover canopy, nor is it clear if any trees will need to be removed for future additions that might result from adjusted setbacks.

   Recommendation: Applicant should at a minimum submit 10-year tree cover canopy calculations which show that the requirements for tree cover are met. All existing vegetation to be preserved should be shaded and labeled with sf of the preserved areas on either an EVM or a landscaping plan. We suggest including a proffer with this FDPA that would address replacing any vegetation that might have to be removed for future additions.

Please let me know if you have any questions.

AID/
UFMID #: 147127

cc: RA File
DPZ File

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

County of Fairfax, Virginia

MEMORANDUM

DATE: October 14, 2009

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

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

FILE: 3-4 (RZ A-320)

SUBJECT: Transportation Impact

REFERENCE: FDPA A-320; Danbury Forest Community Association
Land Identification Map: 79-1 Various Parcels

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this department dated August 18, 2009.

The proposed application would not create any significant additional impacts on the surrounding public street system. Therefore, this department would not object to the approval of the subject application, however the applicant should ensure that adequate parking is provided (and striped) for the pool.

AKR

Fairfax County Department of Transportation
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FCDOT
Serving Fairfax County for 30 Years and More

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD

DATE: September 14, 2009

SUBJECT: FDPA A-320, Danbury Forest
Tax Map Number(s): 79-1((8)) 25 & others

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan Amendment dated June 29, 2009, for the above referenced application. The Development Plan proposes decreasing the minimum yard setbacks in this existing townhome community to allow for homeowner additions as needed. The plan also proposes development of a new pool clubhouse facility. The applicant is seeking a potential increase in impervious surface by 61,150 square feet, thus increasing uncontrolled runoff and pollution to the already impacted Accotink Stream.

COMPREHENSIVE PLAN CITATIONS

1. **Resource Protection** **(The Policy Plan, Parks and Recreation Objectives 2 & 5, pp. 5-7)**

"Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources."

"Policy g: Protect parklands from encroachments and minimize adverse human impacts to natural areas."

"Policy j: Minimize adverse impacts of development on water resources and stream valleys."

"Policy k: Minimize the effects of storm water outfalls on parkland."

"Objective 5: Ensure the long term protection, preservation and sustainability of park resources."

"Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate."

ANALYSIS AND RECOMMENDATIONS

Natural Resources Impact:

The Danbury Forest Community is located adjacent to the Accotink Stream Valley Park owned by the Park Authority. This community was originally developed prior to the existing environmental regulations the County has in place to preserve and protect fragile stream valley corridors. Many of the existing homes in the application are currently located in Resource Protection Areas (RPA). Park Policy does not support construction or development in the RPA.

This application is proposing a minimum potential increase of impervious surface area of 61,150 SF. This runoff is proposed to be uncontrolled thus increasing the damage potential within the stream valley corridor.

SUMMARY OF RECOMMENDATIONS

- The Park Authority is not able to support the request for reducing the minimum yard setbacks to allow for future home expansions due to the potential increase in uncontrolled run off and the potential damage that would be generated within the Accotink Stream Valley.
- Park Authority staff has no concerns regarding the expansion of the pool clubhouse as shown. There is no proposed increase in impervious area as a result of that planned development.

FCPA Reviewer: Pat Rosend
DPZ Coordinator: Suzanne Zottl

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Julie Cline, Acting Manager, Land Acquisition & Management Branch
Chron Binder
File Copy

Fairfax Water

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

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

August 31, 2009

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

Re: FDPA-A-320
Danbury Forest Community Association

Dear Ms. Coyle:

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

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 12-inch, 8-inch and 6-inch water mains located at this property. See the enclosed water system map.

3. Any encroachments into the existing water main easement for these proposed setbacks to existing homes will not be allowed without obtaining prior written approval from Fairfax Water.

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

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning and Engineering

Enclosure

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

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

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

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

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is 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 Public Works and Environmental Services.

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

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

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

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

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

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

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

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or 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
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
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
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch