APPLICATION ACCEPTED: April 27, 2011
PLANNING COMMISSION: July 21, 2011
BOARD OF SUPERVISORS: July 26, 2011 @ 4:00 pm

County of Fairfax, Virginia

July 5, 2011

STAFF REPORT

REZONING APPLICATION RZ/FDP 2010-MA-017

MASON DISTRICT

APPLICANT:	UPIA, LLC
PRESENT ZONING:	R-2, R-5
REQUESTED ZONING:	PDH-5
PARCEL(S):	71-1 ((40)) 1, 2, 3, 4, 5, 6, A 71-1 (1) 125, 126
ACREAGE:	3.17 acres
DENSITY:	4.7 du/acre
OPEN SPACE:	32%
PLAN MAP:	Residential; 4-5 du/ac
PROPOSAL:	Request to rezone the property from the R-1 and R-5 districts to the PDH-5 district to permit a total of 15 single family detached units on the property. Nine new units are proposed; Six of the 15 lots are existing and are being incorporated into the development to allow stormwater management improvements.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2010-MA-017, subject to the execution of proffers consistent with those contained in Appendix 1.

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/

Staff recommends approval of FDP 2010-MA-017, subject to the Board of Supervisors approval of RZ 2010-MA-017.

Staff recommends approval of a modification of the open space requirement.

Staff recommends approval of a modification of the major paved trail requirement for Backlick Road, in favor of a five foot wide concrete sidewalk.

Staff recommends approval of a waiver of the on-road bike lane requirement for Backlick Road.

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

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

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

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

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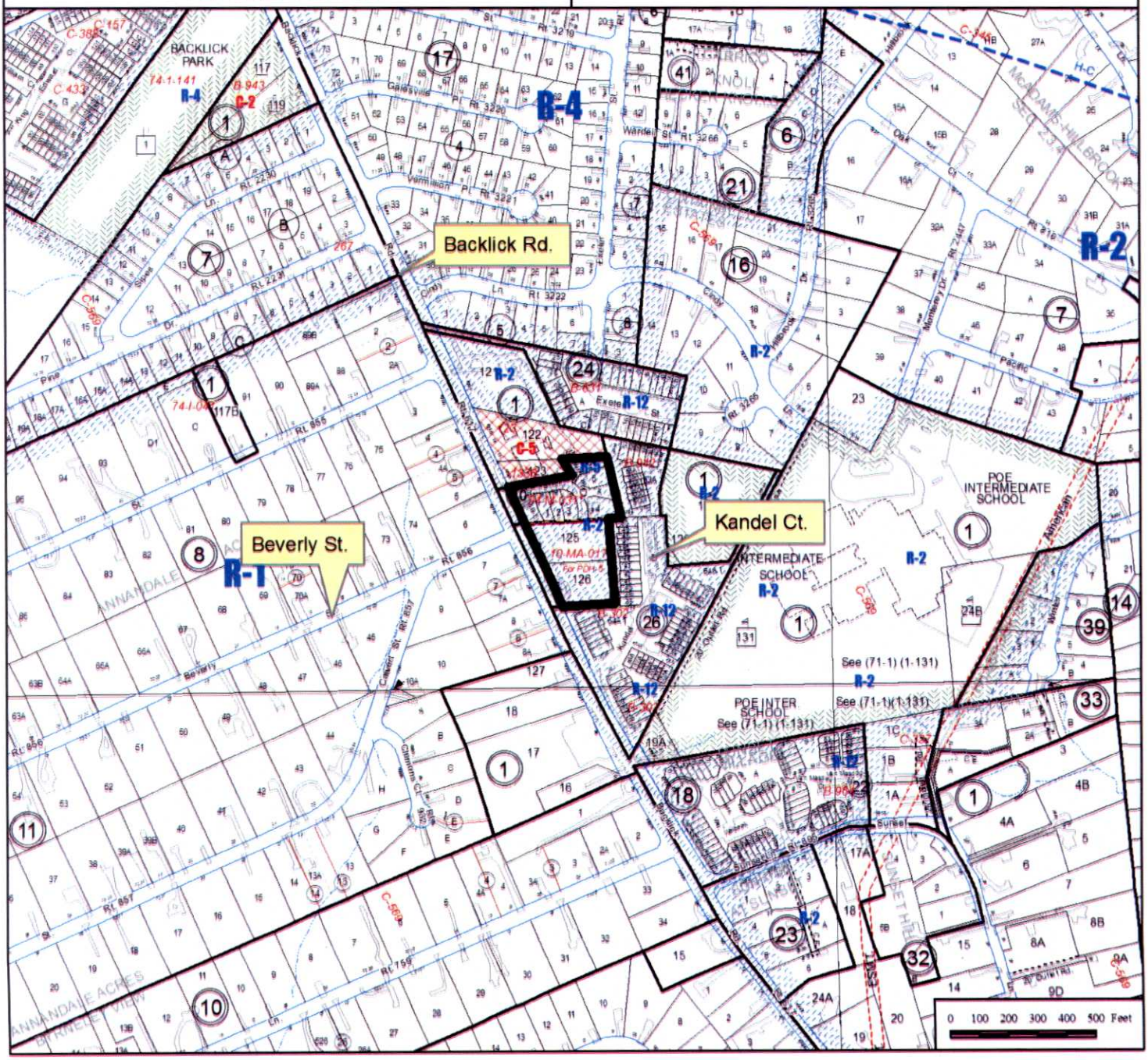
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application
RZ 2010-MA-017

Applicant:	UPIA, LLC
Accepted:	12/03/2010 - AMENDED 04/27/2011
Proposed:	RESIDENTIAL
Area:	3.17 AC OF LAND; DISTRICT - MASON
Located:	EAST SIDE OF BACKLICK ROAD APPROXIMATELY 3,300 FEET NORTH OF ITS INTERSECTION WITH BRADDOCK ROAD
Zoning:	FROM R- 2 TO PDH- 5, FROM R- 5 TO PDH- 5
Map Ref Num:	071-1- /01/ /0125 /01/ /0126 /40/ / A /40/ /0001 /40/ /0002 /40/ /0003 /40/ /0004 /40/ /0005 /40/ /0006

Final Development Plan
FDP 2010-MA-017

Applicant:	UPIA, LLC
Accepted:	12/03/2010 - AMENDED 04/27/2011
Proposed:	RESIDENTIAL
Area:	3.17 AC OF LAND; DISTRICT - MASON
Located:	EAST SIDE OF BRADDOCK ROAD APPROXIMATELY 3,300 FEET NORTH OF ITS INTERSECTION WITH BRADDOCK ROAD
Zoning:	PDH- 5
Map Ref Num:	071-1- /01/ /0125 /01/ /0126 /40/ / A /40/ /0001 /40/ /0002 /40/ /0003 /40/ /0004 /40/ /0005 /40/ /0006

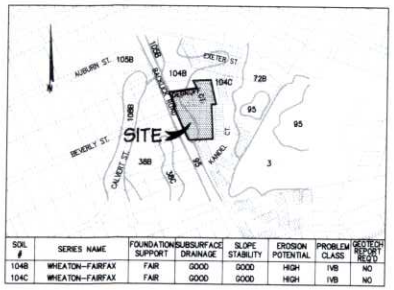


CONCEPTUAL / FINAL DEVELOPMENT PLAN

BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-MA-017



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT REQ'D
104B	WHEATON-FAIRFAX	FAIR	GOOD	GOOD	HIGH	IVB	NO
104C	WHEATON-FAIRFAX	FAIR	GOOD	GOOD	HIGH	IVB	NO

SOILS MAP/DATA
SCALE : 1" = 500'

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 71-1((1))125 & 126 AND ((40)) 1-6 & A. THE SITE IS CURRENTLY ZONED R-2 AND R-5. THE PROPOSED ZONING IS PDH-5.
2. THE PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF :
   71-1((1)) 125 - U.P.I.A., LLC IN DEED BOOK 21681 AT PAGE 592
   126 - U.P.I.A., LLC IN DEED BOOK 21619 AT PAGE 224
   71-1((40)) 1 - YUNG YUN AND SE HUN BOUNG IN DEED BOOK 20460 AT PAGE 1238
   2 - ARGENTINA LAZO AND LUSMILA JANNETH ARY IN DEED BOOK 19182 AT PAGE 795
   3 - ROBERT E. SANDS AND OANH P. LAM IN DEED BOOK 11871 AT PAGE 711
   4 - NURU YIMAM AND ZEWDEM ADEM IN DEED BOOK 16215 AT PAGE 35
   5 - KATHY D. MAYHEW IN DEED BOOK 16836 AT PAGE 1439
   6 - DAVID HO IN DEED BOOK 16703 AT PAGE 1009
   A - DeGROFF COURT HOMEOWNERS ASSOCIATION IN DEED BOOK 9872 AT PAGE 1355
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FOR PARCELS 125 & 126 FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED DECEMBER 2009. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FOR LOTS 1-6 ARE FROM SITE PLAN #9224-SP-01-2 (DeGROFF COURT). CONTOUR INTERVAL EQUALS TWO FEET NGVD 1929.
4. THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
5. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
6. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
9. ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
10. SEE SHEET 2 FOR A DESCRIPTION OF EXISTING VEGETATION.
11. THE EXISTING STRUCTURES ON 71-1((1))126 ARE TO BE REMOVED. THE ONES ON 71-1((40))1-6 ARE TO REMAIN. CONSTRUCTION DATES OF THE EXISTING DWELLINGS :
    71-1((1)) 126 - 1959
    71-1((40)) 1 - 1997 4 - 1998
    2 - 1997 5 - 1998
    3 - 1998 6 - 1998
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
13. THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS SITE.
14. THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
15. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
16. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 4.7 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW :
    - A MODIFICATION OF THE OPEN SPACE REQUIREMENT IS HEREBY REQUESTED
    - A WAIVER OF THE MAJOR PAVED TRAIL ALONG BACKLICK ROAD IS HEREBY REQUESTED, IN LIEU OF A FIVE (5)-FOOT CONCRETE SIDEWALK
    - A WAIVER OF THE ONROAD BIKE ROUTE ALONG BACKLICK ROAD IS HEREBY REQUESTED
    - A MODIFICATION OF SECTION 6-1603.1B OF THE PFM MAY BE REQUESTED WITH THE FINAL ENGINEERING PLANS TO REDUCE THE FREEBOARD REQUIREMENT FROM TWO (2) FEET TO ONE (1) FOOT
17. PROPOSED PUBLIC IMPROVEMENTS :
    - WATER SERVICE IS TO BE PROVIDED BY CONNECTING AN EXISTING 8" MAIN LOCATED IN DEGROFF COURT TO THE HERITAGE VILLAGE SERVICE ROAD
    - SANITARY SERVICE IS TO BE PROVIDED TO THE PROPOSED DWELLINGS BY AN EXISTING 8" MAIN LOCATED IN BACKLICK ROAD, AND IS CURRENTLY BEING PROVIDED TO THE DeGROFF COURT SUBDIVISION BY AN EXISTING 8" MAIN IN DeGROFF COURT
18. A PAVILION AND SEATING AREA ARE PROPOSED AS A SPECIAL AMENITIES WITH THIS DEVELOPMENT.
19. THERE IS AN EXISTING RECREATION AREA WITHIN THE DeGROFF COURT SUBDIVISION.
20. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
21. SEE SHEET 8 FOR ARCHITECTURAL ELEVATIONS FOR THE PROPOSED UNITS.
22. A MAJOR PAVED TRAIL AND ON-ROAD BIKE ROUTE ARE REQUIRED FOR THIS PROJECT ON BACKLICK ROAD PER THE FAIRFAX COUNTY TRAILS PLAN (SEE NOTE 16).
23. PARCELS "A" AND "B" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
24. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.
25. NO SCREENING BUFFERS ARE REQUIRED BY ZONING ORDINANCE SECTION 13-300.

VICINITY MAP
SCALE : 1" = 2000'
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MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- ☒ 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 3.
- ☒ 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)
DRY POND	1.59	0.39	1.98	±9,000	±51,000	N/A (embankment only)

- ☒ 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet 3.
- ☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface noted on the plat is grass paver/concrete.
- ☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4.
- ☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7.
- ☒ 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 7.
- ☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 7.
- ☒ 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 1 & 2.
- ☐ 11. A submission waiver is requested for N/A
- ☐ 12. Stormwater management is not required because N/A

SITE TABULATIONS

SITE AREA :		
LOT AREA	62,366¢	(1.432 Ac)
PARCELS "A" & "B"	70,754¢	(1.624 Ac)
RIGHT-OF-WAY DEDICATION	4,795¢	(0.110 Ac)
TOTAL	137,915¢	(3.166 Ac)

PDH-5 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	15 TOTAL UNITS 10 single-family detached (Lots 4 & 7-15) + 5 single-family attached (Lots 1-3, 5 & 6)
MAXIMUM DENSITY	5 DU/AC	4.7 DU/AC
MINIMUM LOT AREA	N/R	3,200¢ ±
AVERAGE LOT AREA	N/R	4,150¢ ±
MAXIMUM BUILDING HEIGHT	N/R	40'
MINIMUM YARDS	N/R	SEE DETAILS ON SHEET 3
OPEN SPACE	35%	32% (SEE NOTE 16)
PARKING	3 SPACES/UNIT (45 total spaces)	3.47 SPACES/UNIT (52 total spaces - 18 garage + 9 driveway + 9 surface for proposed lots; 12 garage + 4 surface for existing lots)

REVISIONS

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) PARKING TABULATIONS UPDATED (3) ADJUSTED CLEARING LIMITS, SANITARY, STORM WATER POND, SIDEWALK; REMOVED GAZEBO; ADDED PAVILION, BENCHES & STREET LIGHTS (4) ADJUSTED LANDSCAPING (8) NEW SHEET (9) NEW SHEET	2-22-11
2.	(1) REVISED NOTES AND SITE TABULATIONS (2) INCORPORATED DeGROFF COURT INTO SITE (3) INCORPORATED DeGROFF COURT INTO SITE; REVISED SWM POND; REVISED TYPICAL LOT DETAIL (4) REVISED LANDSCAPING & TREE COVER CALCULATIONS (5 & 6) COUNTY COMMENTS; REVISED TREE INVENTORY (7) REVISED SWM/BMP COMPUTATIONS & NARRATIVES (-) REMOVED OLD SHEET 8 - ENTRANCE EXHIBIT	3-11-11
3.	(1) REVISED PARKING TABULATIONS (3) ADDED TYPICAL LOT LAYOUTS FOR LOTS 1-6, DIMENSIONS & 3 PARKING SPACES	4-7-11
4.	(1) REVISED NOTES (3) ADDED POSSIBLE PRIVATE STORMWATER PIPE SYSTEM (3A) ADDED SHEET 3A - ACCESS DRIVE OPTION (4) REVISED LANDSCAPING & TREE COVER CALCULATIONS	4-27-11
5.	(1 & 3) REVISED POND DESIGN & ACCESS; REVISED DEGROFF COURT ENTRANCE (-) REMOVED SHEET 3A (4) REVISED LANDSCAPING (5 & 6) CHANGED TREE #74 TO BE REMOVED	6-9-11
6.	(1) REVISED SITE TABS (3) MOVED LOCATION OF SOUTHERN SITE ENTRANCE (4) REVISED LANDSCAPING	6-23-11

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

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
PROFESSIONAL ENGINEER

DEVELOPER
THE CHRISTOPHER COMPANIES
10461 WHITE GRANITE ROAD
SUITE 103
OAKTON, VIRGINIA 22124
(703)352-5950

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1 COVER SHEET
2 EXISTING CONDITIONS PLAN & VEGETATION MAP
3 CONCEPTUAL/FINAL DEVELOPMENT PLAN
4 LANDSCAPE PLAN
5 TREE PRESERVATION PLAN
6 TREE PRESERVATION NOTES & DETAILS
7 OUTFALL ANALYSIS
8 ARCHITECTURAL ELEVATIONS

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX(703)273-8365

DATE : OCTOBER 20, 2010
REVISED : FEBRUARY 22, 2011
MARCH 11, 2011
APRIL 7, 2011
APRIL 27, 2011
JUNE 9, 2011
JUNE 23, 2011

BACKLICK ROAD PROPERTY

FILE # 09-516

Plotted 6/23/11 15:13 Acad Dwg: N:\09516\DWG\09-516001.DWG

COVER TYPE SUMMARY

COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (in SF)
Upland Forest	Poplar, Hickory, Oaks, Beech	good	68,000
Landscaped Tree Canopy	Red Maple, White Pine, Cherry, Arborvitae	good	4,000
Maintained Grassland	----	good	39,400
Developed Land	----	----	26,515
TOTAL AREA			137,915

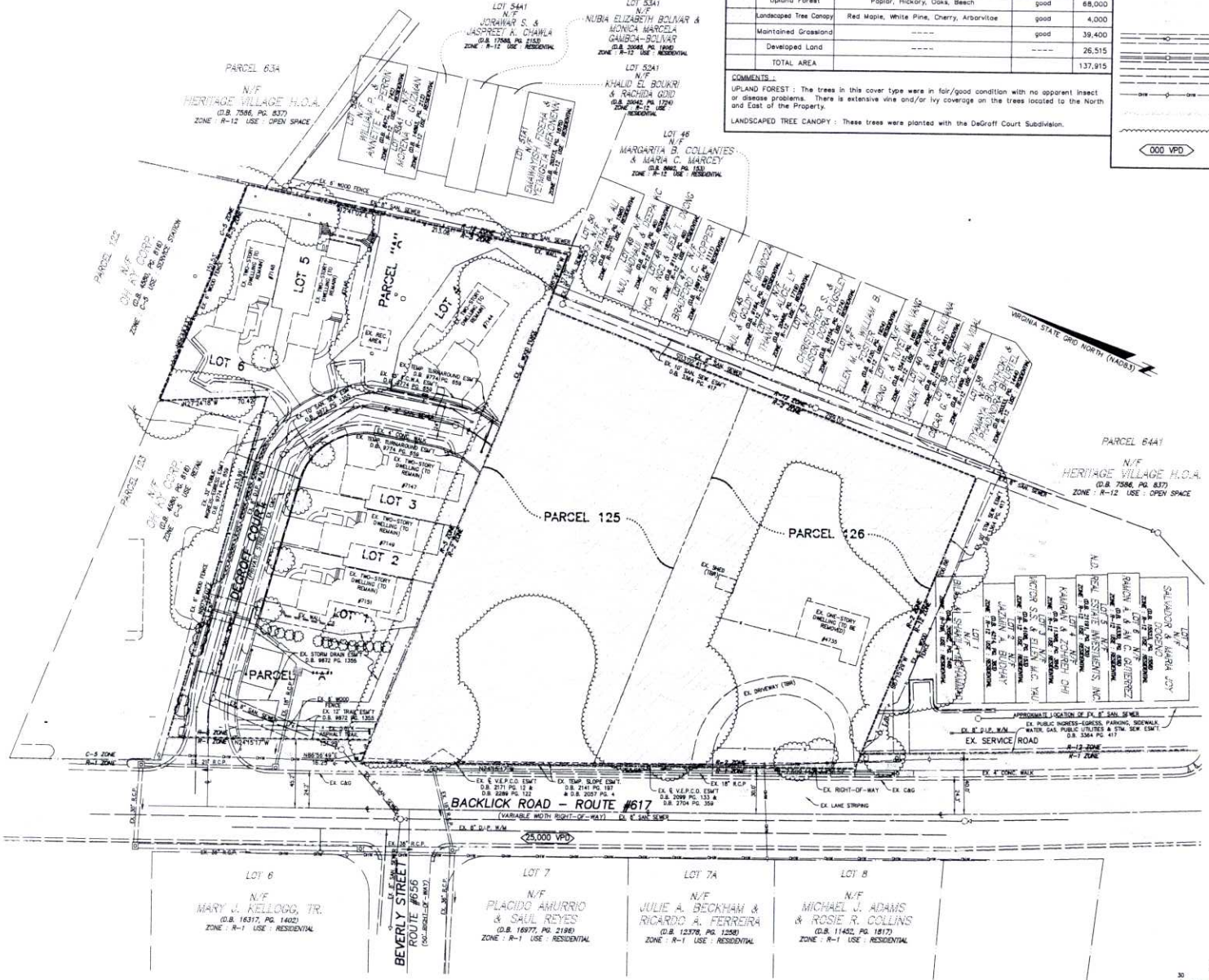
COMMENTS :

UPLAND FOREST : The trees in this cover type were in fair/good condition with no apparent insect or disease problems. There is extensive vine and/or ivy coverage on the trees located to the North and East of the Property.

LANDSCAPED TREE CANOPY : These trees were planted with the DeGroff Court Subdivision.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN & EASEMENT
- EXISTING UTILITY LINE & POLE
- EXISTING ZONING BOUNDARY
- EXISTING TREELINE
- 000 VPD — VEHICLES PER DAY



EXISTING CONDITIONS PLAN & VEGETATION MAP

BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

2010-MA-017

NO.	DATE	REVISION PRIOR TO APPROVAL
1	3-11-11	INCORPORATED DeGROFF COURT INTO SITE PLAN

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS · ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
3959 PINDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)591-2613
SILVER SPRING, MD FAX (703)273-9565

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	BY	APPROVED	DATE
	REVISIONS			

DESIGN: DRAFT: HMF
APPROVED: HMF
DATE: OCT. 2010
SCALE: HORIZ. 1" = 30' VERT. ---
SHEET 2 OF 8
PRJ NO: 09-516
TYPE: CDP/FDP

Attached Files: 09-516\DD-RDAD\DD-F0301

Last Saved 4/26/2011 Last Plotted 4/28/2011 1:20 PM Sheet N:\D9516\DWG\DD-F0301

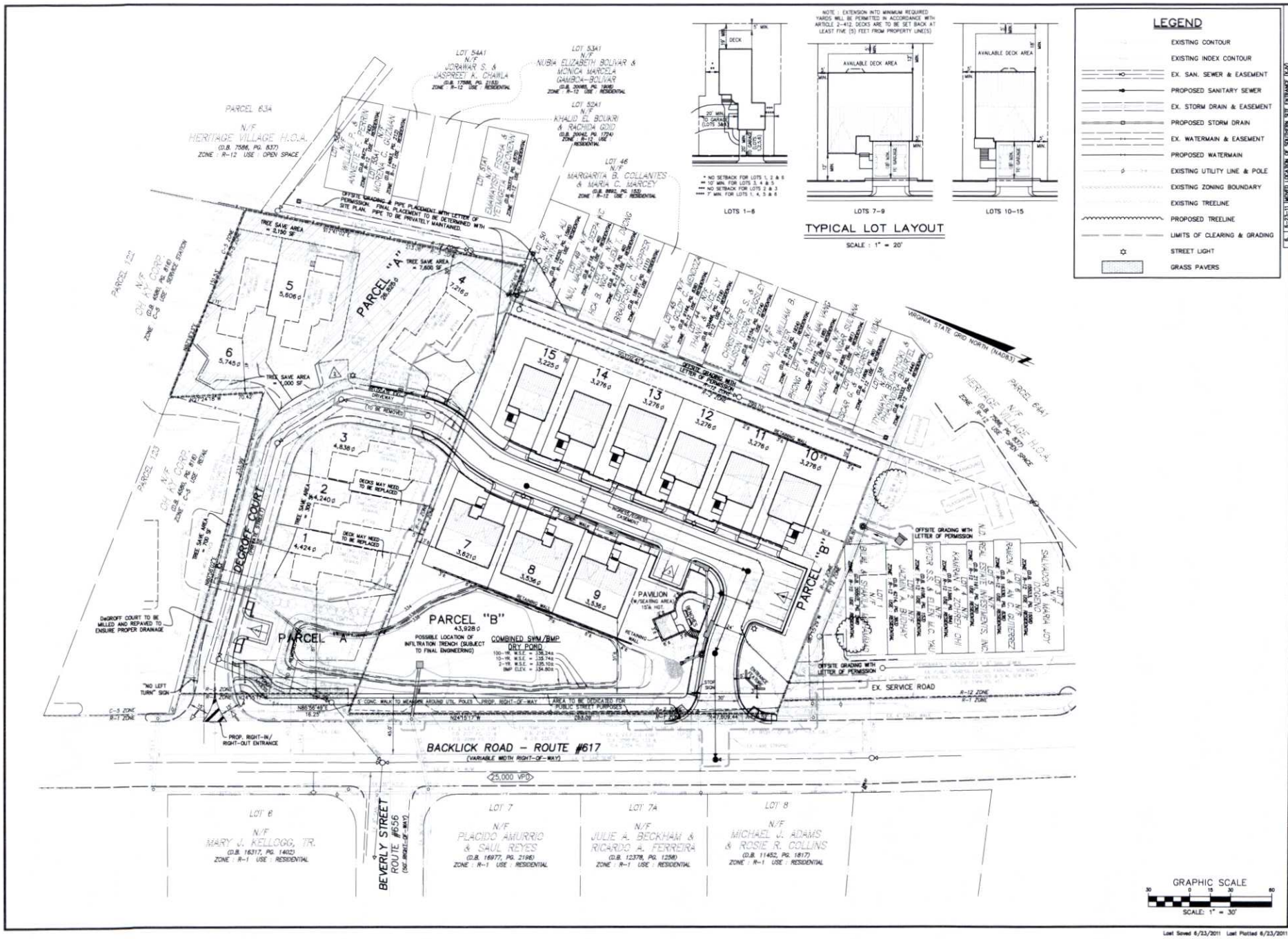

LEGEND
EXISTING CONTOUR
EXISTING INDEX CONTOUR
EX. SAN. SEWER & EASEMENT
PROPOSED SANITARY SEWER
EX. STORM DRAIN & EASEMENT
PROPOSED STORM DRAIN
EX. WATERMAIN & EASEMENT
PROPOSED WATERMAIN
EXISTING UTILITY LINE & POLE
EXISTING ZONING BOUNDARY
EXISTING TREELINE
PROPOSED TREELINE
LIMITS OF CLEARING & GRADING
STREET LIGHT
GRASS PAVERS
TYPICAL LOT LAYOUT
SCALE : 1" = 20'
LOTS 1-6
LOTS 7-9
LOTS 10-15
AVAILABLE DECK AREA
PARCEL "A"
PARCEL "B"
DEGROFF COURT
BACKLICK ROAD - ROUTE #617
(VARIABLE WIDTH RIGHT-OF-WAY)
25,000 VPD
BEVERLY STREET ROUTE #656
EX. SERVICE ROAD
PAVILION
COMBINED SWM/BMP DRY POND
POSSIBLE LOCATION OF INFILTRATION TRENCH (SUBJECT TO FINAL ENGINEERING)
PROP. RIGHT-IN/ RIGHT-OUT ENTRANCE
VIRGINIA STATE GRID NORTH (NAD83)
GRAPHIC SCALE
SCALE: 1" = 30'
CONCEPTUAL/FINAL DEVELOPMENT PLAN
BACKLICK ROAD PROPERTY
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA
R7 2010-MA-017
CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
SHEET 3 OF 8
PRJ NO: 09-516
TYPE: CDP/FDP
OCT. 2010
Last Saved 6/23/2011 Last Plotted 6/23/2011 3:14 PM Sheet N:\09516\DWG\00-F0401

Table 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement (Table 12.3)		
A	Pre-development area of existing tree canopy	72,000 SF
B	Percentage of gross site area covered by existing tree canopy	52 %
C	Percentage of 10-year canopy required for site	20 %
D	***Percentage of 10-year canopy requirement that should be met through tree preservation***	***52.2*** %
E	***Proposed percentage of canopy requirement that will be met through tree preservation***	***34.5*** %
F	Has the Tree Preservation Target minimum been met?	YES
G	If no, provide sheet number where greater request is located	N/A
B. Tree Canopy Requirement		
1	Identify gross site area	137,915 SF
2	Subtract area dedicated to road frontage	4,795 SF
3	Subtract area of exemptions	0 SF
4	***Adjusted gross site area (B1 - B2 - B3)***	***133,120 SF***
5	Identify site's zoning and/or use	PDH-5
6	***Percentage of 10-year canopy required***	***20*** %
7	***Area of 10-year canopy required (B4 x B6)***	***26,624 SF***
8	Is a modification of canopy requirements being requested?	NO
9	If B8 is yes, provide sheet number where modification request is located	N/A
C. Tree Preservation		
1	***Tree Preservation Target Area***	***13,090 SF***
2	Total canopy area meeting standards of §12.0300	11,050 SF
3	x 1.25	13,813 SF
4	Total canopy area of unique or valuable forest or woodland communities	0 SF
5	x 1.50	0 SF
6	Total canopy area of Heritage, Memorial, Specimen or Street Trees	0 SF
7	x 1.50 to 3.0	0 SF
8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0 SF
9	x 1.0	0 SF
10	Canopy area of trees no additional credit	700 SF
11	x 1.0	700 SF
12	***Total of C3, C5, C7, and C9***	***14,513 SF***
D. Tree Planting		
1	***Area of canopy to be met through tree planting (B7 - C10)***	***12,112*** SF
2	Area of canopy to be planted for air quality benefits	0 SF
3	x 1.50	0 SF
4	Area of canopy to be planted for energy conservation	0 SF
5	x 1.50	0 SF
6	Area of canopy to be planted for water quality benefits	0 SF
7	x 1.25	0 SF
8	Area of canopy to be planted for wildlife benefits	0 SF
9	x 1.50	0 SF
10	Area of canopy provided by native trees	0 SF
11	x 1.50	0 SF
12	Area of canopy provided by improved cultivars and varieties	0 SF
13	25% credit	0 SF
14	Area of canopy provided by other trees	14,000 SF
	x 1.0	**14,000 SF**
15	Area of canopy provided through tree seedlings	0 SF
	x 1.0	0 SF
16	Area of canopy provided through native shrubs or woody seed mix	0 SF
	x 1.0	0 SF
17	Percentage of line D15 represented by line D16 (must not exceed 33% of D14)	0 %
18	***Total of canopy area to be provided through tree planting***	***14,000 SF***
19	Is offsite planting relief requested?	NO
20	Tree Bank or Tree Fund?	N/A
21	Canopy area requested to be provided through offsite banking or tree fund	0 SF
22	Amount to be deposited into the Tree Preservation and Planting Fund	0
E. Total of 10-year Tree Canopy Provided		
1	Total canopy area provided through tree preservation (C10)	14,513 SF
2	Total canopy area provided through tree planting (D17)	14,000 SF
3	Total canopy area provided through offsite mechanism (D19)	N/A SF
4	***Total 10-year tree canopy provided***	***28,513 SF***
	Total 10-year tree canopy provided (% of net site area)	***21*** %

NOTES:

1. ALL OFFSITE LANDSCAPING TO BE PLANTED WITH OWNER'S WRITTEN PERMISSION.
2. POND PLANTING SUBJECT TO REVIEW AND APPROVAL AT SITE PLAN.

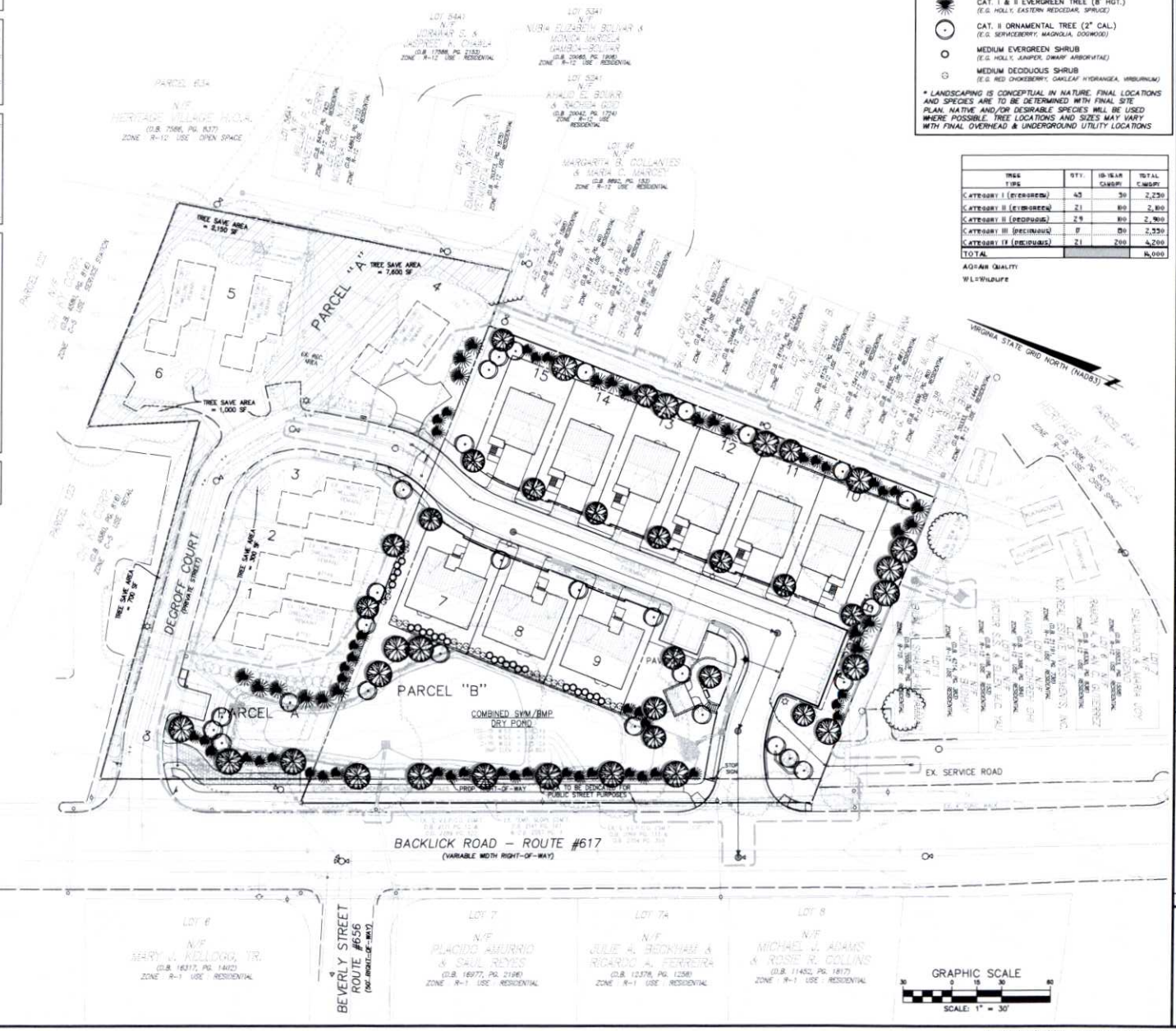
LEGEND

- CAT. III & IV SHADE TREE (2" CAL.) (E.G. RED MAPLE, OAK, RIVER BIRCH, BEECH)
- CAT. I & II EVERGREEN TREE (8' HGT.) (E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)
- CAT. II ORNAMENTAL TREE (2" CAL.) (E.G. SERVICEBERRY, MAGNOLIA, DOGWOOD)
- MEDIUM EVERGREEN SHRUB (E.G. HOLLY, JUNIPER, DWARF ARBORVITAE)
- MEDIUM DECIDUOUS SHRUB (E.G. RED CHOKEBERRY, OAKLEAF HYDRANGEA, VIBURNUM)

* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS

TREE TYPE	QTY.	10-YEAR CANOPY	TOTAL CANOPY
CATEGORY I (EVERGREEN)	45	50	2,250
CATEGORY II (EVERGREEN)	21	100	2,100
CATEGORY II (DECIDUOUS)	29	100	2,900
CATEGORY III (DECIDUOUS)	27	150	2,550
CATEGORY IV (DECIDUOUS)	21	200	4,200
TOTAL			14,000

AQ=AIR QUALITY
WL=WILDLIFE



NO.	DATE	REVISION PRIOR TO APPROVAL
6	6-23-11	REVISED LANDSCAPING (KAY)
5	6-8-11	REVISED LANDSCAPING & TREE COVER CALCULATIONS
4	5-23-11	REVISED LANDSCAPING & TREE COVER CALCULATIONS
3	4-21-11	REVISED LANDSCAPING & TREE COVER CALCULATIONS
2	3-21-11	REVISED LANDSCAPING & TREE COVER CALCULATIONS
1	2-4-11	REVISED LANDSCAPING (KAY)

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LANDSCAPE PLAN
BACKLICK ROAD PROPERTY
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 015450
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	BY	APPROVED
	REVISIONS			

DESIGN KAY
DRAWN KAY
CHECKED HMF
DATE OCT. 2010
SCALE HORIZ. 1" = 30' VERT. ---
SHEET 4 OF 8
PRJ NO: 09-516
TYPE: CDP/FDP

Attached Xrefs: 00-F0700/00-F0500/00-00401/00-00301

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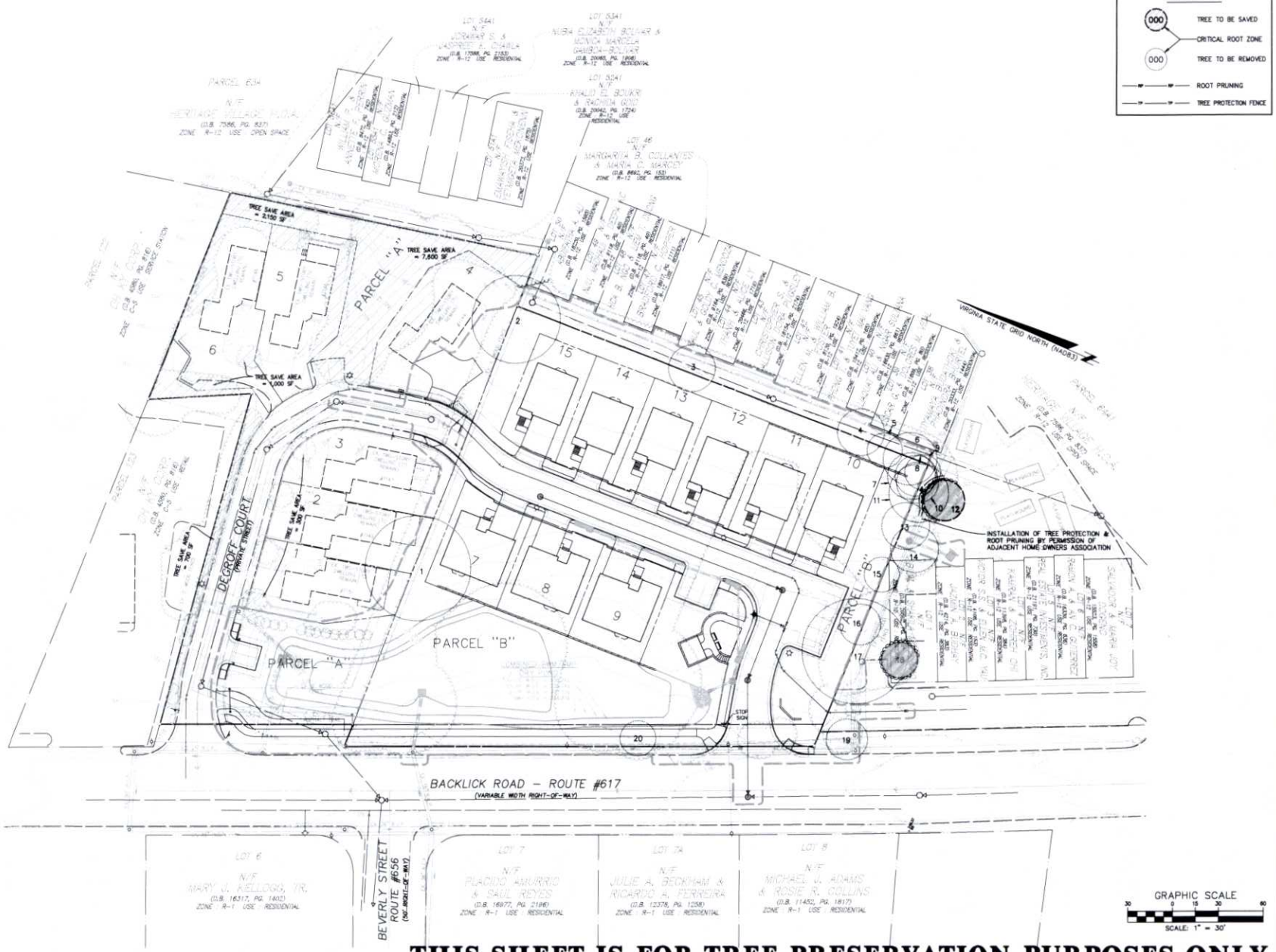

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

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TREE PRESERVATION PLAN

BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-MA-017

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY	APPROVAL	DATE
3	6-8-11	CHANGED TREE #14 TO BE REMOVED (BLM)			
2	3-17-11	COUNTY COMMENTS REVISED TREE INVENTORY (BLM)			
1	10-15-10	REVISIONS PRIOR TO APPROVAL			

REVISIONS

DRAWN BY: BLM
DESIGNED BY: BLM
APPROVED BY:
DATE: OCT., 2010
SCALE: HORZ. 1" = 20' VERT. 1" = ---

SHEET 5 OF 8

PRJ NO: 09-516
TYPE: CDP/FDP

Attached Xrefs: 00-F0700/00-F0500/00-F0401/00-0301

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TREE PRESERVATION NARRATIVE:

Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading and shown for preservation on approved plans.

1. **Flagging Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans.

2. **Pre Construction Meeting:** After clearing limits have been staked a meeting shall be requested by the contractor to walk with owner or owner's designated representative, arborist forester hired by owner, site superintendent, clearing contractor and UFMD, DPWES representative to make minor adjustments as necessary to observe trees listed in tree preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at this time.

3. **Tree Protection Approval:** Selective tree removals, root pruning, and tree protection fence installation should be completed prior to any demolition or land clearing operations. An UFMD, DPWES, representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities are to begin, to inspect the site to insure that the tree protection has been installed.

4. **Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD, DPWES.

5. **Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.

6. **Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be backfilled immediately. Silt fence super silt fence installation utilizing walk behind trencher can be substituted for root pruning.

7. **Mulching:** Trees indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite maybe utilized if approved by project arborist. Mulch shall be spread in a uniform depth of three (3") inches by hand. Mulch shall be placed in an areas as indicated on approved plans or extending in a swath fifteen feet wide along the Limit of Disturbance adjacent to indicated trees at minimum.

8. **Tree Protection Fencing:** Tree Preservation Areas shall be protected by fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel t-bar posts driven eighteen (18) inches into the ground at maximum ten (10) foot spacing. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Tree protection fencing shall be made clearly visible to all construction personnel. Signs stating "TREE PRESERVATION AREA – KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and five (5) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing, UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

9. **Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the project. Tree protection fencing that is damaged as a result of land clearing operations shall be repaired prior to the end of the workday that the damage occurred.

10. **Pruning:** All pruning shall conform to current ANSI A300-2001 pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth or be removed from the site.

11. **Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant should retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. Monitoring inspections to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during initial site clearing operations, weekly through the erosion and sediment control phase, weekly for four weeks there after and monthly for 12 months. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

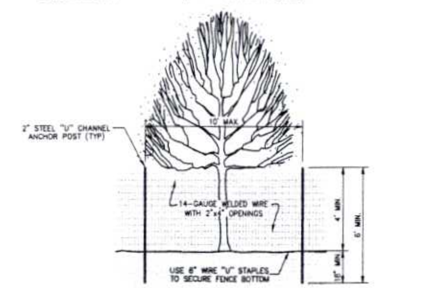
NOTE: AS STATED BY SECTION 12-0507.1B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.

AREA 1. 100 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.

AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.

TREE INVENTORY AND ACTIVITIES SPREADSHEET

Tree #	Survey #	Common Name	Scientific Name	DBH	Condition	Comments	Status
1	8509	Chestnut Oak	Quercus prinus	36	[illegible]	Extensive ... coverage, limb dieback, insect leaf damage	Remove
2	8526	Chestnut Oak	Quercus prinus	30	75	Ivy growing up the trunk, limb dieback, epicormic sprouting	Remove
3	8542	Sweet Cherry	Prunus avium	16	75	[illegible] adjacent property	Remove
4	8553	Tulip Poplar	Liriodendron tulipifera	16	75	Ivy growing up trunk, limb dieback, epicormic sprouting	Remove
5	8551	Shellbark Hickory	Carya laciniosa	12	65	Extensive ... coverage, insect leaf damage, limb dieback	Remove
6	8558	Honey Locust	Gleditsia triacanthos	18	55	Included bark, uneven canopy	Remove
7	8559	Tulip Poplar	Liriodendron tulipifera	10	75	Limb dieback, poor limb structure	Remove
8	8560	Honey Locust	Gleditsia triacanthos	14	75	Leaning trunk, uneven canopy, limb dieback	Remove
9	8561	Mockernut Hickory	Carya alba	12	30		Remove
10	8566	Chestnut Oak	Quercus prinus	14	75	Curved trunk, canopy & limb dieback	Remove
11	8567	Northern Red Oak	Quercus rubra	20	65	Offsite tree. Leaning towards adjacent property, uneven canopy, limb dieback, broken limbs. Recommend removal with owner's permission	Remove
12	8568	Red Maple	Acer rubrum	14	75	Condition assessed visually from proposed development site. Poor trunk structure, limb dieback	Preserve
13	8570	Honey Locust	Gleditsia triacanthos	16	65	Offsite tree. Extensive vine coverage, limb dieback, large dead limbs, uneven canopy, leaning towards adjacent property. Recommend removal with owner's permission	Remove
14	8571	Honey Locust	Gleditsia triacanthos	16	75	Condition assessed visually from proposed development site. Limb dieback, slight lean to trunk, ivy growing up the trunk	Remove
15	8576	Mockernut Hickory	Carya alba	12	54	Vines growing up the trunk	Remove
16	8579	Blackgum	Nyssa sylvatica	14	75	Lower trunk bark damage, ivy growing up the trunk	Remove
17	8581	Pin Oak	Quercus palustris	36	65	Offsite tree. Leaning, uneven canopy, limb dieback, large dead limb. Recommend removal with owner's permission	Remove
18	8586	Virginia Pine	Pinus virginiana	12	75	Slight curve to trunk, limb dieback	Preserve
19	8590	Bradford Pear	Pyrus calleryana	15	75	Offsite tree. Multiple leaders, included bark, leaning, limb dieback. Recommend removal with owner's permission	Remove
20	8594	Blackjack Oak	Quercus marilandica	12	65	Dead headed due to appoximity to power lines, poor form, epicormic sprouting	Remove

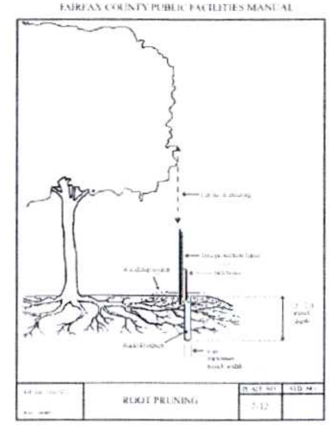


NOTE : TREE PROTECTION FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

TREE PRESERVATION NOTES & DETAILS

BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-MA-017

NO.	DATE	REVISION PRIOR TO APPROVAL
5	6-9-11	CHANGED TREE #14 TO BE REMOVED (BLM)
2	3-11-11	COUNTY COMMENTS, REVISED TREE INVENTORY (BLM)

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COMMONWEALTH OF VIRGINIA
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NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISIONS

DESIGN BLM | DRAFT BLM
APPROVED HMF
DATE OCT., 2010
SCALE HORIZ: 1" = 20' VERT: ----
SHEET 6 OF 8
PRJ NO: 09-518
TYPE: CDP/FDP

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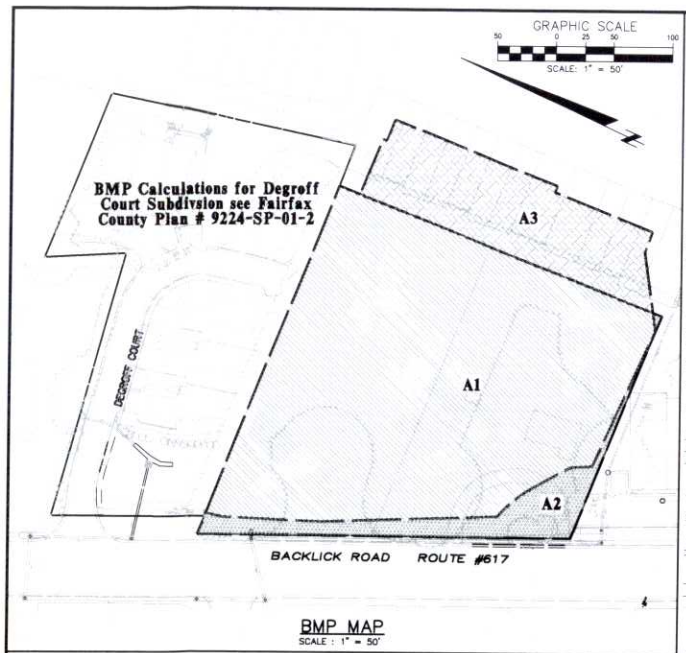
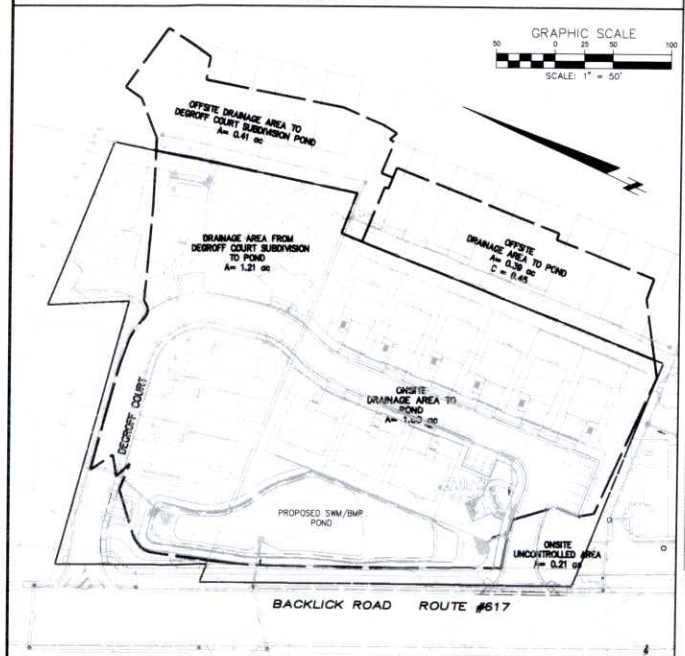


BMP MAP
SCALE : 1" = 50'



SWM MAP
SCALE : 1" = 50'

BMP LEGEND

- A1 ONSITE TO POND
- A2 ONSITE UNCONTROLLED
- A3 OFFSITE TO POND

BMP COMPUTATIONS

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

Subarea Designation and Description (1)	"C" (2)	Acres (3)
A1 - Onsite to Pond	0.65	1.500
A2 - Onsite Uncontrolled	0.65	0.215
A3 - Offsite to Pond	0.45	0.900

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

(A) Area of the site (a) 1.615 acres

(B) Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
A1 - Onsite to Pond	0.65	X	1.500	=	1.04
A2 - Onsite Uncontrolled	0.65	X	0.215	=	0.14
A3 - Offsite to Pond	0.00	X	0.000	=	0.00

(B) Total = 1.18

(C) Weighted Average "C" factor (b) / (a) = (c) 0.65

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		"C" Factor Ratio (5)		Product (6)
A1	Dry Pond	40	X	0.88	X	1.00	=	35.26
A2	Uncontrolled	0	X	0.12	X	1.00	=	0.00
A3	Offsite	40	X	0.21	X	0.69	=	5.95

(a) Total = 41.21

SWM COMPUTATIONS

	1-yr Flow cfs	2-yr Flow cfs	10-yr Flow cfs	100-yr Flow cfs
Backlick Site (Parcels 125 & 126)				
Pre-Dev Onsite-Good Wooded	2.67	3.73	8.49	13.9
Post Dev Undetained	0.64	0.8	1.4	2.02
Offsite Detained	1.2	1.48	2.59	3.75
Degroff Court Subdivision Site				
Allowable Release taken from plan		3	6	
Allowable Release from Pond		7.41	15.68	
=Backlick site Pre-Dev - Backlick site undetained + Offsite Detained + Degroff site release				
Actual Release from Pond Taken from Routings		1.08	15.59	23.55

PROPORTIONAL IMPROVEMENT EVALUATED AT POINT "A" ON THE OVERALL DRAINAGE AREA MAP.

Required Proportional Improvement

100 Year Reduction Rate

Pi= (Cd*Ad/Cs*Acs)*100

Cd= 0.65

Ad= 1.81 acres Backlick Site

Cs= 0.40

Acs= 72.67 acres TO FLOOD AREA ON LOT H AT THE INTERSECTION OF CALVERT ST. & CLEMONS ST.

Pi= 4.0%

Qpre= 13.90 cfs (Predevelopment Runoff)

Ri= 0.56 cfs (Reduction)

100 Year Allowable release rate for Backlick Site with Proportional Improvements

Q= 13.34 cfs

100 Year Allowable release rate for Degroff Site from Subdivision Plan

Q= 14.67 cfs

100 Year Allowable release rate for Offsite Areas

Q= 3.75 cfs

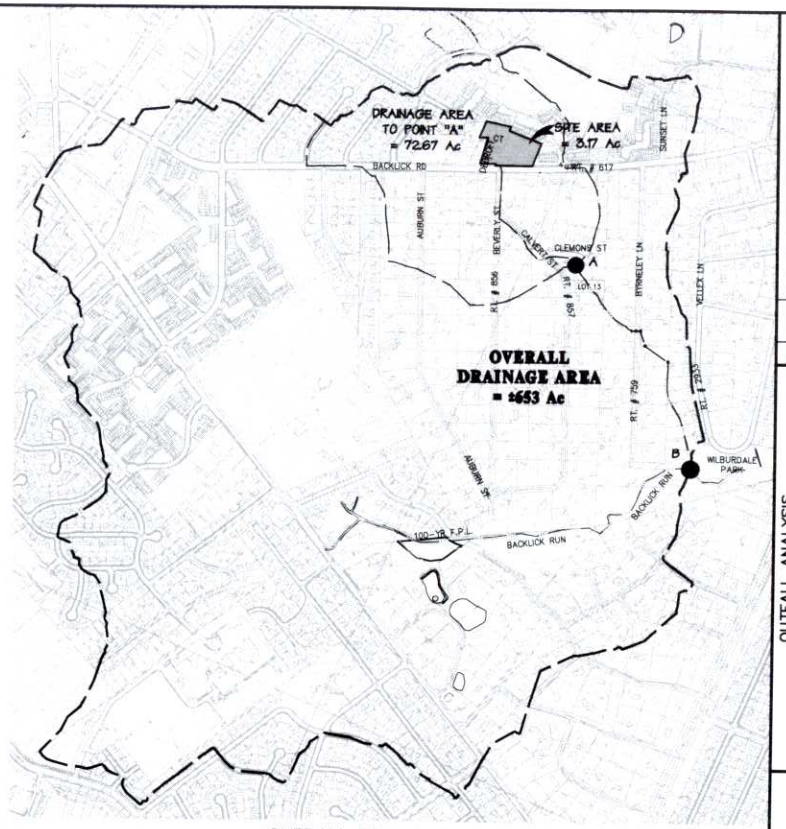
100 Year to outfall undetained

Q= 2.02 cfs

100 Year Pond Allowable Release

Q= 29.74 cfs

NOTE: THESE COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.



OVERALL DRAINAGE MAP
SCALE : 1" = 500'

OUTFALL, SWM, AND BMP NARRATIVE

THE SITE CONSISTS OF 3.17 ACRES OF WHICH 9 SINGLE-FAMILY DETACHED UNITS ON PARCELS 125 & 126 ARE PROPOSED AND 6 EXISTING SINGLE-FAMILY DETACHED UNITES FROM THE DEGROFF COURT SUBDIVISION. THE COUNTY HAS INDICATED THAT THERE IS DRAINAGE ISSUES ASSOCIATED WITH THE DEGROFF COURT POND AND ASKED IF THE PROPOSED PORTION OF THE DEVELOPMENT COULD COMBINE THE TWO PONDS. THIS REQUEST HAS BEEN MET BY MEETING THE ADEQUATE OUTFALL REQUIREMENTS FOR THE PROPOSED PORTION OF THE SITE (PARCELS 125 AND 126) ONLY AND PROVIDING VOLUMES EQUAL TO THOSE DESIGNED UNDER THE DEGROFF COURT SUBDIVISION PLAN.

PARCELS 125 & 126 CONTAIN APPROXIMATELY 1.81 ACRES AND ARE PARTIALLY WOODED AND MODERATELY SLOPING. THE SLOPES AVERAGE ABOUT 13%. THERE IS AN EXISTING HOUSE AND A GRAVEL DRIVEWAY ON THE SITE. EXISTING BUILDINGS AND INFRASTRUCTURE ARE TO BE REMOVED ON PARCEL 126.

PARCELS 125 AND 126 RECEIVES UNDETAINED CONCENTRATED RUNOFF FROM THE UPSTREAM TOWNHOUSE COMMUNITY. ALL OF THIS THEN DRAINS IN ONE DIRECTION TOWARDS THE WEST INTO A CLOSED STORM SEWER SYSTEM ALONG BACKLICK ROAD (ROUTE #617). THIS EXISTING CLOSED STORM SEWER SYSTEM THEN RUNS ALONG BEVERLY STREET (ROUTE #856), AND DISCHARGES THE RUNOFF THROUGH AN EXISTING WELL-DEFINED CHANNEL ALONG CALVERT STREET AND DOWNSTREAM PROPERTIES, AND THEN INTO AN EXISTING 100-YR FLOODPLAIN FOR BACKLICK RUN TO THE SOUTHWEST OF THE SITE.

PRE-DEVELOPMENT CONDITIONS FOR PARCELS 125 AND 126 ONLY

PER THE CALCULATIONS SHOWN ON THIS SHEET, PARCELS 125 & 126 WILL GENERATE 3.73 CFS FOR THE 2-YEAR STORM EVENT AND 8.49 CFS FOR THE 10-YEAR STORM EVENT.

POST DEVELOPMENT CONDITIONS

AFTER THE DEVELOPMENT, AN EXTENDED DETENTION DRY POND WILL BE PROVIDED ON THE WESTERN PART OF THE SITE. STORM SEWER WILL BE INSTALLED TO COLLECT 1.60 ACRES OF PARCELS 125 AND 126 AREA AND 0.39 ACRES OF OFFSITE AREA FROM THE TOWNHOME COMMUNITY INTO THE PROPOSED DRY POND. ADDITIONALLY, THIS PROPOSED DRY POND WILL REPLACE THE EXISTING DRY POND FROM DEGROFF COURT SUBDIVISION (FAIRFAX COUNTY PLAN #9224-SP-01-2) AND PROVIDE STORAGE VOLUMES FOR STORMWATER MANAGEMENT AND BMPs FOR THE DEGROFF COURT SUBDIVISION. THE BMP VOLUME AND DRAINAGE AREAS FOR THE DEGROFF COURT SUBDIVISION WERE TAKEN DIRECTLY FROM THE APPROVED PLAN (FAIRFAX COUNTY PLAN # 9224-SP-01-2). APPROXIMATELY 0.21 ACRES OF PARCELS 125 AND 126 AREA WILL BE UNCONTROLLED AFTER DEVELOPMENT.

THE OVERALL DRAINAGE AREA MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALL INTERSECTS WITH THE EXISTING FLOODPLAIN FOR BACKLICK RUN. THE TOTAL DEVELOPMENT AREA (3.17 ACRES) AT POINT "B" IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 653 ACRES). THEREFORE, PER ZO 16-502 1A (17) (b I-IV) THE EXTENT OF THE REVIEW OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT "B".

SINCE THE FLOWS FROM THE SITE WILL BE REDUCED BELOW PRE-DEVELOPMENT LEVELS, THE 1-YEAR 24 HOUR DETENTION HAS BEEN PROVIDED , AND A PROPORTIONAL IMPROVEMENT FOR THE 100-YEAR STORM FOR PARCELS 125 AND 126 HAVE BEEN PROVIDED IN ACCORDANCE WITH THE COUNTY REQUIREMENTS, IT IS THEREFORE THE ENGINEER'S OPINION THAT THIS CREATES AN ADEQUATE OUTFALL FOR THIS PROJECT.

BMPS WILL BE PROVIDED VIA THIS DRY DETENTION POND. BMP CALCULATIONS HAVE BEEN PROVIDED FOR PARCELS 125 & 126 ONLY, AND THE OFFSITE AREA UPSTREAM OF PARCELS 125 & 126. BMP VOLUME FOR THE EXISTING DEGROFF COURT SUBDIVISION HAS BEEN PROVIDED. THE TOTAL PHOSPHORUS REMOVAL FOR PARCELS 125 & 126 IS APPROXIMATELY 41% WITH BMP'S PROVIDED FOR THE OFFSITE AREA SINCE IT IS FULLY DEVELOPED.

NO.	DATE	REVISIONS
2	3-11-11	REVISED SWM/BMP COMPUTATIONS & NARRATIVES
1		REVISION PRIOR TO APPROVAL

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OUTFALL ANALYSIS

BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-MA-017

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	BY	APPROVED	DATE

DESIGN ATO	DRAFT BRW	
REVIEWED ATO		
SCALE HORIZ: AS SHOWN VERT: ---	DATE OCT. 2010	

SHEET 7 OF 8

PRJ NO: 09-516

TYPE: CDP/FDP

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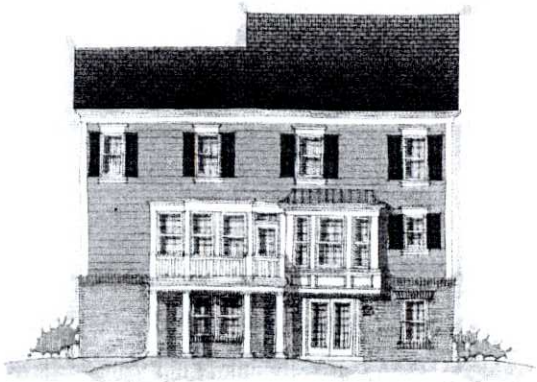

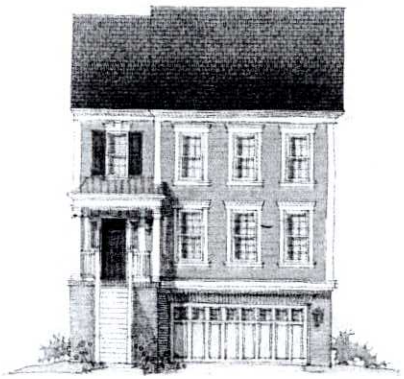

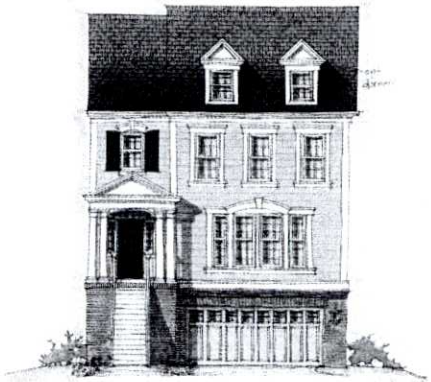

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CPJ Associates

ARCHITECTURAL ELEVATIONS

BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

R7 2011-MA-017

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NO.	DESCRIPTION REVISIONS	BY	APPVD	DATE

DESIGN KJV | DRAFT KJV | APPROVED HMF | DATE FEB. 2011 | SCALE HORIZ. --- VERT. ---

SHEET 8 OF 8

PRJ NO: 09-516

TYPE: CDP/FDP

Attached Sheets

Last Saved 3/14/2011 Last Plotted 4/28/2011 1:18 PM Sheet N:\09516\DWG\00-F0301

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

DESCRIPTION OF THE APPLICATION

Proposal

The applicant requests approval of a rezoning and final development plan for 3.17 acres from the R-2 and R-5 Districts to the PDH-5 District to permit a total of 15 single-family detached dwelling units on the property. Nine new dwelling units are proposed, and the six existing units and open space are incorporated into the development plan to facilitate stormwater management improvements. The proposed density is 4.7 dwelling units per acre (du/ac), with 32% of the site retained as open space.

The applicant's draft proffers, Affidavit and Statement of Justification can be found in Appendices 1-3, respectively.

Waivers and Modifications Requested

The applicant has requested the following waivers and modifications:

- Modification of the open space requirement
- Modification of the major paved trail requirement for Backlick Road, in favor of a five foot wide concrete sidewalk
- Waiver of the on-road bike lane requirement for Backlick Road

LOCATION AND CHARACTER

The subject property is 3.17 acres of land located on the east side of Backlick Road at its intersection with DeGroff Court in sub-unit A3 of the Annandale Planning District. This area has a known history of flooding and stormwater management problems. The site is bounded by a neighborhood retail center to the north, single family attached units to the south and west (Heritage Village), and single family detached units to the east (Annandale Acres). The property is currently accessed via DeGroff Court, which intersects Backlick Road at the northern end of the property. The applicant has proposed a second site entrance on the southern portion of the property; at such time as this entrance is installed, the entrance on the northern end would be right- in, right-out only.

There is an existing single family detached dwelling located on parcel 126, which is proposed to be demolished. The topography of the site is highest at the eastern property line, and slopes down towards Backlick Road.

BACKGROUND

Parcels 71-1 ((40)) 1, 2, 3, 4, 5, 6 and A, which are included in this rezoning, were the subject of RZ 94-M-031, approved by the Board of Supervisors on June 26, 1995. That application rezoned 1.4 acres from R-2 to R-5, at a density of 4.2 dwelling units/acre. The development included a total of 6 lots, as well as a stormwater management dry pond. During the review of the current rezoning application (which initially only included parcels 125 and 126), staff recommended that the applicant include the adjacent development in the rezoning, as including those properties would allow the applicant to better integrate the existing and proposed developments and complete extremely necessary stormwater management improvements. Not only does the pond constructed with RZ 94-M-094 not function, but the side yard of Lot 4 and the rear yards of Lots 1-3 have experienced severe erosion problems due to poor grading and inadequate drainage. The DeGroff Court HOA, consisting of only 6 lots, cannot afford to complete the needed stormwater improvements on their own. The homeowners have already individually invested a great deal of money into temporary measures to address the issues, including bringing in soil and building small retaining walls. However, these measures are not permanent means to fixing the problem, as they only address the issue on a micro-scale. Instead of using HOA or County taxpayer funds to complete the improvements, the applicant agreed to include those properties in the current zoning application and has undergone an extensive study of the area to see where stormwater improvements can be made. Not only does this effort improve the design of the new development, the inclusion of the existing DeGroff Court properties fulfills the intent of the Comprehensive Plan by developing a more cohesive infill neighborhood.

Surrounding Area Description

Direction	Use	Zoning	Plan
North	Commercial (Neighborhood Retail)	C-5	Retail and Office
South	Single family residential, attached (Heritage Village)	R-12	Residential; 12-16 du/ac
East	Single family residential, attached (Heritage Village)	R-12	Residential; 12-16 du/ac
West (across Backlick Rd.)	Single family residential, detached (Annandale Acres)	R-1	Residential; 0.5-1 du/ac

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	Area I
Planning District:	Annandale
Planning Sector:	Indian Run Community Planning Sector (A3)
Plan Map:	Residential; 4-5 du/ac

In the Area I volume of the Comprehensive Plan, 2011 Edition, Annandale Planning District, as amended through July 27, 2010, Land Use Recommendations, on page 104, the plan states:

> "The Indian Run 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."

ANALYSIS

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

Title of CDP/FDP:	Backlick Road Property
Prepared By:	Charles P. Johnson & Associates, Inc.
Original and Revision Dates:	October 20, 2010 as revised through June 23, 2011

The CDP/FDP consists of 8 sheets and depicts the following:

Residential Units: Lots 1-6 are existing lots; no change to the lot size or layout for those units is proposed. Lots 7-15 are new, single family detached dwelling units proposed to be located along a 24 foot wide private street that is accessed off of Backlick Road at two points: one at the northern end and one at the southern end of the development.

Two unit types are proposed for Lots 7-15. Lots 7-9 have a building footprint of approximately 43x40 feet and are designed with walkout basements. Lots 9-15 have a building footprint of approximately 30x35 feet. The maximum height for all proposed dwellings is 40 feet. A two car garage will be provided in each dwelling.

Lots 7-9 are located closest to Backlick Road, and these lots may be impacted by traffic noise. The applicant has provided a proffer to use building materials,

screening, and/or fencing to ensure that noise levels both inside and outside these homes are kept within an acceptable dBA range.

The applicant has provided two house styles, each with three elevations, as shown on the architectural elevations on Sheet 8 of the CDP/FDP. A proffer has been provided which states the applicant will construct the dwelling units in substantial conformance with those shown on the CDP/FDP.

Open Space and Landscaping: 32% of the site will remain as open space, which is located on the periphery of the development between Lots 4 and 5, and adjacent to Lot 9. No transitional screening or barriers are required for the proposed use, but the applicant has provided additional plantings along the property lines to reduce the visual impact from the adjacent properties. Individual shade or ornamental trees will be provided on each lot. A pavilion/passive recreation area is shown to the east of Lot 9, and there is an existing tot lot between Lots 4 and 5. As noted in the proffers, other amenities or enhancements that could be provided to meet the recreational contribution requirement include tot lots, trails, sitting areas, and similar features.

Access and Parking: DeGroff Court currently provides access to the site from Backlick Road. DeGroff Court will be extended to serve the new lots, and a secondary access point will be added on the southern end of the property. The existing entrance on Backlick Road will remain, but will be modified to provide right in, right out only access for traffic safety reasons. DeGroff Court will remain a 24 foot wide private street. The applicant has proffered to mill and repave the existing section of DeGroff Court to facilitate proper drainage. A five foot wide concrete sidewalk is provided on the Backlick Road frontage, and connects to the existing and proposed sidewalk on DeGroff Court. The applicant is requesting a modification of the major paved trail requirement on Backlick Road to allow the 5 foot wide sidewalk. Each dwelling will have a two car garage and a driveway that is no shorter than 18 feet that will accommodate two additional vehicle parking spaces, for a total of four spaces per lot. The applicant is providing nine visitor parking spaces on the new section of DeGroff Court. In addition, at the request of the existing DeGroff Court homeowners, the applicant is adding two spaces adjacent to Lot 1 and two spaces adjacent to Lot 5.

Stormwater Management: Water quality and quantity controls are proposed to be met through a dry pond located adjacent to Backlick Road. The existing pond on the property constructed with the original DeGroff Court rezoning does not function; therefore, the applicant has agreed to combine that pond with a new proposed pond to address the stormwater management problems on the site. The pond is oversized to ensure that stormwater problems from this and the adjacent properties are sufficiently mitigated. The new pond may contain an infiltration trench at the bottom, which would provide additional quality controls. As Lots 1-4 currently experience erosion problems, the applicant has agreed to

regrade the rear of these lots. This regrading, combined with the stormwater pond improvement, should sufficiently address the problems these lots experience. The applicant has also proffered to mill and crown the existing portions of DeGroff Court to help mitigate the stormwater problems associated with the road grade and direction of drainage. The properties to the west, specifically Lots 38-50 of Heritage Village, are upslope and also experience stormwater runoff problems. The applicant has proffered to install a drainage system on those lots in order to address those problems.

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. For the complete Residential Development Criteria text, see Appendix 16.

Site Design (Development Criterion #1)

This Criterion requires that the development proposal address consolidation goals in the Comprehensive Plan, further the integration of the development with adjacent parcels and not preclude adjacent properties from developing according to the recommendations of the Plan. The applicant has consolidated their development with the existing six lot DeGroff Court development, furthering the consolidation goals of the Comprehensive Plan. There is no additional adjacent property available for consolidation because all of the surrounding properties are developed according to the recommendations of the Comprehensive Plan. The density proposed for this development is consistent with Comprehensive Plan guidelines.

The development proposal should provide a logical and functional design with appropriate relationships within the development, including appropriately oriented dwelling units and usable yard areas within the individual lots. Convenient access to transit facilities should be provided where available, and all aspects pertaining to utilities shall be identified. The CDP/FDP depicts a layout of 15 single family detached dwelling units oriented toward a private street. The layout has been designed to provide usable front and rear yards. The lots are logically arranged, such that the lots all front the private street and no new pipestem lots are created as a result of the layout. The lots all meet the shape factor, meaning they are proportionate. The site is accessed directly off Backlick

Road, with access to nearby bus stops. All applicable utility information has been identified on the plan and reviewed by appropriate staff.

Open space should be usable, accessible and integrated. Appropriate landscaping and amenities should be provided. Approximately 32% of the development will remain as open space, located along the site periphery, between Lots 4 and 5, and adjacent to Lot 9. Due to the site's topography, the need to tie into existing DeGroff Court, and to adequately fix the stormwater management facilities, the site is extremely constrained and large tree save areas are not feasible. The open space on the site does provide a tot lot and a pavilion area, and these spaces are accessed by a sidewalk on DeGroff Court.

Neighborhood Context (Development Criterion #2)

While developments are not expected to be identical with the existing development within which they are to be located, this Criterion states that they should fit into the fabric of the community. The surrounding properties to the east (across Backlick Road) are single family detached. The properties to the south and west are single family attached. The property to the north is commercially zoned and contains neighborhood retail. The applicant's proposal to construct nine new single family lots on the subject property, for a total of 15 single family lots, is in conformance with the Comprehensive Plan recommended density range, and the type of residential development (single family detached dwellings) is in harmony with that of the existing surrounding properties.

Environment (Development Criterion #3) (Appendix 5)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts. The applicant has worked closely with staff on a design and engineering that provides stormwater management improvements for the site and adjacent properties. While no large tree save areas are proposed, the applicant has gone above and beyond the requirements for stormwater management, including proffering to off-site improvements to alleviate drainage issues in the immediate area. The applicant plans to install street lights along the new and existing portions of DeGroff Court, which will meet the requirements of the Zoning Ordinance and will help to tie together the new and existing portions of the development.

Although no transitional screening or barriers are required for this property, the applicant has provided landscaping along the property lines. A proffer has been

included which states the applicant will utilize building materials, screening, and fencing to mitigate noise inside the homes on Lots 7-9.

The combined stormwater pond, regrading and installation of a drainage system on the offsite properties, should address the on and off-site drainage problems.

In order to address concerns about energy conservation, the applicant has proffered to build all the dwelling units as Energy Star Qualified Homes. This is consistent with the Policy Plan's green building recommendation that development proposals seeking the high end of the density range obtain this designation.

Tree Preservation and Tree Cover Requirements (Development Criterion #4) (Appendix 6)

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site. Due to the need for a large stormwater pond and the existing topography and grade tie-ins, the development as proposed does not allow an extensive amount of tree save. Staff believes that the current development plan reflects the applicant's best effort to save existing tree cover. The applicant has also proffered to a number of the standard tree preservation measures, including the submission of a tree preservation plan at site plan, adherence to the limits of clearing and grading, tree preservation fencing, root pruning, and site monitoring.

Transportation (Development Criterion #5) (Appendix 7)

Criterion 5 requires that development provide safe and adequate access to the surrounding road network, and that transit and pedestrian travel and interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit. The Comprehensive Plan recommends that the subject properties be developed with residential uses at a density of 4-5 dwelling units per acre. The site is located on the east side of Backlick Road, across from its intersection with Beverly Road. DeGroff Court is an existing road, and will be extended as shown on the CDP/FDP.
The previous version of the CDP/FDP showed access to the pond immediately off of Backlick Road; based on comments from the Department of Transportation, this access was relocated to come off of DeGroff Court. The existing site access from DeGroff Court will remain, but will be modified to become right-in, right-out only access as the spacing is too close to the existing intersection of Backlick Road and Beverly Street and creates turning movement conflicts. A second entrance south of the existing entrance will be constructed. The development as proposed does not warrant any turn or decel lanes.

The applicant has shown a five foot wide concrete sidewalk along Backlick Road, which connects to a sidewalk along both the existing and proposed portions of DeGroff Court.

Public Facilities (Development Criterion #6)

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. (Specific Public Facilities issues are discussed in detail in Appendices 8 – 12).

Fairfax County Public Schools (Appendix 8)

The proposed development would be served by Annandale Terrace Elementary School, Poe Middle School, and Annandale High School.

Annandale Terrace Elementary is projected to have excess capacity through the 2011-12 school year, while Poe Middle and Annandale High Schools are projected to exceed capacity. The total number of students generated by this development is anticipated to be 5: 2 elementary, 1 middle, and 2 high school students. This is an increase of 4 students above that generated by the existing zoning district. The applicant has been requested to provide a contribution of $37,512 for improvements to Fairfax County schools; the applicant has proffered to provide $5,359 for seven new units, for a total contribution of $37,513, which meets the amount recommended by the Fairfax County Public Schools Facilities Planning Services.

Fairfax County Park Authority (Appendix 9)

The proposed development would add approximately 23 new residents to the current population of the Mason District, who will need access to recreational facilities. The Zoning Ordinance requires that $1,600 per non-ADU unit be expended on recreational facilities (9 units x $1,600=$14,400). The applicant has proffered this amount and, therefore, meets the Zoning Ordinance requirement. The CDP/FDP depicts an area for development as a passive recreational area containing a pavilion and landscaping, located on the southwestern portion of the site. There is an existing tot lot on "Parcel A" that was installed with the DeGroff Court rezoning. The current proffers also allow for additional facilities such as tot lots, trails, and benches. The applicant has proffered to provide any excess

funds not used on the property for the construction of recreational amenities in the Mason District.

The funds contributed per unit as required by the Zoning Ordinance do not fully address what is needed in order to provide recreational facilities for the new residents generated by this development. In addition to the per unit funds contributed as part of the P District requirement, the Fairfax County Park Authority (FCPA) has requested a "fair share" monetary contribution of $20,539 to offset the additional impact to area parks and park facilities resulting from the proposed development. The applicant has not committed to provide any additional funds to the FCPA. However, it should be noted that the applicant has committed to completing extensive work in order to alleviate drainage issues on and in the vicinity of the property.

Fire and Rescue (Appendix 10)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #408, Annandale, and meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 11)

The subject property is located within the Cameron Run (I-3) watershed and would be sewered into the Alexandria Sanitation Authority (ASA). An existing eight inch pipeline located in the existing street is adequate for the proposed use. Based upon current and committed flow, there is excess capacity in the ASA. However, availability of treatment capacity will depend on the current rate of construction and the timing for development of this site.

Fairfax County Water Authority (Appendix 12)

The subject property can be served by Fairfax Water. Adequate water service is available at the site from an existing 8-inch water main in DeGroff Court. Depending on the configuration of the water mains onsite, additional water main extensions may be necessary to meet fire flow coverage and accommodate water quality concerns.

Stormwater Management/Best Management Practices (Appendix 13)

The applicant proposes to meet the stormwater management requirements of the Public Facilities Manual (PFM) by installing a combined dry pond with an infiltration trench on the property. The infiltration trench is not required; however, at the suggestion of Stormwater Planning staff, the applicant has agreed to install one at the bottom of the dry pond to provide an additional water quality improvement measure. Other improvements include the regrading of Lots 1-4 so

that they drain properly and erosion problems are addressed, milling and repaving existing DeGroff Court to facilitate proper drainage, installing a drainage system and yard inlet for Lots 38-50 of Heritage Village, and installing a yard inlet on the property to the south to collect the water at the rear of those properties. As requested by staff, the applicant's current proposal shows the stormwater management pond access from DeGroff Court. At the time of site plan submission, the applicant will need to justify the proposed drainage diversion, however minimal.

Affordable Housing (Development Criterion #7)

This Criterion states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of Fairfax County. This Criterion may be satisfied by *the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.* The requirements of the Affordable Dwelling Unit Program contained in the Zoning Ordinance do not apply to this project, as the project yields fewer than 50 proposed units. In addition to the Zoning Ordinance Requirement, the Board of Supervisors has a policy that projects fewer than 50 units should provide a monetary contribution equivalent to 0.5% of the projected sale price of each new dwelling unit to the Fairfax County Housing Trust Fund. The applicant has proffered this contribution.

Heritage Resources (Development Criterion #14) (Appendix 9)

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation. The Fairfax County Park Authority did not recommend the completion of any archeological studies in association with this development. This criterion is not applicable.

Health Department (Appendix 14)

Records indicate that the existing house to be demolished is served by a private well water supply. The well must be properly abandoned prior to approval of the demolition permit being released. Although the Health Department's records indicate there is an existing well on the property, the applicant's land survey and research included in the CDP/FDP does not show there is a well on the property. Nonetheless, the applicant has included a note on Sheet 1 of the CDP/FDP that states that any existing wells on the property will be capped and abandoned in accordance with Health Department regulations. Staff believes this issue is adequately addressed.

ZONING ORDINANCE PROVISIONS

The applicant has requested a modification of the open space requirement to allow 32% instead of the required 35%. The subject property is small and includes six existing lots, which constrains the amount of open space that can realistically be provided. Due to the oversizing of the stormwater pond to alleviate runoff and drainage issues on the site and in the vicinity of the site, staff does not object to this modification. The applicant has also provided a pavilion in addition to the existing tot lot, which will adequately serve this development of 15 single family homes.

The applicant has requested a modification of the major paved trail requirement for Backlick Road, in favor of a five foot wide concrete sidewalk. This request was reviewed by the DOT Trails Coordinator, who stated that along that stretch of Backlick Road a new 5-foot sidewalk would be sufficient as there is no segment of trail elsewhere. Staff does not object to this modification.

The applicant has requested a waiver of the on-road bike lane requirement for Backlick Road. As there is no existing bike lane on the immediately adjacent properties, staff does not object to this waiver.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested rezoning of the 3.17 acre site to the PDH-5 District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

Sect. 6-101 Purpose and Intent

This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units. As there are no environmentally sensitive areas such as Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC) located on the property, and the site's existing topography does not lend itself to allowing tree save areas with the site design, the applicant's primary objective for environmentally sensitive design was to address existing stormwater management problems in the area. There is a known drainage problem in this area, and staff and the applicant saw this development proposal

as an opportunity to effectively solve some of the problems. At the request of staff, the applicants included the DeGroff Court subdivision in their application in order to facilitate stormwater management improvements. The existing pond at DeGroff court is not functioning properly, so the lots identified as Lots 1-3 on the CDP/FDP experience a great deal of drainage and erosion problems. In order to fix this pond, the applicant proposes to construct a combined pond that is oversized to ensure the stormwater volume can be accommodated for both the existing and proposed development. The applicant has also agreed to regrade the rear yards of Lots 1-3 and the side yard of Lot 4 from the existing decks/patios to the rear property lien to help mitigate current storm drainage issues. Furthermore, the applicant has agreed to install a private drainage system at Heritage Village in order to address the drainage issues upslope of the pond.

Sect. 6-107 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PDH District. The 3.17 acre application area meets this minimum requirement.

Sect. 6-109 Maximum Density

This section states that the maximum density for the PDH-5 District is five dwelling units per acre (du/ac). The applicant proposes to a total of 15 single family detached dwelling units at an overall density of 4.7 dwelling units per acre.

Sect 6-110 Open Space

Par. 1 of this section requires a minimum of 35% of the gross area as open space in the PDH-5 District. Par. 2 of this section requires that recreational amenities be provided in the amount of $1,600/du. As previously stated, approximately 32% of the application area will remain as open space. A small recreational facility is proposed to be installed as part of the portion of the development, and a tot lot exists adjacent to Lots 4 and 5. The applicant has presented a proffer that $1,600 per unit for the nine new units will be expended for on-site recreational amenities; if those amenities are not sufficient to satisfy this requirement, the applicant will contribute the remaining funds to the Mason District for the construction of recreational amenities.

Article 16

Section 16-101 General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character,

intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted Comprehensive Plan, except as expressly permitted under the applicable density or intensity bonus provisions. The Comprehensive Plan recommends that the subject property be developed with residential uses at a density of four to five dwelling units per acre (4-5 du/ac). This Plan recommendation indicates that 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. The applicant proposed a residential development consisting of 15 single family detached dwelling units at a density of 4.7 du/ac, which is compatible with the surrounding neighborhood and in conformance with the Plan density recommendations.

General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. In order to achieve a development within the density range recommended by the Comprehensive Plan (4-5 du/ac), the applicant has designed the site as a PDH-5 District, which permits lots smaller than permitted by a R-5 District. The R-5 District has a 25% open space requirement and the PDH-5 District has a 35% requirement. Even though the applicant has requested a modification of the open space requirement from 35% to 32%, more open space than would be required by the R-5 District is provided. The PDH-5 District allows for a layout that provides substantial stormwater management improvements while still permitting a lot yield within the density range recommended by the Plan.

Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features. The site configuration is such that there is not a logical way to reduce the grading required to complete the development. Existing DeGroff Court is a fixed point, and the grading work needs to tie into that point. The future entrance off of Backlick Road is also constrained in its location, as it has to be a certain distance from the existing Backlick Road-Beverly Street intersection in order to meet spacing requirements for safety and site distance. Unfortunately, the constraints of this infill development and the need to fix the stormwater management problems do not lend themselves to the provision of tree save areas on the new portion of the development. Although there is no preservation of natural features, staff believes the applicants commitment to improving the drainage situation for this property and the adjacent properties sufficiently meets the requirement of this standard, as it will reduce runoff and erosion problems on properties downstream.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding

development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. The surrounding properties have been developed in accordance with the recommendations of the Comprehensive Plan. The proposed development should increase the use and value of the existing surrounding community, as it serves to solve existing stormwater management and drainage problems in the area. This development proposal is consistent with the surrounding properties and will fit into the existing fabric.

Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently developed. Sanitary sewer and water are available at this site. Stormwater management controls will be accommodated by a dry pond and off-site grading and yard inlets. The site has adequate levels of police and fire protection services. The site has access to Backlick Road, and the applicant will provide additional signage and road improvements to eliminate left turn movements from the northern entrance to this development. The development proposal meets fire protection guidelines.

Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. Existing DeGroff Court has a sidewalk on both sides, and these sidewalks will be continued on the DeGroff Court extension. A sidewalk is also provided along Backlick Road.

<u>Section 16-102 Design Standards</u>

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. Transitional screening and barriers are not required with this development. Landscaped buffers are provided along all property lines in order to provide a visual barrier, and shade or ornamental trees will be located in the front yards of the proposed lots. The yard requirements proposed by the applicant through the PDH-5 District, most notably the front and rear yards, are smaller than those that would be required under the provisions of the R-5 District. However, the smaller yards offer the applicant the ability to design the site around DeGroff Court extended, tie into the existing fixed points, and provide an combined stormwater

management pond while achieving a desired density range that is in conformance with the recommendations of the Comprehensive Plan.

P DISTRICT COMPARISON		
Regulation	**PDH-5 (Lots 7-15)**	**R-5 (Existing Lots)**
Front Yard	12 ft. min.	20 ft. min.
Side Yard	5 ft. min.*	8 ft. min.
Rear Yard	12 ft. min.	25 ft. min.
Open Space	32%	25%

* Therefore, there will be 10 feet minimum between the walls of the dwellings.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. Approximately 32% of the site will remain as open space. Thirteen additional surface parking spaces will be provided on the site for use as overflow/guest parking. Four parking spaces are provided on each lot (two garage spaces, two driveway spaces). The applicant has provided a proffer which states all signage on the property will conform to Article 12 (Signs) of the Zoning Ordinance.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. DeGroff Court is 24 feet wide and is proposed to be extended to provide two access points from Backlick Road. Sidewalks that connect to Backlick Road are provided, and there is bus service available along Backlick Road.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As proposed, staff believes that the applicant's proposal to develop the subject 3.17 acres at an overall density of 4.7 du/ac is in conformance with the recommendations of the Comprehensive Plan. The proposal meets P-District Standards and the Residential Development Criteria as discussed above.

Although all standards have been met, staff urges the applicant to contribute the "fair share" amount as requested by the Park Authority in order to offset the additional park needs generated by this development.

Staff Recommendations

Staff recommends approval of RZ 2010-MA-017, subject to the proffers contained in Appendix 1.

Staff recommends approval of FDP 2010-MA-017, subject to the Board of Supervisors approval of RZ 2010-MA-017.

Staff recommends approval of a modification of the open space requirement.

Staff recommends approval of a modification of the major paved trail requirement for Backlick Road, in favor of a five foot wide concrete sidewalk.

Staff recommends approval of a waiver of the on-road bike lane requirement for Backlick Road.

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

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Plan Citations
5. Environmental Analysis
6. Urban Forest Management Analysis
7. Transportation Analysis
8. Schools Analysis
9. Park Authority Analysis
10. Fire and Rescue Analysis
11. Sanitary Sewer Analysis
12. Water Authority Analysis
13. Stormwater Management Analysis
14. Health Department Analysis
15. Zoning Ordinance Provisions
16. Residential Development Criteria
17. Glossary of Terms

PROFFER STATEMENT

June 29 2011

RZ 2010-MA-017
UPIA, LLC

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner/Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 71-1 ((1)) 125 and 126 and 71-1 ((40)) 1, 2, 3, 4, 5, 6 and A (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-5 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner/Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I GENERAL

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) titled "Backlick Road Property", prepared by Charles P. Johnson & Associates, Inc. consisting of eight (8) sheets, dated June 23, 2011.

2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance. Additionally, except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including house location and sizes may be permitted in accordance with Section 16-403 of the Zoning Ordinance as long as such changes do not materially decrease the amount of open space, the building set backs outlined on the CDP/FDP are honored, and the limits of clearing and grading are adhered to.

II. RECREATION FACILITIES

3 Recreation Contribution. Pursuant to Sect. 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide recreational facilities to serve the property as shown on the CDP/FDP. Per Sect. 6-409, recreational facilities such as tot lots, gazebos, trails and sitting area, and similar features may be used to fulfill this requirement. The siting and installation of such features shall not interfere with tree save areas. In the event it is demonstrated that the proposed facilities do not have sufficient value, at the time of the issuance of the first Residential Use Permit, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of $1,600 per unit for the nine (9) new dwelling units to be built on the Property. The excess funds shall be used for the construction of recreational amenities in the Mason District.

III. SCHOOLS

4 Contribution. Prior to the issuance of each Residential Use Permit, a contribution of $4,168 per unit for the nine (9) new dwelling units to be built on the Property shall be made to the public schools serving the Property. Said contribution shall be deposited with DPWES for transfer to Fairfax County School Board.

IV. ESCALATION

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

V. ENERGY CONSERVATION

6. Energy Conservation. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. The major features of an ENERGY STAR homes include: Effective Insulation, High-Performance Windows, Tight Construction and Ducts, Efficient Heating and Cooling Equipment, Efficient Products, and Third Party Verification (Home Energy Rater.) Within thirty (30) days of issuance of the Residential Use Permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) from a home energy rater certified through the Residential Energy Services network (RESNET) program that demonstrates that the

dwelling unit has attained the ENERGY STAR for homes qualification, as described in these conditions.

VI. TREE PRESERVATION

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

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, located with 25 feet of either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

8 Tree Preservation Walk-Through. The applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing a grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associate understory vegetation and soil conditions.

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

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

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

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

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

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

VII. NOISE MITIGATION

13. The Applicant will use building materials, screening or fencing, which ensure that noise in interior areas of homes on Lots 7, 8 and 9 do not exceed approximately 45 dBA Ldn and the rear yards do not exceed approximately 65 dBA Ldn.. The Applicant may pursue other methods of mitigating transportation generated noise if it can be demonstrated through an independent noise study for review and approval by the Department of Public Works and Environmental Services (DPWES) in consultation with the Department of Planning and Zoning, that these methods will be effective in reducing interior noise levels to 45 dBA Ldn or less and the rear yards to approximately 65 dBA Ldn.

VIII. EXISTING DEGROFF COURT COMMUNITY

14. The Applicant shall install two street lights within the existing DeGroff Court community as shown on the CDP/FDP. The street lights shall be the same as those installed by the Applicant for lots 7 through 15.

15. The Applicant shall mill and crown the existing portions of DeGroff Court to help mitigate current storm drainage issues of the existing DeGroff Court community.

16. The Applicant shall either resurface or seal the driveways and pipestem driveways of the existing DeGroff Court community.

17. The Applicant shall regrade the rear yards of lots 1, 2 and 3 and the side yard of lot 4 from the existing decks or patios to the rear property line as shown on the final site plan to help mitigate current storm drainage issues.

18. The Applicant shall install a "No Left Turn" sign on existing DeGroff Court at its intersection with Backlick Rd.

VIX. EXISITNG HERITAGE VILLAGE COMMUNITY

19. The Applicant shall install, subject to the permission of the Heritage Village Homeowners Association and / or any individual property owners, a private drainage system as generally shown on the CDP/FDP. In the event the Heritage Village Homeowners Association and any individual property owners have not agreed in writing to enter into an easement and maintenance agreement prior to final site plan approval, then this proffer shall be considered null and void and of no further effect.

20. The Applicant agrees to install, subject to the permission of the Heritage Village Homeowners Association and the owner of lot 1, a yard inlet and pipe as generally shown on the CDP/FDP. The yard inlet and pipe will be maintained by the Heritage Village Homeowners Association. In the event the Heritage Village Homeowners Association and / or the owner of lot 1 has not agreed in writing to enter into an easement and maintenance agreement prior to final site plan approval, then this proffer shall be considered null and void and of no further effect.

X HOME OWNERS ASSOCIATION

21. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions. Alternatively, the Applicant shall have the option to file and pursue an application for incorporation of lots 7 through 15 into the existing DeGroff Court Homeowners Association.

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

23. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the streets, storm water management facilities, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. The homeowner association covenants shall contain clear language delineating the tree save areas as shown on the CDP/FDP. The covenants shall prohibit the removal of the trees except those trees which are dead, diseased, noxious or hazardous and shall outline the maintenance responsibility of the homeowners association and individual homeowners. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The HOA documents shall stipulate that a reserve fund to be held by the HOA be established for the private street maintenance. The Applicant shall be responsible for placing the sum of $10,000 in such reserve fund prior to the issuance of the last Residential Use Permit (the "RUP") for the proposed single family dwelling units.

24. Public Access Easement. A public access easement in a form approved by the County Attorney shall be placed on the private streets, sidewalks and trails within the approved development. The requirements of this proffer condition shall be disclosed in the HOA documents.

XI. SWM/BMP FACILITY

25. SWM/BMP Facility. The Applicant shall provide infiltration in the bottom of the proposed SWM/BMP facility unless it is determined that the soils are unsuitable for infiltration or there is not sufficient separation between rock layer and seasonal groundwater as determined by a qualified geotechnical engineer and subject to final site plan approval by Fairfax County.

XII. DESIGN

26. Design. It shall be understood that the various illustrative architectural representations contained on page 8 of the CDP/FDP are not final architectural plans to be used for construction purposes. As a result, the final architectural design of all buildings shall be in substantial conformance with the general type, quality and proportion of materials as depicted on the illustrative elevations shown on the CDP/FDP. Exterior materials used on the facade shall include brick, stone, or similar masonry type materials, wood siding, vinyl siding, standing seam metal, cementitous siding (i.e. "Hardi Plank" or similar) or materials of comparable type and quality.

XIII. LANDSCAPING

27. Landscaping. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities, drainage, and other design consideration factors, provided such relocated landscaping shall retain an equivalent number of plantings as shown on the approved CDP/FDP.

XIV. AFFORDABLE HOUSING

28. Housing Trust Fund. At the time of issuance of each building permit, the Applicant shall contribute to Habitat for Humanity of Northern Virginia ("Habitat") or to the Fairfax County Housing Trust Fund, the sum equal to one half of one percent (1/2%) of the projected sales price for each new dwelling unit on the subject property. The funds, if contributed to Habitat, will be directed to Habitat projects in Fairfax County. The projected sales price shall be based upon the aggregate sales price of all the units, as if those units were sold at the time of the issuance of the first building permit and is estimated through comparable sales of similar type units. This sales price information shall be provided to and approved by the Fairfax County Department of Housing and Community Development (HCD).

XV. ACCESS MANAGEMENT EXCEPTION

29. Access Management Exception. If determined to be needed during subdivision plan review, the Applicant shall apply to the Virginia Department of Transportation ("VDOT") for an access management exception for the new entrance to be located at the southern portion of the site. However, in the event the access management exception is not granted by VDOT, the Applicant agrees to work with VDOT and the Fairfax County office of Transportation ("OT") to develop an entrance design acceptable to VDOT and OT without the need for a proffer interpretation, proffer condition amendment or development amendment.

XVI. DRIVEWAYS

30. Driveways. The driveway provided for each home on Lots 9-15 shall be a minimum of eighteen (18) feet in length and sixteen (16) feet in width to permit the parking of vehicles without overhanging into the sidewalk.

XVII. SUCCESSORS AND ASSIGNS

31. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

TITLE OWNER OF TAX MAP
71-1 ((1)) 125 and 126

UPIA, LLC

_____

By: E. John Regan, Jr.
Its: Member

TITLE OWNER OF TAX MAP
71-1 ((40)) 1

_____
By: Yung Yun Boung

_____
By: SE Hun Boung

TITLE OWNER OF TAX MAP
71-1 ((40)) 2

_____
By: Argentina Lazo

_____
By: Lusmila Janneth Ary

TITLE OWNER OF TAX MAP
71-1 ((40)) 3

_____
By: Robert E. Sands

_____
By: Oanh P. Lam

TITLE OWNER OF TAX MAP
71-1 ((40)) 4

_____
By: Nuru Yimam

_____
By: Zemzem Adem

TITLE OWNER OF TAX MAP
71-1 ((40)) 5

_____
Kathy D. Mayhew

TITLE OWNER OF TAX MAP
71-1 ((40)) 6

_____
By: David Ho

TITLE OWNER OF TAX MAP
71-1 ((40)) A

DeGroff Court Homeowners Association

_____

By:

_____

Its:

REZONING AFFIDAVIT

DATE: 06/17/2011
(enter date affidavit is notarized)

I, E. John Regan, Jr., Member of UPIA, LLC, 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

110558c

in Application No.(s): RZ/FDP 2010-MA-017
(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)
UPIA, LLC E. John Regan, Jr., Member/Agent Clark L. Massie, Member / Agent	10461 White Granite Drive, Ste. 103 Oakton, Virginia 22124	Applicant/Title Owner of TM 071-1((1)) parcels 125, 126
Charles P. Johnson & Associates, Inc. Paul B. Johnson, Agent Allan D. Baken, Agent Henry M. Fox, Jr., Agent Ipek Aktuglu, Agent	3959 Pender Drive, Ste. 210 Fairfax, VA 22030	Engineer, Agent
Tetra Corporation Clark L. Massie, Agent	2653 Black Fir Court Reston, VA 20191	Real Estate Broker

(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).

110558c

Rezoning Attachment to Par. 1(a)

DATE: 06/17/2011
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-MA-017
(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)
Juan Jarjuri	8011 Ox Road Fairfax Station, VA 22039	Former Owner of Parcel 126
Alliance Bank Kathy L. Harbold Douglas R. Myer	14200 Park Meadow Drive Suite 200 S Chantilly, VA	Former Owner of Parcel 125 Agent Agent
Yung Yun Boung Se Hun Boung	7151 DeGroff Court Annandale, VA 22003	Title Owner of Lot 1
Argentina Lazo Lusmila Janneth Ary	7149 DeGroff Court Annandale, VA 22003	Title Owner of Lot 2
Robert E. Sands Oanh P. Lam	3409 Putnam Street Falls Church, VA 22042	Title Owner of Lot 3
Nuru Yimam Zemzem Adem	7144 DeGroff Court Annandale, VA 22003	Title Owner of Lot 4
Kathy D. Mayhew	7146 DeGroff Court Annandale, VA 22003	Title Owner of Lot 5
David Ho	7148 DeGroff Court Annandale, VA 22003	Title Owner of Lot 6
DeGroff Court Homeowners Association Jina Hwang	7144 DeGroff Court Annandale, VA 22003	Title Owner of Lot A Agent
Larson Enterprises, LLC Melissa Larson, agent	2 Pidgeon Hill Drive Chantilly, VA 20165	Real Estate Broker
Christopher Real Estate Co. Debbie Hirsch, Agent	10461 White Grantie Drive Suite 103 Oakton, VA 22124	Real Estate Broker

(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: 06/17/2011
(enter date affidavit is notarized)

110558c

for Application No. (s): RZ/FDP 2010-MA-017
(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)
UPIA, LLC
10461 White Granite Drive
Suite 103
Oakton, Virginia 22124

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)
E. John Regan, Jr.
Clark L. Massie

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

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued 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.

110558c

Rezoning Attachment to Par. 1(b)

DATE: 06/17/2011
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-MA-017
(enter County-assigned application number (s))

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tetra Corporation
2653 Black Fir Ct.
Reston, Virginia 20191

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)
Clark L. Massie

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

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

Rezoning Attachment to Par. 1(b)

110558c

DATE: 06/17/2011
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-MA-017
(enter County-assigned application number (s))

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

Alliance Bank
14200 Park Meadow Drive
Suite 200 S
Chantilly, Virginia 20151

(former title owner)

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)

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

William E. Doyle, Jr. - Presidentand CEO
Kathy L. Harbold - Senior Vice President
Phil Fowler - Senior Vice President
Paul M. Harbolick, Jr. - Secretary
Douglas R. Myers - Vice President

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

Larson Enterprises, LLC
2 Pidgeon Hill Drive, Suite 560
Sterling, Virginia 20165

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)

Melissa Larson
Carolyn Boaz

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.

110558c

Rezoning Attachment to Par. 1(b)

DATE: 06/17/2011
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2010-MA-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Christopher Real Estate Co.
10461 White Granite Drive
Suite 103
Fairfax, Virginia 22124

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)
E. John Regan, Jr.
W. Craig Havenner

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)
DeGroff Court Homeowner Association
7144 DeGroff Court
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Not for Profit Corporation having no shareholders (See Officers and Directors below)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Jina Hwang - President
Nuru Yimam - Director
Kathy Mayhew - Director

(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: 06/17/2011
(enter date affidavit is notarized)

110558c

for Application No. (s): RZ/FDP 2010-MA-017
(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)

(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: 04/17/2011
(enter date affidavit is notarized)

110558c

for Application No. (s): RZ/FDP 2010-MA-017
(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: 06/17/2011
(enter date affidavit is notarized)

110558c

for Application No. (s): RZ/FDP 2010-MA-017
(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.)

Within the twelve month period prior to the public hearing, Tetra Corporation and Clark L. Massie each contributed in excess of $100 to Pat Herrity for Congress

(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

E. John Regan, Jr., Member
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 17TH day of June 2011, in the State/Comm. of Virginia, County/City of Fairfax.

Constance H. Walker
Notary Public

My commission expires: February 28, 2014

CONSTANCE H. WALKER, ID No. 127743
NOTARY PUBLIC COMM. OF VIRGINIA
My Commission Expires February 28, 2014

RECEIVED
Department of Planning & Zoning
MAR 18 2011
Zoning Evaluation Division

NARRATIVE STATEMENT OF JUSTIFICATION

Pursuant to Section 1/-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), UPIA, LLC (the "Applicant"), hereby requests approval of a rezoning application from the R-2 and the R-5 district to the PDH-5 District as further described below.

The Applicant is the contract purchaser of approximately 3.17 acres in the Mason Magisterial District, which are identified among the Fairfax County tax map records as 71-1- ((1)) 125 and 126 and 71-1-((40)) 1, 2, 3, 4, 5, 6 and A (the "Subject Property"). The Subject Property is located on the east side of Backlick Road and is bordered on the north by a neighborhood retail center and on the east and south by a single-family attached community known as Heritage Village. The property on the opposite side of Backlick Rd. is a single-family detached community known as Annandale Acres. The surrounding area includes properties zoned and developed to the C-5, R-12, and R-1 Districts. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The subject Property is located within the Annandale Planning District of the Area I Comprehensive Plan (the "Plan"); specifically, within the A10 Ossian Hall Community Planning Sector. The Plan does not provide specific language recommendations for the Subject Property, however, the Comprehensive Plan Map recommends residential development at a density of four to five dwelling units per acre. The Applicant is proposing a rezoning of the existing DeGroff Court community, a community of six units currently zoned R-5, and lots 125 and 126 currently zoned R-2, to the PDH-5 District in accordance with the Plan recommendation. The adjacent neighborhood retail center is currently zoned C-5 and the Heritage Village community is currently zoned R-12.

The Applicant proposes a residential community in harmony with the Plan recommendation of four to five dwelling units per acre and compatible with surrounding development. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP), that illustrates nine new single-family detached dwelling units in addition to the six existing dwelling units of the DeGroff Court community for an overall density of 4.73 dwelling units per acre. The proposed residential community will allow for the completion of the infill development as provided for in the proffers of the DeGroff Court rezoning (RZ 94-M-031).

The P District designation provides the flexibility to reduce impervious surface and setbacks, thereby maximizing open space. The proposed residential layout results in over 30% open space on the Subject Property. Furthermore, at 4.7 dwelling units per acre, the proposed density is within the recommendations of the Plan. The proposed density is also an appropriate transition between the neighborhood retail center zoned C-5

located to the north and the single-family attached community of Heritage Village zoned R-12 located to the south and east of the Subject Property.

The Applicant's proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant's proposal. In addition, the Applicant meets the Plan's residential development criteria as follows:

Site Design

A rezoning of the Subject Property to the PDH-5 District will complete the infill development of the area as envisioned by the Plan. Surrounding properties are already zoned and developed commercially or residentially in accordance with Plan recommendations. The proposed layout integrates the elements of open space, landscaping, and functional quality design in a residential development that conforms to the Plan recommendations. Over thirty percent (30%) of the site will be open space. A five (5) foot-wide sidewalk will be provided along Backlick Road that will connect to the existing sidewalk in the Heritage Village community. Landscaping will be provided on individual lots, as well as within Parcel B. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.

Neighborhood Context

The Applicant proposes a residential development that will complete an existing and established residential development pattern. The proposed new residential development will be incorporated into the existing DeGroff Court community as provided for in RZ 94-M-031 and developed with six homes. This is consistent with the Plan's recommendations. Appropriate setbacks are provided to the adjacent community A minimum twenty (20) foot setback is provided adjacent to the portion of Heritage Village community located to the east and south of the Subject Property. Adequate yards are provided for all proposed residential dwelling units, including a minimum driveway length of eighteen (18) feet. Sidewalks within the proposed new portions of the community will be connected to the sidewalks of the existing DeGroff Court development. The Applicant's proposal is compatible with existing surrounding uses.

Environment

The Applicant's proposed residential development includes the enlarging of the existing stormwater management dry pond of the DeGroff Court community, so as to properly manage runoff from the existing DeGroff Court community and the new development by providing one-year 24-hour detention. Furthermore, the applicant is proposing to regrade the rear of DeGroff Court lots 1, 2, and 3 and the side yard of lot 4 to help mitigate existing drainage issues of the DeGroff Court community. Issues such as potential noise impacts, lighting, and the use of energy conservation materials shall be addressed in proffers submitted during the processing of the rezoning application.

Tree Preservation and Tree Cover Requirements.

The Applicant will submit proffers during the processing of the rezoning application to ensure appropriate tree preservation measures that will increase survivability. The remainder of the proposed development's tree cover requirements will be satisfied by plantings, as depicted on the CDP/FDP.

Transportation

The Applicant proposes safe and adequate access to the adjacent road network. The existing driveways on the Subject Property to Backlick Road will be removed. A new access to Backlick Road will be provided that will connect to the existing portion of DeGroff Court. The proposed residential development includes a five (5) foot-wide sidewalk along Backlick Road that will replace the existing five (5) foot-wide asphalt trail in the DeGroff Court community and connect to the existing sidewalk in the Heritage Village community. Sidewalks within the proposed new portion of the community will be connected to the sidewalks of the existing DeGroff Court development. A minimum driveway length of eighteen feet is provided for each single-family home to insure adequate parking on site.

Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate public facilities. The Applicant's proposal of nine new single-family detached homes will not have a measurable impact on public facilities. The Applicant will address the issue of a contribution to public schools in accordance with adopted formulas adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant will address the issue of a contribution for affordable housing in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application. The Applicant will propose a contribution to Habitat For Humanity or a similar organization in lieu of the contribution to the Fairfax County Housing Trust Fund.

Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property.

Ela

Summary

The Applicants proposal meets the objectives of the Plan, which recommends residential development at a density of four to five dwelling units per acres. Further, the Applicant's proposal may be characterized as infill development that is compatible in use, type, and intensity with the surrounding area. The Applicant's proposal will complete an existing and established residential development pattern. Further, the layout and design of the proposed residential developments satisfies the residential development criteria as outlined herein. Lastly, the proposed development may be supported by existing transportation and public facilities.

UPIA, LLC

3/18/2011

By: E. John Regan, Jr. Date

A3 INDIAN RUN COMMUNITY PLANNING SECTOR

CHARACTER

Most of the Indian Run Community Planning Sector lies outside the Annandale Community Business Center and is predominantly developed in single-family residential use. However, scattered commercial areas include:

- The northeastern quadrant of Backlick Road and Braddock Road where the Bradlick Shopping Center is located as well as some low-rise office. These tracts abut existing stable single-family residential neighborhoods.

- The east side of Backlick Road between Cindy Lane and Sunset Lane -- the location of a small commercial area surrounded by a townhouse development. Several single-family residences front on Backlick Road, surrounded either by commercial or townhouse uses.

- The south side of the Little River Turnpike (Route 236) corridor between Old Columbia Pike and Braddock Road -- characterized by a strip of commercial and higher density residential uses.

The Indian Run Stream Valley is a significant environmental feature running diagonally across the entire length of this sector. It has been designated as an Environmental Quality Corridor. A large portion of this sector is in older and dispersed residential neighborhoods which, because of the relatively minor cutting and filling that occurred during their construction, retain the potential for significant heritage resources.

CONCEPT FOR FUTURE DEVELOPMENT

The Indian Run Community Planning Sector contains lands which are recommended to develop as part of the Annandale Community Business Center (CBC) and those which fall outside of the CBC. The Annandale Community Business Center is discussed in a separate section of this Plan following the Annandale District overview. The remainder of this planning sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

RECOMMENDATIONS

Land Use

The Indian Run 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.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in an efficient, well-designed manner and provide for the development of adjacent unconsolidated parcels in conformance with the Area Plan.

Figure 40 indicates the geographic location of land use recommendations for this sector.

1. The approximately three-quarter acre vacant parcel immediately south of the low-rise office structure in the southwestern quadrant of the intersection of Route 236 and Minor Lane [tax map 71-2((1))39] is planned for office use up to .30 FAR. Effective, landscaped buffering should be provided along the periphery of the parcel to mitigate visual impacts upon adjacent, noncommercial uses.

2. At the intersection of Carrico Drive and Little River Turnpike on Parcels 71-1((5))3A and 4 are planned for residential use at 3-4 dwelling units per acre. If these lots are consolidated for the purpose of coordinated development, low-intensity office uses (e.g., townhouse offices) up to .25 FAR may be appropriate for the site under the following conditions:

   - Office development (structures and parking) extends only as far south on parcel 4 as the existing southern extent of commercial development along the west side of Carrico Drive, with the remaining portion of parcel 4 designated as undeveloped open space;

   - Effective visual screening is provided along the southern periphery of the property, preferably consisting of a brick wall six (6) feet in height with landscaping along its southern side adjacent to the existing residential unit on parcel 5; and

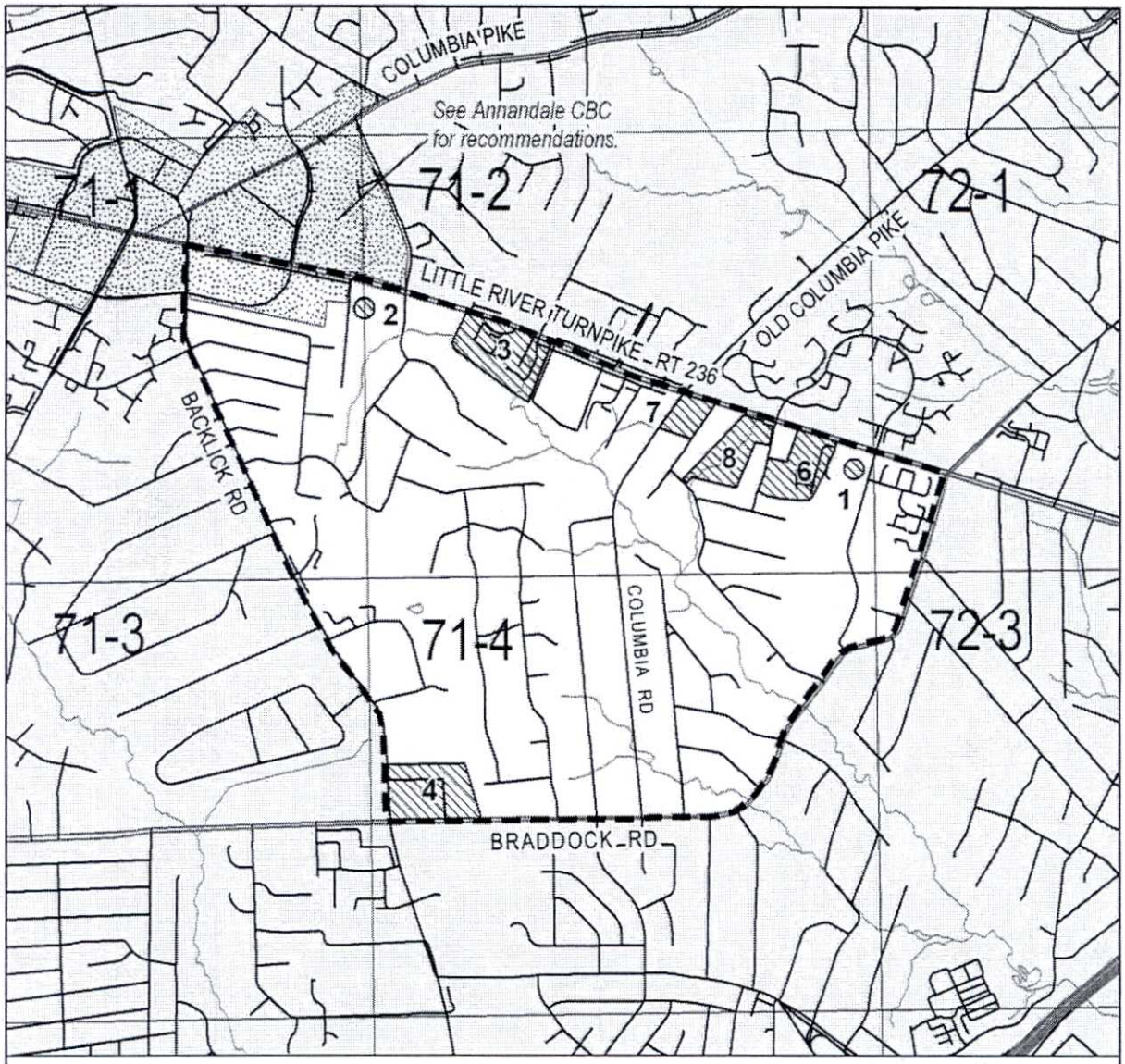
   - The office uses are residential in appearance to enhance compatibility with the nearby residential community.

3. The 10.3-acre tract located along the south side of Route 236 immediately east of the Indian Run townhouse development is planned for residential development at 4-5 dwelling units per acre. The Indian Run Stream Valley and acreage to the south of the stream should be dedicated to the Fairfax County Park Authority, thus ensuring an appropriate open space buffer for the existing stable residential community farther south.

4. The Bradlick Shopping Center, located in the northeastern quadrant of the intersection of Braddock and Backlick Roads, is planned for retail use up to .35 FAR. Parcel 71-4((1))28, on the eastern boundary of the Bradlick Shopping Center, is planned for residential use at 2-3 dwelling units per acre. This parcel is associated with the stable residential area to the east, and should not be subject to commercial encroachment.

5. Uses requiring special permits and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area and to prevent commercial or quasi-commercial encroachment. [Not Shown]

6. Parcel 71-2((1))42 is planned for public facilities, governmental and institutional uses. As an option, a portion of the property on the south and east, approximately 4.5 acres, may be appropriate for 5-8 du/ac. This residential option may be appropriate if no vehicular access is provided directly to Little River Turnpike, but limited to the service drive that also provides access to Mayhunt Court. Any residential development should provide a landscaped buffer to the existing electrical substation and the adjacent residential neighborhoods.



A3-Indian Run Community Planning Sector
Land Use Recommendations
General Locator Map

Land Use Recommendation. Number corresponds to recommendation in text.

2000 FEET

MAP PREPARED BY DPZ

FIGURE 40

7. The commercial area south of Little River Turnpike, between Randolph Drive and Columbia Road is planned for retail use. As an option, parcels 71-2((10))1,2,11, and 12 may be appropriate for office use up to .40 FAR, with full consolidation, a maximum height of 35 feet, a minimum 25 foot landscaped buffer, and effective visual screening including provision of a 6 foot high brick wall next to the residential neighborhood to the south. Any redevelopment of the site should improve the area's storm water drainage and minimize impacts to traffic on Randolph Drive.

8. Parcels 71-2((1))36, 71-2((10))17A, and 71-2((13))1 are planned for residential use at 1-2 dwelling units per acre and developed with a garden nursery and a single-family detached dwelling. As an option, an area up to two acres including parcel 71-2((13))1 and the northern portion of parcel 71-2((01))36 fronting Little River Turnpike may be appropriate for retail or office use or a combination of these uses up to 30,000 square feet of development. Auto-oriented uses, including drive-thru facilities, are discouraged. Any commercial building should be oriented toward Little River Turnpike with parking located to the rear or side of the building to create an attractive streetscape. The residual land or entire area may be appropriate for single-family detached dwellings up to 3-4 dwelling units per acre. Any redevelopment should be viewed as an opportunity for the removal of existing encroachments, restoration and protection of the headwaters area on site. Development should be designed in a manner including the use of effective buffering and screening to maintain the stability of surrounding low-density residential uses.

Transportation

Transportation recommendations for this sector are shown on Figure 41. 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

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.

Public Facilities

1. Construct a ground storage tank for additional water storage.

Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 42. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax

APPENDIX 5

County of Fairfax, Virginia

MEMORANDUM

DATE: June 6, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Environmental Assessment:** RZ/FDP 2010-MA-017
Backlick Road – UPIA, LLC

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated April 27, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. 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:

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

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

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements…"

In the Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010 on page 11, the Plan states:

"**Objective 4: Minimize human exposure to unhealthy levels of transportation generated noise.**

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

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

require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . . ."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18, the Plan states:

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

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19 – 21, the Plan states:

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

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

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

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.

- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied. . . ."

ENVIRONMENTAL ANALYSIS

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

opportunities provided by this application to conserve the county's remaining natural amenities.

Stormwater Management/Best Management Practices (SWM/BMP)

Staff expressed concern that the original stormwater management (SWM) facility, in the form of two separate ponds, would not be adequate to serve the proposed development. The final development plan (FDP) states that a new SWM/BMP dry pond will be constructed on site that will meet or exceed requirements. This stormwater management pond will meet both quality and quantity, controls that provides 24-hour extended detention of the 1-year storm event. Additionally, the subject pond will reduce the post development peak flows from the site and offsite for the 2-year and 10-year storms below the relative peak flows from the site in a "good forested" condition.

The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services.

Traffic Noise Mitigation

Issue:

The Policy Plan incorporates guidance in support of the application to mitigate the effects of noise generated by transportation. *Guidelines for Considering Noise in Land Use Planning and Control* states that sounds pressure levels are to be no greater than DNL 65 for outdoor activity areas, and DNL 45 dBA for residences. The applicant proposes to introduce nine single family homes and an outdoor pavilion and seating area on property fronting Backlick Road. Staff is concerned about traffic noise impacts from Backlick Road upon the outdoor area and future residential units.

Resolution:

The applicant has proffered to use building materials, screening or fencing, which will ensure that noise in interior areas of homes on Lots 7, 8 and 9 will not exceed approximately 45 dBA Ldn. However, the proffers do not provide for noise mitigation measures to reduce exterior noise levels from traffic noise along Backlick Road. The rear yards of new homes on Lots 7, 8 and 9 should be shielded by a 6 foot high board-on-board fence with no gaps or earthen berms or combination thereof in order to achieve maximum exterior noise level of 65 dBA Ldn. As an alternative, the applicant may pursue other methods of mitigating transportation generated noise if it can be demonstrated through an independent noise study for review and approval by the Department of Public Works and Environmental Services in consultation with the Department of Planning and Zoning that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn in the rear yards within 200 feet from the center line of Backlick Road.

This issue remains unresolved.

Green Buildings

Issue:

The site is planned for residential use at 4-5 dwelling units per acre. Since the application is seeking approval of 4.7 dwelling units per acre including nine new single-family detached units which is at the high end of the Plan density range, it is expected that the new units be certified through a third party residential green building program. Certification as Energy Star Qualified Homes or EarthCraft or LEED for Homes is recommended.

Resolution:

The applicant has proffered to construct all new dwelling units to be designed and constructed as Energy Star Qualified Homes. However, the timing of the provision of documentation of attainment of Energy Star Qualified Homes designation should be changed from the currently proposed "**within 30 days** of issuance of the Residential Use Permit (RUP) for each dwelling unit" to "**prior to** issuance of the RUP for each dwelling unit." The recommended change is consistent with other commitments received by the county through the development review process for residential green building certifications.

This issue remains unresolved.

Tree Preservation

Issue:

According to the revised development plan, the undeveloped potion of the site is characterized by good upland forest (poplar, hickory, oaks and beach), maintained grassland and landscaped tree canopy (red maple, white pine, cherry and arborvitae). It is anticipated that most of the existing tree cover will be removed with the development of nine new homes.

Resolution:

The applicant has proffered to submit a tree preservation plan and narrative as part of the first and all subsequent site plan submissions. The tree preservation plan and narrative will be subject to review and approval of the Urban Forest Management Division, Department of Public Works and Environmental Services.

PGN: BSS

County of Fairfax, Virginia

MEMORANDUM

May 25, 2011

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: UPIA, LLC, RZ/FDP 2010-MA-011, RZ/FDP 2010-MA-017

RE: Request for assistance dated May 10, 2011

This review is based on the CDP/FDP and Rezoning Application RZ/FDP 2010-MA-017, for UPIA, LLC (aka Baclick Road Property), stamped "Received, Department Of Planning and Zoning, April 28, 2011." A site visit was conducted on April 21, 2011.

General Comment: Urban Forest Management Division comments and recommendations were provided in previous memos dated March 3, 2011 and April 19, 2011. Comments below are provided to address tree and landscape issues related to layout of the additional property added (DeGroff Court Subdivision) to this CDP/FDP and Rezoning Application.

1. **Comment:** Several deciduous and evergreen trees are proposed to be planted in parcel A, (stormwater pond area) within an existing storm drain easement. As per PFM 12-0515.6B, trees shall not be planted within any existing or proposed public utility easement that is required to be delineated on the plan or within 5 feet of storm drain easements that contain pipes.

   Recommendation: Remove and relocate the trees proposed to be planted within the existing storm drain easement.

Please feel free to contact me at 703-324-1770 if you have any further questions or concerns.

CSH/
UFMID #: 158921

cc: RA File
DPZ File

County of Fairfax, Virginia

MEMORANDUM

DATE: March 10, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 2010-MA-011)

SUBJECT: RZ/FDP 2010-MA-011; UPIA, LLC
Land Identification Map: 71-1-((1))-125,126

This department has reviewed the rezoning plat revised February 22, 2011. We offer the following comments:

- An entrance to the stormwater area from Backlick Road is not appropriate due to the traffic volumes on the roadway. The stormwater area should instead be accessed from an internal site location.
- An access management exception will be need for the new entrance onto Backlick Road.
- Pedestrian curb ramps across from the Backlick Road entrance may be required by VDOT at site plan.

AKR/MEC

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5697
www.fairfaxcounty.gov/fcdot

FCDOT
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FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

May 19, 2011

TO: Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

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

SUBJECT: RZ/FDP 2010-MA-017, UPIA, LLC

ACREAGE: 3.17 acres

TAX MAP: 71-1 ((40)) 1-6, A; 71-1 ((1)) 125 & 126

PROPOSAL: Rezone property from the R-2 and the R-5 Districts to the PDH-5 District to permit 9 single family detached dwelling units.

COMMENTS: The proposed rezoning area is within the Annandale Terrace Elementary School, Poe Middle School, and Annandale High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2016-17 Projected Enrollment	Capacity Balance 2016-17
Annandale Terrace ES	725	856	911	-186	1025	-300
Poe MS	1269	1175	1164	105	1442	-173
Annandale HS	2552	2600	2529	23	2704	-152

Capacity and enrollment are based on the FCPS FY 2012-16 CIP and spring update.

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17 and are updated annually. At this time, if development occurs within the next six years, all of the schools are projected to have a capacity deficit and the rezoning application is anticipated to contribute to this projected capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

It is noted that all three schools are part of the Annandale Regional Study, which aims to balance the enrollments in this region. On July 28, 2011, the School Board is scheduled to make a decision on school boundary or non-boundary changes in this study. These changes will impact the capacity at these schools.

The rezoning application proposes to rezone property from the R-2 and R-5 Districts to the PDH-5 District to permit 9 single family detached dwelling units. The property is undeveloped.

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Single family detached ratio	Proposed # of units	Student yield	Single family detached ratio	Current # of units permitted under existing R-2 zoning	Student yield
Elementary	.266	9	2	.266	2	1
Middle	.084	9	1	.084	2	0
High	.181	9	2	.181	2	0
			5 total			1 total

SUMMARY:

Suggested Proffer Contribution

The rezoning application is anticipated to yield 4 new students (5-1=4). Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of $37,512 (4 students x $9,378) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Annandale HS pyramid and/or to Cluster III schools that encompass this area at the time of site plan approval or building permit approval. It is also recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last couple of years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

> A. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

DMJ/mat

Attachment: Locator Map

cc: Sandra L. Evans, School Board, Mason District
Ilryong Moon, School Board, At-Large
James L. Raney, School Board, At-Large
Martina A. Hone, School Board, At-Large
Dean Tistadt, Chief Operating Officer
Dan Parris, Cluster III, Assistant Superintendent
Andrea Garris, Principal, Annandale Terrace Elementary School
Sonya Swansbrough, Principal, Poe Middle School
John Ponton, Principal, Annandale High School

APPENDIX 9

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD

DATE: December 22, 2010

SUBJECT: RZ/FDP 2010-MA-017, Backlick Road Property
Tax Map Number(s): 71-2 ((1)) 125 and 126

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated October 20, 2010, for the above referenced application. The Development Plan reflects the demolition of one existing home and the construction of 9 new single-family homes on a 1.81 acre parcel to be rezoned from the R-2 to the PDH-5 zoning district. Based on an average single-family household size of 2.88 in the Annandale Planning District, the development could add 23 new residents (9 new – 1 existing = 8 x 2.88 = 23) to the Mason Supervisory District.

COMPREHENSIVE PLAN CITATIONS

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

ANALYSIS AND RECOMMENDATIONS

Needs Assessment and Facility Standards Analysis:
The Annandale Planning District is generally fairly well served with parks and recreation facilities; however, efforts must insure that the provision of park land and facilities grows with the population. Existing nearby parks (Backlick Park, Wilburdale Park, Deerlick Park, Ossian Hall Park) meet only a portion of the demand for parkland generated by residential development in the Annandale Planning District. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, adult baseball fields, a neighborhood skate park and trails.

Recreational Impact:
The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at $1,600 per non-ADU residential unit (*for applications accepted on or after January 27, 2010*) for outdoor recreational facilities to serve the development population. The PDH Zoning District requirements stress the importance of the provision of recreational facilities for residents on-site. The development plan does not indicate the provision of any on-site recreational facilities. In lieu of providing recreational facilities within the current application area, the applicant may seek to provide recreational facility improvements off-site; however, per Section 6-110, Paragraph 2B of the Zoning Ordinance, this must be approved by the Board of Supervisors. With 9 non-ADUs proposed, the Ordinance-required amount to be spent onsite is $14,400. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The $1,600 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of $893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute $20,539 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

SUMMARY OF RECOMMENDATIONS

The following table provides a summary of the required and recommended recreation contribution amounts:

Proposed Units	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	$14,400	$20,539	$34,939

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Suzianne Zottl

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2010

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning and Final Development Plan Application RZ/FDP 2010-MA-017

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#408, Annandale**

2. After construction programmed _____ this property will be serviced by the fire station _____

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

   _X_a. currently meets fire protection guidelines.

   ____b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ____c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

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

County of Fairfax, Virginia

MEMORANDUM

DATE: December 17, 2010

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

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP2010-MA-017

Tax Map No. 071-1/01/ /0125, 0126

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

1. The application property is located in the Cameron Run (I-3) watershed. It would be sewered into the Alexandria Sanitation Authority (ASA).

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

3. An existing 8" inch line located in the street is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:

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

Fairfax 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

January 11, 2011

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

Re: RZ 2010-MA-017
FDP 2010-MA-017
Backlick Road Property
Tax Map: 71-1

Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from an existing 8-inch water main in Degroff Court. See the enclosed water system map and the Generalized Development Plan for comments.

3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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 Department

Enclosures
cc: Paul Johnson, Charles P. Johnson Associates
John Regan, UPIA, LLC

County of Fairfax, Virginia

MEMORANDUM

DATE: May 16, 2011

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: Rezoning/Final Development Plan Application #RZ/FDP 2010-MA-017, UPIA LLC, Conceptual/Final Development Plan dated April 27, 2011, LDS Project #25438-ZONA-001-4, Tax Maps #71-1-01-0125 & -0126, #71-1-40-0001 through -0006 and #71-1-40-A, Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site.

Water quality controls are required for this development (PFM 6-0401.2A). A dry pond is located on the plan. Because the pond serving the Degroff Court Subdivision (on Tax Map #71-1-40-A) will be removed, the BMP calculations in the site plan submission will also have to include the existing Degroff Court Subdivision in the site area. The controls constructed for the Degroff Subdivision must be replaced.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There are no downstream drainage complaints on file within the minimum extent of review of required by the PFM. There have been numerous complaints just beyond the minimum extent of review. These existing drainage problems can provide the basis for DPWES to require the outfall analysis to extend further downstream than the minimum during site plan review (PFM 6-0203.2E).

Stormwater Detention & Collection
Stormwater detention is required, if not waived (PFM 6-0301.3). A dry pond is located on the plat. At site plan, it is likely an overland relief analysis for the area downstream of the pond

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

will be required (PFM 6-1501.2E). Also, VDOT approval for the pond may be required (PFM 6-1602.4).

The landscape plan (Sheet 4) does not meet PFM requirements. The swales and storm drain pipes which will carry stormwater from other properties must be placed in a storm drain easements (PFM 6-1005.2E & 6-0202.5). These swales must not be planted with trees; there must be no trees within 5 feet of an easement which contains a pipe (PFM 12-0515.6B). These requirements would impact the trees proposed on the site, particularly those at the locations where the swales or pipes enter the pond. An alternative landscape plan should be included to match the alternate access road layout on Sheet 3A.

County maintenance will be required for the storm drains to be constructed on neighboring properties despite the notes on Sheets 3 and 4 (PFM 6-0205.2). Easements for the storm drains will be required. Clearing of existing vegetation and restrictions on future trees will be an issue on these neighboring properties as well.

Site Outfall

An outfall narrative has been provided. Due to the known inadequacies downstream of the project, the applicant proposes to meet the adequate outfall requirements through the detention method (PFM 6-0203.4C).

Since the Degroff Court Subdivision's pond was constructed before the current adequate outfall requirements, the new pond would not be required to provide a proportional improvement for the drainage area now served by the Degroff pond. The proportional improvement requirement would only apply to the new subdivision. The entire cost of the new pond would be borne by the applicant.

Stormwater Planning Division Comments

It is suggested low-impact development practices be used on the site and that nutrient removal beyond that required by the PFM be provided. The soils on this site are suitable for infiltration facilities.

The Stormwater Planning Division has provided a schematic of facilities and improvements that would help relieve the inadequacies in the area.

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

BF/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Chad Crawford, Chief, Watershed Projects Implementation Branch, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

County of Fairfax, Virginia

DATE: May 17, 2011

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

FROM: Kevin R. Wastler, EH Supervisor KRW
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Development Plan Analysis

REFERENCE: Application No. RZ/FDP 2010-MA-017 (Amended)

After reviewing the application, we have only one comment to be considered. The Health Department records indicate that the existing house on lot 126 at 4735 Backlick Rd was served by a private well water supply. There is no record on file that the well was ever properly abandoned. The existing well, if not already abandoned will have to properly be abandoned according to a permit issued by the Health Department prior to approval of the demolition permit being released.

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd

6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

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.

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

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

b) *Layout:* The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;

- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

c) *Open Space:* Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

d) *Landscaping:* Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

e) *Amenities:* Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context

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

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

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

3. Environment:

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

a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.

b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.

c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and low-impact site design techniques.

d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.

f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling.

4. Tree Preservation and Tree Cover Requirements:

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

5. Transportation:

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

a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
- Street design features that improve safety and mobility for non-motorized forms of transportation;
- Signals and other traffic control measures;
- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Provision of bus shelters;
- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with adjacent areas;
- Provision of trails and facilities that increase safety and mobility for non-motorized travel.

c) *Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:*

- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
- When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
- Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
- Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
- The number and length of long, single-ended roadways should be minimized;
- Sufficient access for public safety vehicles should be ensured.

d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.

e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
- Connections between adjoining neighborhoods;
- Connections to existing non-motorized facilities;
- Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
- An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
- Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
- Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;

- Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.

f) *Alternative Street Designs:* Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.

b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first

building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

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

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

a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;

b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;

c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;

d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;

e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;

f) Document heritage resources to be demolished or relocated;

g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;

h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and

i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

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