



FAIRFAX COUNTY

APPLICATION FILED: May 5, 2000
APPLICATION AMENDED: November 3, 2000
PLANNING COMMISSION: January 11, 2001
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

December 28, 2000

STAFF REPORT

APPLICATION RZ/FDP 2000-MV-019

MOUNT VERNON DISTRICT

APPLICANT: Washington Homes, Inc.

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-12

PARCEL(S): 107-1 ((1)) 2; 107-2 ((1)) 30, 31, 32, 34, 35, 36, 37, 38, 39; 107-4 ((1)) 6

ACREAGE: 57.00 acres

DENSITY: 10.28 du/ac

OPEN SPACE: 20 acres (35 percent)

PLAN MAP: 8-12 du/ac

PROPOSAL: Develop 586 Dwelling Units Consisting of 121 Single Family Detached Dwelling Units, 142 Single Family Attached Dwelling Units and 323 Multi-Family Dwelling Units

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-MV-019 subject to the execution of the draft proffers contained in Appendix 1 and approval of the Conceptual Development Plan.

Staff further recommends that the Final Development Plan be approved by the Planning Commission subject to the development conditions contained in Appendix 2.

Staff further recommends that the transitional screening yard requirement be modified along the southern boundary and abutting Parcel 33.

Staff further recommends that the barrier requirement be waived along the southern boundary in favor of a wall that encloses the privacy yards for the single family attached dwelling units along that boundary and referenced in the proffers.

Staff further recommends that the limitation on the length of private streets be waived.

Staff further recommends that the requirement of Sect. 2-414 for residences to be located a minimum of 200 feet from the edge of the right-of-way for an interstate highway be waived with regard to the portion of the parking garage located closer than 200 feet to the right-of-way for I-95.

It should be noted that the submain sewer lines serving this property may be inadequate. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

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.

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.



REZONING APPLICATION / RZ 2000-MV-019

FINAL DEVELOPMENT PLAN FDP 2000-MV-019

FILED 05/05/00

AMENDED 11/03/00

WASHINGTON HOMES, INC.

TO REZONE: 57.00 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-12 DISTRICT

LOCATED: EAST OF SILVERBROOK RD, APPROXIMATELY 200 FEET NORTH OF INTERSECTION OF SILVERBROOK RD AND PLASKETT LANE

ZONING: R-1

TO: PDH-12

OVERLAY DISTRICT(S):

MAP REF 107-1- /01/ /0002-
107-2- /01/ /0030- .0031- .0032- .0034- .0035
107-2- /01/ /0036- .0037- .0038- .0039-
107-4- /01/ /0006-

FILED 05/05/00

AMENDED 11/03/00

WASHINGTON HOMES, INC.

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

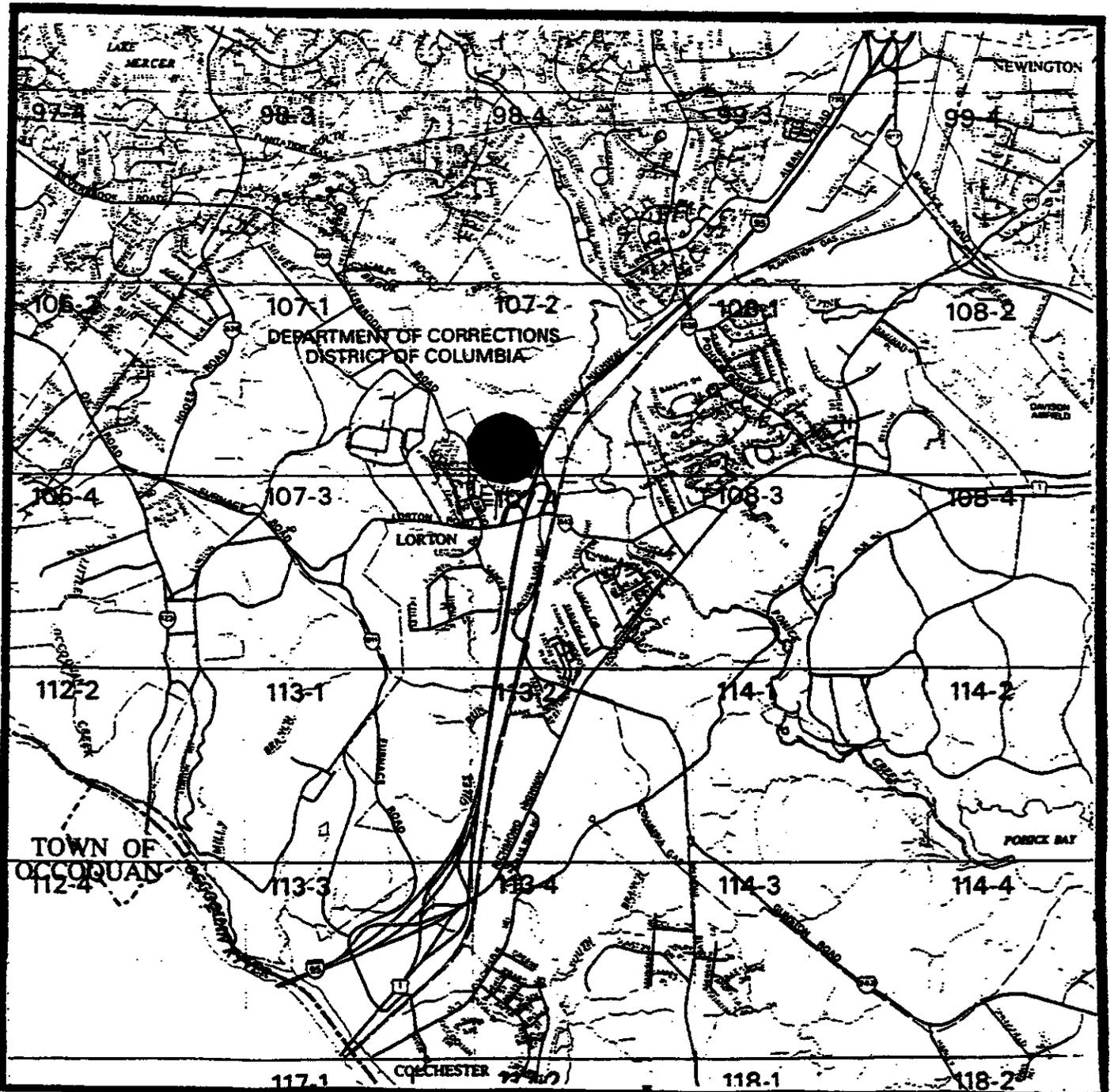
APPROX. 57.00 ACRES OF LAND; DISTRICT - MT VERNON

LOCATED: EAST OF SILVERBROOK ROAD; APPROXIMATELY 200 FEET NORTH OF INTERSECTION OF SILVERBROOK ROAD AND PLASKETT LANE

ZONING: PDH-12

OVERLAY DISTRICT(S):

MAP REF 107-1- /01/ /0002-
107-2- /01/ /0030- .0031- .0032- .0034- .0035
107-2- /01/ /0036- .0037- .0038- .0039-
107-4- /01/ /0006-



**REZONING APPLICATION /
RZ 2000-MV-019**

**FINAL DEVELOPMENT PLAN
FDP 2000-MV-019**

FILED 05/05/00
AMENDED 11/03/00

WASHINGTON HOMES, INC.

TO REZONE: 57.00 ACRES OF LAND; DISTRICT - MT VERNON

PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-12 DISTRICT

LOCATED: EAST OF SILVERBROOK RD, APPROXIMATELY 200 FEET NORTH OF INTERSECTION OF SILVERBROOK RD AND PLASKETT LANE

ZONING: R-1
TO: PDH-12

MAP REF OVERLAY DISTRICT(S):

107-1- /01/ /0002-				
107-2- /01/ /0030-	.0031-	.0032-	.0034-	.0035
107-2- /01/ /0036-	.0037-	.0038-	.0039-	
107-4- /01/ /0006-				

FILED 05/05/00

AMENDED 11/03/00

WASHINGTON HOMES, INC.

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

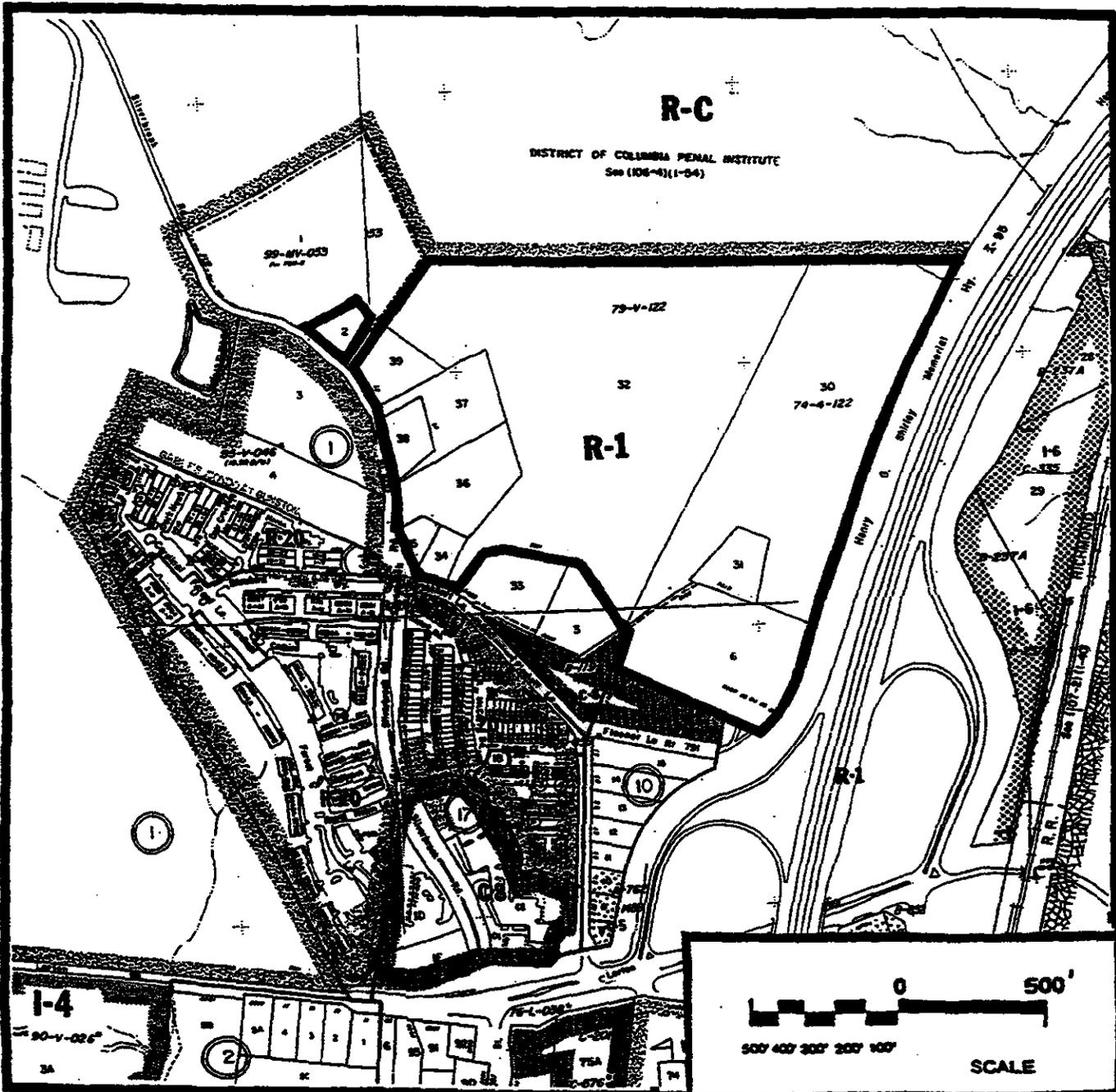
APPROX. 57.00 ACRES OF LAND; DISTRICT - MT VERNON

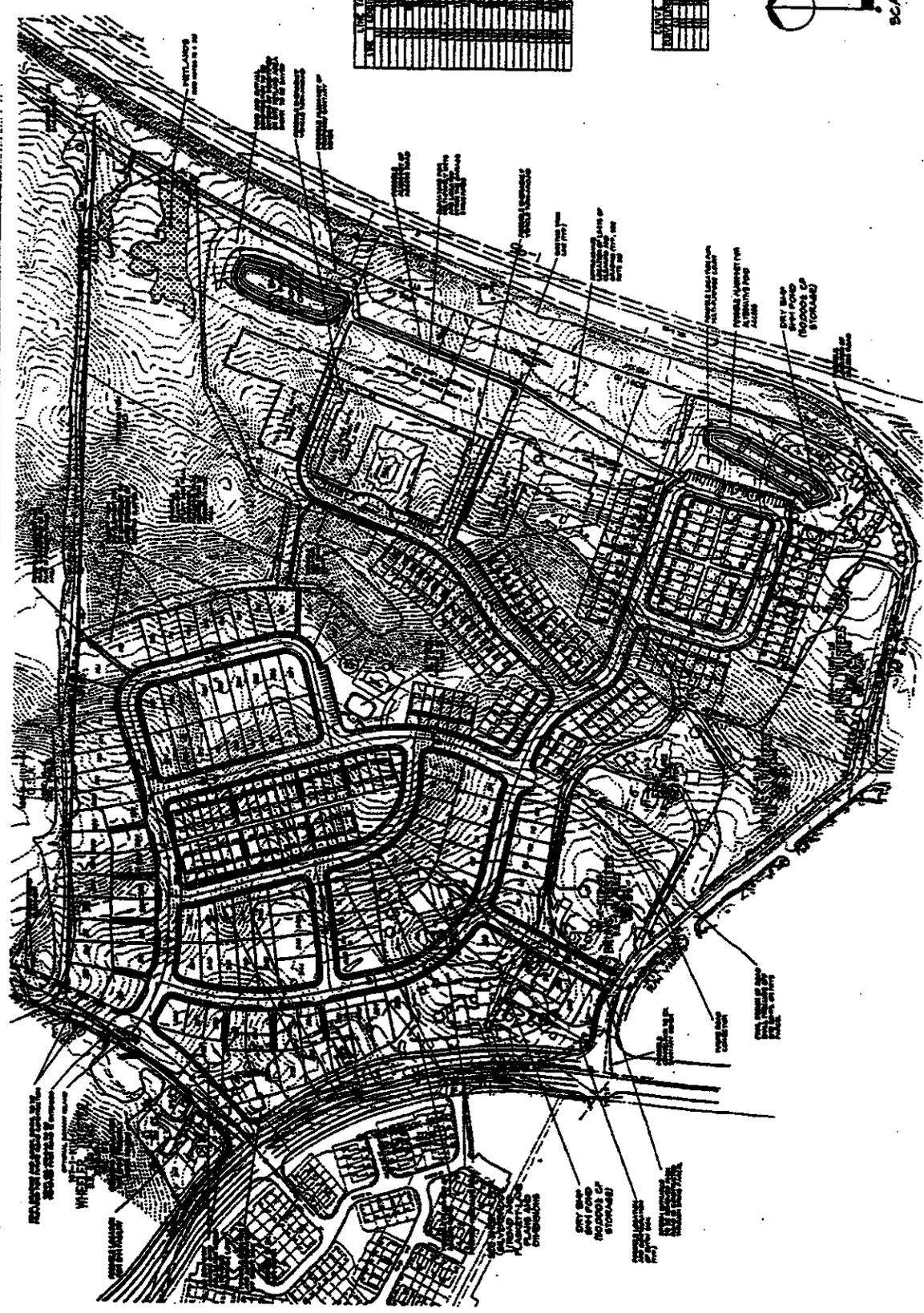
LOCATED: EAST OF SILVERBROOK ROAD, APPROXIMATELY 200 FEET NORTH OF INTERSECTION OF SILVERBROOK ROAD AND PLASKETT LANE

ZONING: PDH-12

OVERLAY DISTRICT(S):

MAP REF 107-1- /01/ /0002-				
107-2- /01/ /0030-	.0031-	.0032-	.0034-	
107-2- /01/ /0036-	.0037-	.0038-	.0039-	
107-4- /01/ /0006-				





PROJECT	PHRA
DATE	APRIL 10, 2009
DESIGNER	PHRA
SCALE	1"=100'
PROJECT NO.	10041-1

PHRA

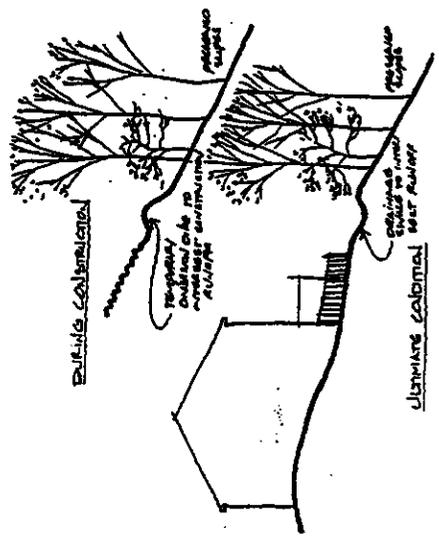
Professional Services
 1000 North Main Street
 Suite 200
 Charlottesville, VA 22902
 (434) 973-1111

**CONCEPTUAL/FINAL
DEVELOPMENT PLAN**

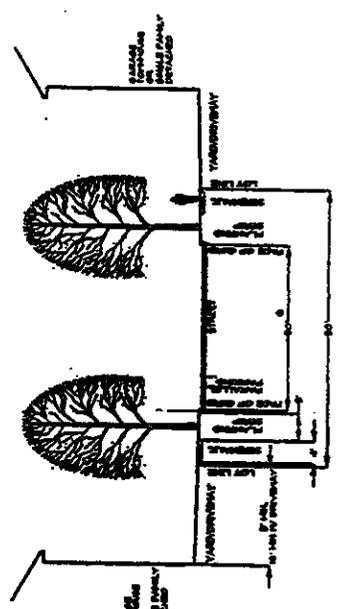
**WASHINGTON HOMES
AT
SILVERBROOK ROAD
MT. VERNON DISTRICT
FAIRFAX COUNTY, VA**



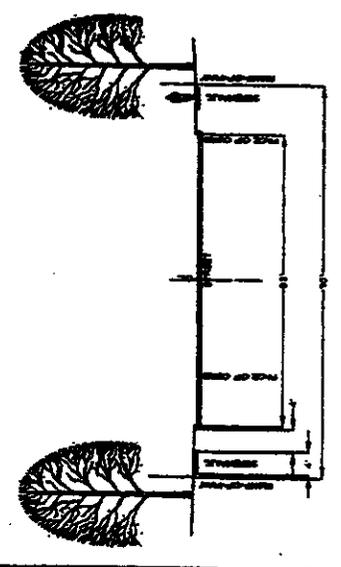
NO.	DESCRIPTION	DATE	BY
1	CONCEPTUAL/FINAL DEVELOPMENT PLAN	4/10/09	PHRA
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		



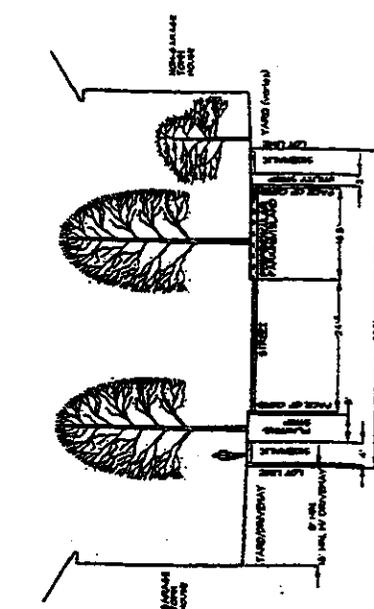
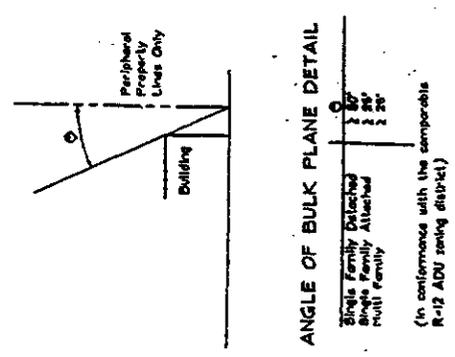
EXISTING SLOPE PROTECTION/ DRAINAGE EXHIBIT
NOT TO SCALE



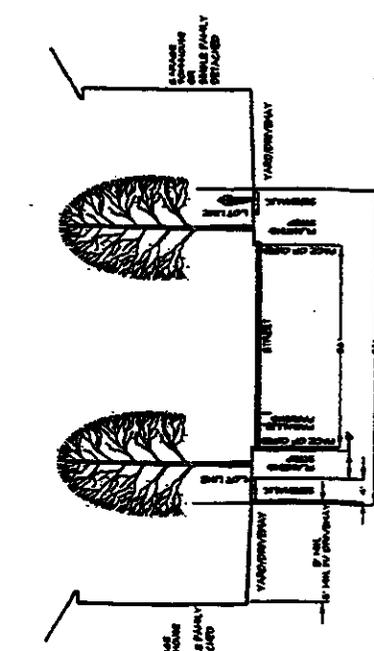
TYPICAL GARAGE STREET SECTION
* STREET WIDTH CAN BE REDUCED TO 31' W/ PARALLEL PARKING



TYPICAL PUBLIC STREET SECTION
4 LANE - UNDIVIDED



TYPICAL GARAGE-NON-GARAGE STREET SECTION*
* STREET WIDTH WILL BE REDUCED TO 30' W/ PARALLEL PARKING IS PRESENT



TYPICAL 96' STREET SECTION
* STREET WIDTH WILL BE REDUCED TO 30' W/ PARALLEL PARKING IS PRESENT

PROJECT	PH&A	DATE	APRIL 10, 2000
DRAWN	PJS	CHECKED	DMS
SCALE	N/A	DATE	04/10/00

PH&A

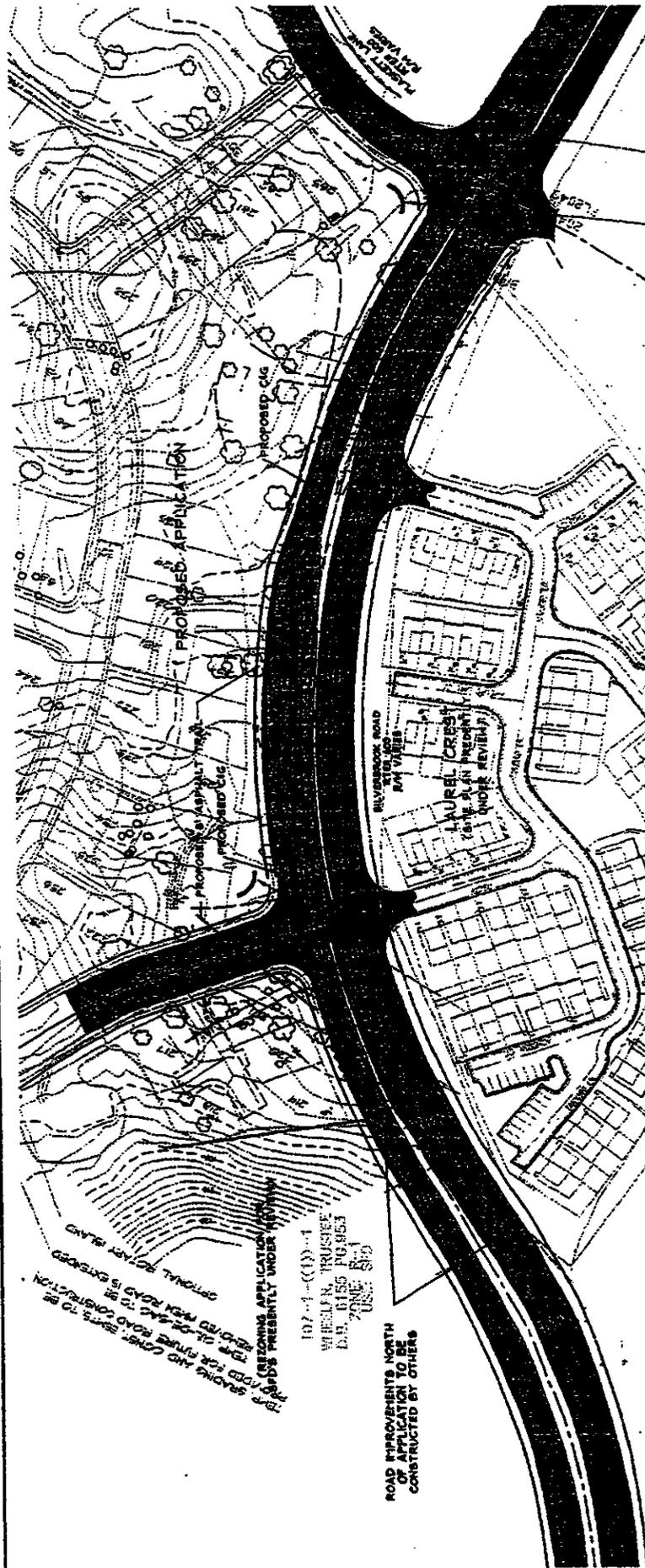
Office: 10000 Lakeside Blvd., Suite 100, Fairfax, VA 22030
 Phone: (703) 261-1100
 Fax: (703) 261-1101

DETAILS

WASHINGTON HOMES AT SILVERBROOK ROAD
 MT. VERNON DISTRICT
 FAIRFAX COUNTY, VA



1	Plan	01/10/00	01
2	Section	01/10/00	01
3	Site	01/10/00	01
4	Foundation	01/10/00	01
5	Roof	01/10/00	01
6	Interior	01/10/00	01
7	Exterior	01/10/00	01
8	Other	01/10/00	01



DATE	BY	REVISION
10/20/00	P.L.B.	PHRA
04/10/00	P.L.B.	PHRA
03/01/00	C.H.B.	PHRA
02/01/00	C.H.B.	PHRA
01/01/00	C.H.B.	PHRA

PHRA

Professional Engineers
Professional Surveyors
Professional Land Surveyors
Professional Architects
Professional Engineers
Professional Planners
Professional Geographers

1000 N. 1st St., Suite 100
Fairfax, VA 22030
703-271-1100

**SILVERBROOK ROAD
PLAN**

**WASHINGTON HOMES
SILVERBROOK ROAD**
MT. VERNON DISTRICT
FAIRFAX COUNTY, VA



NO.	DATE	BY	REVISION
1	10/20/00	P.L.B.	PHRA
2	04/10/00	P.L.B.	PHRA
3	03/01/00	C.H.B.	PHRA
4	02/01/00	C.H.B.	PHRA
5	01/01/00	C.H.B.	PHRA

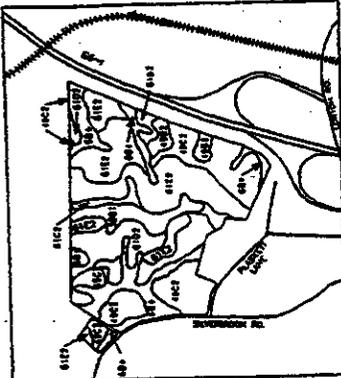
THE GRADING AND CONSTRUCTION OF SILVERBROOK ROAD SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1995 EDITION, AS AMENDED, AND THE STANDARD SPECIFICATIONS FOR CONCRETE AND MASONRY, 1995 EDITION, AS AMENDED, BOTH PUBLISHED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.

PROPOSED C&G SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONCRETE AND MASONRY, 1995 EDITION, AS AMENDED, PUBLISHED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

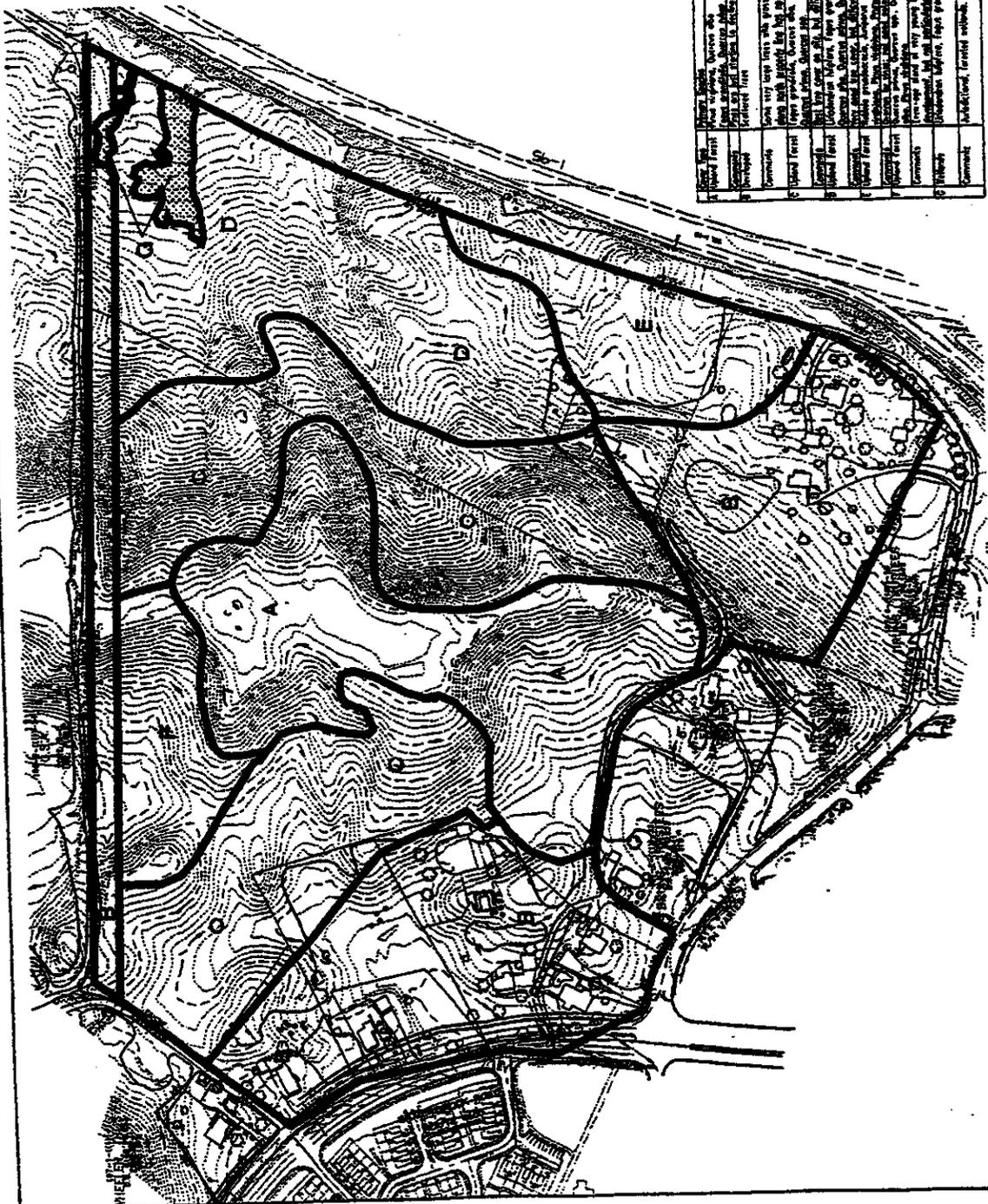
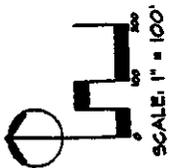
107-1-1-11
WHEELER TRUSTEE
D.B. BISS FGS&E
ZONE S10

ROAD IMPROVEMENTS NORTH
OF SILVERBROOK ROAD
TO BE
CONSTRUCTED BY OTHERS



SOILS MAP Reference: Fairfax County Soils Maps

- 481: Matthews Fine Sandy Loam
- 482: Matthews Fine Sandy Loam
- 483: Matthews Fine Sandy Loam
- 484: Matthews Fine Sandy Loam
- 485: Matthews Fine Sandy Loam
- 486: Matthews Fine Sandy Loam
- 487: Matthews Fine Sandy Loam
- 488: Matthews Fine Sandy Loam
- 489: Matthews Fine Sandy Loam
- 490: Matthews Fine Sandy Loam
- 491: Matthews Fine Sandy Loam
- 492: Matthews Fine Sandy Loam
- 493: Matthews Fine Sandy Loam
- 494: Matthews Fine Sandy Loam
- 495: Matthews Fine Sandy Loam
- 496: Matthews Fine Sandy Loam
- 497: Matthews Fine Sandy Loam
- 498: Matthews Fine Sandy Loam
- 499: Matthews Fine Sandy Loam
- 500: Matthews Fine Sandy Loam



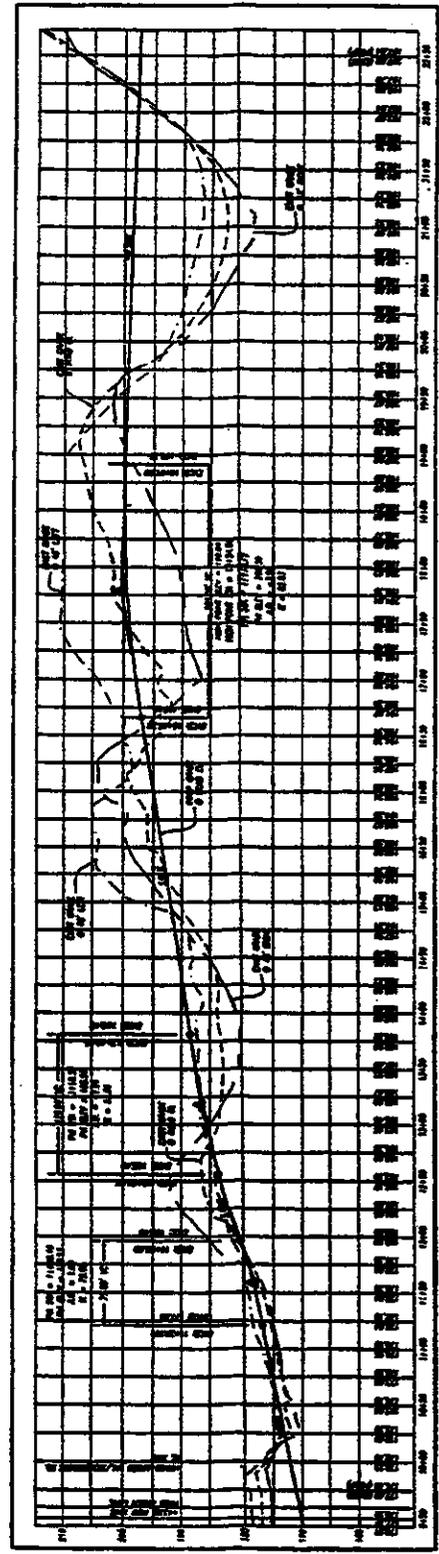
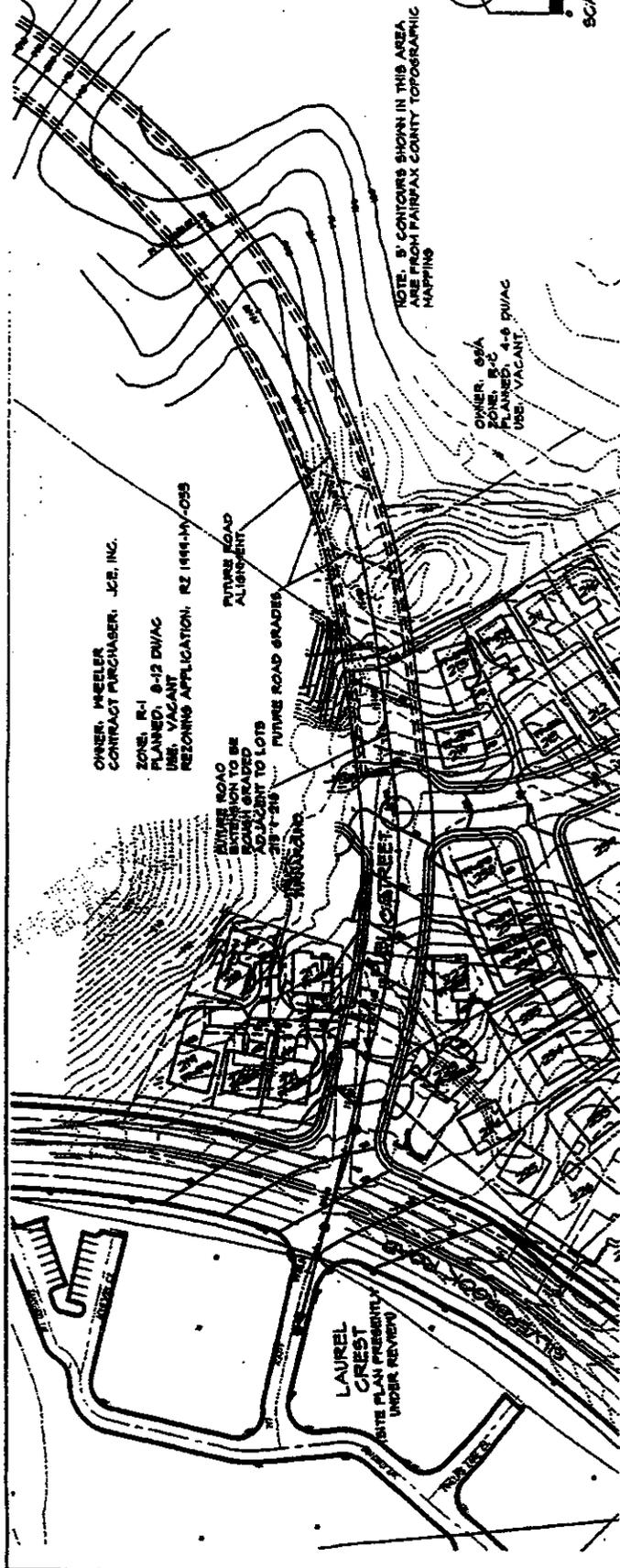
Soil Name	Soil No.	Soil Series	Soil Type	Soil Depth	Soil Color	Soil Texture	Soil Structure	Soil Use	Soil Notes
481	481	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 481
482	482	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 482
483	483	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 483
484	484	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 484
485	485	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 485
486	486	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 486
487	487	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 487
488	488	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 488
489	489	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 489
490	490	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 490
491	491	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 491
492	492	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 492
493	493	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 493
494	494	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 494
495	495	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 495
496	496	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 496
497	497	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 497
498	498	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 498
499	499	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 499
500	500	Matthews	Fine Sandy Loam	0-10	10YR 7/2	lo	fine	100%	Soil No. 500

WASHINGTON HOMES
SILVERBROOK ROAD
MT. VERNON DISTRICT
FAIRFAX COUNTY, VA

PHRA
Professional Horticulture
Research & Analysis
1000 North 1st Street, Suite 100
Arlington, VA 22201
703-261-1111

DATE: 10/1/88
BY: PHRA
PROJECT: SILVERBROOK ROAD
SCALE: 1" = 100'

DATE: 10/1/88
BY: PHRA
PROJECT: SILVERBROOK ROAD
SCALE: 1" = 100'



PROJECT	PHRA
DATE	DEC 15, 2000
DESIGNED BY	PHRA
CHECKED BY	PHRA
SCALE	1" = 50'
PROJECT NO.	100-41-1-1

PHRA

Office:
 1000 North Dec. & Mountain Blvd.
 Suite 100
 Fairfax, VA 22031-1400
 (703) 261-1400

**COLLECTOR ROAD
 PLAN AND PROFILE**

**WASHINGTON HOMES
 AT
 SILVERBROOK ROAD**
 MT. VERNON DISTRICT
 FAIRFAX COUNTY, VA



DATE	DESCRIPTION

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

DESCRIPTION OF THE APPLICATION

The applicant, Washington Homes, is requesting to rezone approximately 57 acres from the R-1 (Residential – One Dwelling Unit per Acre) District to the PDH-12 (Planned Development Housing) District to permit the development of a residential project with a mixture of unit types. A total of 586 dwelling units are proposed at an overall density of 10.28 dwelling units per acre (du/ac). The unit mix is: 121 single family detached dwelling units of which 12 units would be pipestem lots, 143 single family attached dwelling units developed as townhouses, and 323 multi-family dwelling units. The multi-family units would be located in three (3) buildings that are to be 4-5 stories in height and will include a pool. The project includes approximately 20 acres of open space, which is thirty-five (35) percent of the application property, and will include a recreation center. The application includes requests to waive the limitation on the maximum length of private streets, to modify the transitional screening yard requirements internally and along the periphery and to waive the required barrier. A request to waive the required 200-foot setback from an Interstate highway is included for the portion of the parking garage that is less than 200 feet from the edge of the right-of-way.

A reduced copy of the proposed combined Conceptual/Final Development Plan (CDP/FDP) is included in the front of this report. The applicant's draft proffers are included as Appendix 1. Proposed Development Conditions for the final development plan are in Appendix 2. The applicant's affidavit is Appendix 3 and the applicant's statements regarding the application are included as Appendix 4.

A Planned Development Housing District is required to satisfy the General Standards and the Design Standards in Part 1 of Article 16 of the Zoning Ordinance. The relevant standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 15.

LOCATION AND CHARACTER

The application property is located to the west of Interstate 95, north of Fleenor Lane and Plaskett Lane, east of Silverbrook Road and south of land controlled by the federal General Services Administration (GSA) that was formally used as part of the District of Columbia Department of Corrections (DCDC); this area is now identified as Laurel Hill in the Comprehensive Plan. The property abuts I-95, Silverbrook Road and the GSA property. While a portion of the application property touches Plaskett Lane, there are four parcels of land not included in the application, which are located between the application property and Plaskett Lane and Fleenor Lane.

The application property is mostly wooded and has a largely undisturbed wetland located in the northeastern corner. The portion that is along Silverbrook Road and near the corner of Silverbrook Road and Plaskett Lane has been developed with single family detached dwellings on large lots. The five (5) single family detached dwellings will be removed as part of the development of this project.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Federal Property	R-C	Institutional ²
	Large Lot Single Family Detached ¹	R-1	8-12 du/ac
South	Vacant Property (Lots 4, 16 & 33) ³	R-1 & C-8	8-12 du/ac
	Large Lot SFD (Parcel 3)	R-1	8-12 du/ac
	Single Family Attached (Gunston Cnr)	R-20	16-20 du/ac
West	Vacant ⁴	R-20	16-20 du/ac
East	Interstate 95	R-1	Highway
	Industrial across I-95	I-6	Industrial

1. This property, Parcel 107-1 ((1)) 1, is the application property for RZ 1999-MV-053. See Background for additional information.
2. This property is identified in the Laurel Hill Planning Section (LP1) for development at 4-6 du/ac.
3. A portion of Parcel 107-4 ((1)) 16, which is adjacent to the southeast corner of the application property, is the subject of pending 2232-V00-31. It proposes a telecommunications facility on 1.20 acres of land in the C-8 District. Parcel 4 is vacant and is zoned C-8, while Parcel 33 is vacant and zoned R-1. Parcels 4, 16 and 33 are in common ownership.
4. This property, Parcels 107-1 ((1)) 3 and 4, is being developed in the R-20 District pursuant to the approval of PCA 95-V-046. The development is known as Laurel Crest.

BACKGROUND

RZ 2000-MV-019 was amended on November 3, 2000, to add approximately 4.95 acres of land to the application property. The additional land was added along the Silverbrook Road frontage and consisted of Parcels 107-2 ((1)) 34, 35, 37 and 38. When this application is combined with RZ 1999-MV-053, on Parcel 107-1 ((1)) 1 to the north, all of the property from Plaskett Lane to the former District of Columbia Department of Corrections (DCDC) property to the north is subject to pending rezoning applications. RZ 1999-MV-053 is scheduled for hearing on the same schedule as this application. RZ 1999-MV-053 and this application will have joint access from Silverbrook Road via a public street to be constructed along the common boundary between the two application properties. (This street is referenced in this report and the report for RZ 1999-MV-053 as the "Access Road.") RZ 1999-MV-053 proposes to rezone approximately 8.66 acres to the PDH-8 District to allow development of single family detached dwelling units. The submitted combined Conceptual/Final Development Plans shows private streets with the units accessed via a common courtyard that provides driveway access to a cluster of approximately four (4) dwelling units. A copy of the locator map and a reduction of the submitted CDP/FDP are contained in Appendix 5.

Tax Map Parcel 107-4 ((1)) 16 is the subject of a 2232 application requesting a determination that the proposed Cox Communication hub site, which is a telecommunications facility under the Zoning Ordinance, is in substantial accord with the provisions of the Comprehensive Plan. Parcel 16 is zoned C-8 and abuts the application property's southeastern end. The southern boundary of Parcel 16 is Fleenor Lane. 2232-V00-31 was approved by the Planning Commission on December 7, 2000. The records regarding that application are on file in the Department of Planning and Zoning.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	IV
Planning District:	Lower Potomac Planning District
Planning Sector:	Lorton South-Route 1 Community Planning Sector

As part of the 1997 Area Plan Review process, in item 97-IV-3LP, the Plan text that applies to the land in this application was modified so that on page 47 of the Area IV volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, Lower Potomac Planning District, Lorton-South Route 1 Community Planning Sector (LP2), Recommendations, Land Use, Land Unit A, Sub-unit A2, it reads:

"Sub-unit A2 is generally located east of realigned Silverbrook Road, south of the D.C. Department of Corrections site and north of Fleenor Lane. Sub-unit A2 is planned for residential at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

Density of the Sub-unit should transition down to the low-end of the range in areas adjacent to the D.C. Department of Corrections;

Substantial buffering should be provided between all portions of property lines and the D.C. Department of Corrections site;

Consolidated or coordinated development should take place to straighten Silverbrook Road, achieve a Silverbrook Road/Lorton Road/Sanger Street intersection at an adequate distance from the Shirley Highway ramps and allow easy access to the realigned Silverbrook Road; and

Substantial contribution towards transportation improvements should be provided, including improvements to the railroad/Lorton Road underpass."

The Comprehensive Plan Map shows this property to be planned for 8-12 du/ac.

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

Title of CDP/FDP: Washington Homes at Silverbrook Road
 Prepared By: PHR&A
 Original and Revision Dates: April 10, 2000 as revised through
 December 12, 2000

Combined CDP/FDP (Washington Homes at Silverbrook Road)	
Sheet #	Description of Sheet
1 of 8	Locator Map, Notes and Tabulations
2 of 8	Plan View of the Project
3 of 8	Street Details, Angle of Bulk Plane Detail, Existing Slope Protection/Drainage Exhibit
4 of 8	Silverbrook Road Plan
5 of 8	Landscape Plan
6 of 8	Landscape Details
7 of 8	Existing Vegetation and Soils Map
8 of 8	Collector Road and Profile

- **General Description.** The proposed residential development includes three unit types: 121 single family detached dwelling units, 142 single family attached dwelling units and 323 multi-family dwelling units. The total number of dwelling units proposed is 586, which results in an overall density of 10.28 dwelling units per acre on the 57-acre application property. The internal roadway network is shown as private streets.

The 323 multi-family units are shown in three buildings located more than 200 feet west of I-95 within the central portion of the site's border with the interstate. The buildings are shown to be a maximum of 65 feet in height with 4- to 5-stories within each building. Two L-shaped buildings are shown flanking a central U-shaped building. A pool is shown in the center of the U-shaped building. The parking for these units is to be in a common 4-level parking garage (a maximum of 65 feet tall) that is located between the buildings and I-95. The garage is connected to each of the buildings by a walkway. If the walkways are enclosed, the parking garage is not an accessory building, it is considered part of the principal structure. Therefore, to allow the walkways to be enclosed, a waiver of the required two hundred (200) foot setback from an Interstate highway is required pursuant to Sect. 2-414.

The proposed single family attached dwelling units are located from the southeastern corner of the site and extend northward through the central portion of the application property. The attached dwelling units are shown as townhouses. Most of the townhouses are shown with garages, with additional parking provided in the driveway on the townhouse lot; the remainder would have on-street parking. Sheet 6 includes a detail of the both types of townhouse units. The garage units include a street tree with each pair of units. The driveways of the units that are interior to the townhouse building are shown as paired, with shrubs to be planted in the landscaping area between the driveway pairs. The non-garage units are located along the street leading to the multi-family units. The landscaping proposed for these units includes a tree within the parking area located in front of the units; these trees are shown an average of ten (10) parking spaces apart. Optional sunrooms and decks are shown with each of the townhouse layouts.

The single family detached dwelling units are located along the northern boundary, within the western portion of the property and in the area above the major open space area located in the northeastern corner of the site. Single family detached lots are also shown on Parcel 2, which is located in the northwestern corner of the application property. Pipestem units are shown along the northern boundary and along the frontage on Silverbrook Road. The detached units lot layout detail on Sheet 6 includes street trees and shrubs in front of the building. Each of these units also has a two-car garage.

Proposed Lots 217 through 221 are shown on Parcel 2. These units are located across the "Access Road" from the majority of the development. These lots are shown in a courtyard configuration, which is depicted in a detail on Sheet 6. This area is also identified as a "Possible Location for a SWM Facility" by a note on Sheet 2 of the CDP/FDP. Parcel 2 is shown as the location of the stormwater management facility on the CDP/FDP for the development proposed pursuant to RZ 1999-MV-053. (See Appendix 5).

- *Vehicular access and pedestrian access.* Access to the site is provided from a private street that intersects Plaskett Lane and from a new public street that will connect to Silverbrook Road opposite the future entrance to Laurel Crest, the townhouse project on the west side of Silverbrook Road. Laurel Crest was approved pursuant to PCA 95-V-046 and will be developed when the pending site plan is approved. The new public street is to be constructed along the boundary between this project and RZ 1999-MV-053, located on the property to the north. This public street is shown on the CDP/FDP to be extended to the former DCDC property to the north and will be referenced as "Access Road" below. This is the only public street within the project; the streets providing access to the individual lots and to the multi-family buildings are private streets.

The centerline of the proposed access point on Plaskett Lane is located approximately 200 feet from the centerline of realigned Silverbrook Road. This access is identified as a temporary access point that will be closed if the other street shown to the east is extended southward from the application property through Parcels 3 and 33, when and if those properties redevelop in the future. Sheet 6 includes a detail of the layout when the temporary connection is closed.

The draft proffers include a commitment to realign Silverbrook Road and to widen the pavement to half of a four-lane divided section. Sheet 5 shows the configuration of Silverbrook Road when this commitment is combined with the commitment to widen the road on the opposite side with the development of Laurel Crest. Sheet 5 also depicts how the roadway would continue northward when the portion north of the application property is widened to a similar section by others. The layout shows left and right turn lanes at the future intersection with the "Access Road" and a left turn lane into Plaskett Lane.

The private streets within the northern portion of the project form a series of blocks. One street follows an alignment roughly parallel to Silverbrook Road and Plaskett Lane, which are west and south of the application property respectively. (This road is referenced as "Spine Road"). The "Spine Road" ends in the southeastern corner of the project, where it circles around a square block of townhouses. A stub connection from the "Spine Road" to the south provides the access for the future redevelopment of Parcels 3 and 33. The multi-family units (along with twenty-eight (28) townhouses) are accessed by a road that goes north from the "Spine Road." (The private street to the multi-family units will be referred to as the "North Road"). The thirteen non-garage townhouses are located on the eastern side of this road.

There are two travel aisles from the "North Road" that provides access to the parking garage. These travel aisles are located on either side of the central U-shaped multi-family building. The other two buildings are located across the travel aisles from the U-shaped building.

Sidewalks are to be provided on both sides of all of the internal private streets and on one side of the travel aisles to the parking garage. A pathway connection is shown from the northern end of the "North Road" to the community recreation area located in the center of the site. A similar connection is provided to the preserved open space area in the northeast corner of the property. Sidewalks are shown on both sides of the "Access Road," including the portions located on the application property for RZ 1999-MV-053 to the immediate north. The trail shown on the Trail Plan along the eastern side of Silverbrook Road is included on the CDP/FDP.

The detail on Sheet 8 demonstrates that the "Access Road" can be extended into the adjacent property. It shows that extensive grading will be required. Further, the CDP/FDP states that the road will be graded adjacent to the two affected lots, 215 and 216.

- Open space, EQC, and tree save. A large open space area is shown in the northeastern corner of the property. This area is heavily wooded and contains a wetland area. The draft proffers and the CDP/FDP do not address the disposition of the preservation area, whether it will be dedicated to the Park Authority or the future Homeowner's Association (HOA).

In addition, there is an open space area in the central area of the project. It includes a tree save area between the pool and bathhouse and the multi-family buildings down the hill. The remaining open space areas consist of the area within two hundred (200) feet of I-95 except for the multi-family parking garage, and scattered open space areas within the townhouses. A pocket park is shown within the proposed single family detached dwelling units.

There is a stormwater management facility and open space area shown on the east side of Silverbrook Road, approximately 200 feet north of Plaskett Lane. A possible tree save area is shown on the east side of this pond, between the dry pond and the internal road.

- Recreation facilities. The CDP/FDP includes a combined pool and bathhouse complex in the center of the site. A tot lot is co-located with these facilities. A tennis court is shown down the hill from the pool and bathhouse and immediately across from the U-shaped multi-family building. As noted above, a pool is included in the center of the U-shaped multi-family building. A possible location for a multi-purpose court is shown in the southeast corner of the site, near the stormwater management facility in that area.
- Landscaping: An overall landscaping scheme is shown on Sheet 5, with additional landscaping details shown on the street details on Sheet 3 and on Sheet 6 that shows details for each of the single family unit types.

The landscaping details for the private streets include street trees to be planted between the sidewalk and the curb, which is not the typical configuration allowed on a public street. The street trees along Silverbrook Road, Plaskett Lane and the "Public Street" are shown behind the sidewalk and outside of the right-of-way. Within the area of the single family detached lots, the street trees are to be planted at the lot lines. Within the townhouse sections, the trees are to be planted every second unit. In the section of non-garage townhouses, a landscape island is shown every ten parking spaces on average. A tree is shown at the rear corner of the lots that abut the pipestem driveways. The landscaping for the courtyard single

family detached units shown within Parcel 2 includes a shade tree within the front yard of each of the units as depicted on the detail for this unit type.

Landscaping is also shown behind and among the units. Where the standard single family detached units meet in the center of a block, another tree is shown. Similarly, where townhouse units back up to other lots, whether they are townhouses or other unit types, shade trees are shown at a rate of one tree per 2 to 3 townhouse units.

Where the townhouse units abut the multi-family building in the southeast corner of the property, a row of shade trees with evergreen trees is shown to provide screening between the different unit types. A similar treatment is shown around the pool and bathhouse in the middle of the site. A screen of mixed evergreen trees and ornamental trees is shown between residential units and the stormwater management ponds in the southeastern and southwestern corners of the property. Landscaping is not shown around the other pond near the northeastern corner. The proffers state that both ponds will be landscaped.

The landscaping behind the pond in the southwest corner of the property also screens the single family detached lots in that portion of Silverbrook Road from the roadway. Similar screening is also shown north of the pond to the "Access Road." No screening is provided for the units on Lots 217 to 221 that are located north of the "Access Road" on Parcel 2. However, the draft proffers regarding noise attenuation will require that a noise attenuation fence be constructed between the yards of these units and Silverbrook Road.

Along the southern boundary, where the application property abuts land not included in the application, the townhouse lots are set back a minimum of twenty-five (25) feet from the property line and a screen of evergreen trees and some deciduous trees is shown.

Transportation Analysis (Appendix 7)

Overview:

The adopted Plan depicts a future roadway from the former DCDC property to the north to Silverbrook Road. This connection is being provided by the "Access Road." The Plan text also recommends consolidated or coordinated development to straighten Silverbrook Road. The draft proffers and the CDP/FDP include the realignment of Silverbrook Road based on the centerline established with the proffered rezoning for Laurel Crest (PCA 1996-MV-046), which is located across the Silverbrook Road. The proposed street network includes a private street stub to provide for access to Parcels 3 and 33 to the south. A temporary connection to Plaskett Lane is included to reduce the length of the single ended access to this

site. The temporary connection is to be closed when the stub street is extended south to Plaskett Lane.

The following transportation issues are unresolved with regard to this application.

Issue: Contribution to the Lorton Area Road Fund

The Comprehensive Plan includes a recommendation that a substantial contribution be made towards transportation improvements in the Lorton area. The draft proffers include a commitment to provide a contribution of \$500 per single family dwelling unit. However, these funds are specifically designated for the improvement of Silverbrook Road in the vicinity of the application, rather than to improvements in the Lorton area. These funds are being committed to assist the completion of the frontage improvements for RZ 1999-MV-053 to the north which does not include a commitment to provide frontage improvements on Silverbrook Road as recommended by the Plan text.

Resolution:

Staff has concluded that a contribution to offset a requirement of the Plan text on the adjacent property does not satisfy the requirement to provide a substantial contribution to transportation improvements in the Lorton area.

Issue: Establishing the Grade and Profile for the Extension of the "Access Road"

While the CDP/FDP includes a depiction of the future connection of the "Access Road" to the north, given the steep topography of this area, staff recommends that the applicant commit to providing sufficient engineering information to establish that the road can be continued northward. In addition, there are lots shown along the extension of the "Access Road." These lots will be affected by the construction of the extension. There are small single family detached lots that are likely to be adversely impacted by the grading for the extension, if the grades are not established at the time of construction of the dwelling units.

Sheet 8 of the CDP/FDP demonstrates that the "Access Road" can be extended to the adjacent property; however, extensive grading will be required. The sheet also notes that the final grade of the road will be established so that the nearest lots, Lots 215 and 216 will be based upon the final grade of the road.

Resolution:

This issue has been addressed by the application as filed.

Issue: Notification regarding the Extension of the "Access Road"

The draft proffers should be modified to establish that the purchasers of the homes shall be provided written notice of the proposed extension of the roadway.

Resolution:

This issue could be addressed with a minor revision to the proffer to clarify that the notice would be given to the purchasers of the dwelling units.

Issue: Exclusion of Parcel 2 from the Transportation Commitments

The draft proffers state that the development of Parcel 2 would be exempt from the transportation proffers associated with its rezoning. This proffer is less than desirable because Parcel 2 fronts on the "Access Road" and Silverbrook Road. If the "Access Road" is not built Lots 117 through 121 would not have access. Further, Parcel 2 will be directly affected by the construction of the new intersection of Silverbrook Road and the "Access Road."

Resolution:

This issue remains unresolved.

Issue: Driveway Length of Eighteen Feet for the Single Family Detached Units

The typical layout for the single family detached lots includes a notation that a driveway with a minimum depth of eighteen (18) feet would be provided. This length ensures that a vehicle could be parked within the driveway without blocking the sidewalk in front of the units.

Resolution:

This issue has been adequately addressed by the application as submitted.

Environmental Analysis (Appendix 8)**Issue: Slopes and Soils**

This site has large areas of slopes greater than 15%. In several areas, the slopes exceed 25%. The most extensive and steepest slopes are located on the east side of the ridge that faces toward I-95 and bisects this site. The total area of slopes greater than 25% is approximately 13.0 acres. The area of slopes between 15 and 25% is approximately 9.5 acres. The predominate soil type on the steep slopes is Loamy and Gravelly Sediments, which are not only highly erodible but also often contain plastic clay layers. These three factors combined (steep slopes,

highly erodible soils, and plastic clay slippage planes) contribute to the environmentally sensitive nature of the steep slope areas.

The steep slope areas are currently relatively stable due to the presence of mature vegetation (predominately a sub-climax beech-oak-tulip poplar forest). The Comprehensive Plan for the Lorton South-Route 1 area discourages development on steep slopes (greater than 15 percent), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential. Staff recognizes that disturbance of some slopes greater than 15% is unavoidable due to the large acreage of such slopes on this site. However, the disturbance of the steep slopes should be minimized.

Resolution:

The revised CDP/FDP designates an area of the steepest slopes along the eastern face of the north to south ridge that overlooks I-95 as "Preservation Area." This area is the watershed for the wetlands discussed below. With this change, a large proportion of the most sensitive steep slopes is to be preserved. However, the future disposition of this property must be clarified. Staff recommends that the property be dedicated to the County as parkland.

The draft proffers commit to providing a geo-technical study should one be required at the time of review of the engineering plans.

This issue has been adequately addressed with the revised CDP/FDP; however, the future disposition of the property should be clarified in the draft proffer statement.

Issue: Significant Vegetation and Wildlife Habitat

There is a high quality ecosystem in the northeast corner of this site. The ecosystem consists of forested wetlands, interspersed fingers of "upland" forests between the jurisdictional wetland areas, and the associated sub-climax oak-beech-tulip poplar-American Holly forest. The wetlands are located at the base of a steep-sloped, forested bowl-shaped watershed. Groundwater collected in the bowl surfaces at the base of the slope to feed the wetlands. The size of the jurisdictional wetlands is between one-half and one acre. The wetlands host an unusual variety of plant species. The Virginia Department of Conservation and Recreation's research indicates that this site may also contain the rare small whorled pogonia as well as an unusual amphipod (see Appendix 8b). In or bordering the wetlands are mature red maple and tulip poplar trees. Some of the tulip poplar trees are of a large size that is unusual for Fairfax County. The combination of steep slopes, unstable soils, high-quality vegetation, mature forest, and wetlands unite to form a rare and important high-quality ecosystem in the northeast quadrant of this site. Also noteworthy in this area is an archeologically significant encampment referenced in the Heritage Resources Analysis (see Appendix 14).

Clearing and grading would interrupt the flow of groundwater that feeds the wetlands. In addition, the clearing of forest adjacent to the wetlands will allow for invasive plants such as poison ivy to overtake and replace the high quality vegetation that currently populates the wetland area. With the possible exception of a few single family detached units at the top of the ridge, there should be no development within the 8-acre watershed located at the northeast corner of this site. If any disturbance is proposed near the wetlands, a qualified biologist should conduct an inventory for rare, threatened, or endangered species.

Immediately to the south of the 8-acre area is a 6-acre watershed that also has a predominance of excessively steep slopes. This area too has a high quality, sub-climax beech-oak-tulip poplar-American Holly forest. There should be no development in the areas that are predominately 25% or greater slope in this watershed. Disturbance of 15% or greater slopes should be minimized and trees should be preserved to the greatest extent possible.

Resolution:

The revised CDP/FDP shows the approximately 8-acre area of the wetlands and the associated wooded steep slopes within that watershed to be preserved. The sewer line running along the northeast corner of the property is shown adjacent to the right-of-way for I-95 and at the lower end of the wetlands. The proffers state that the applicant will relocate that line into the right-of-way subject to the approval of VDOT. In addition, a portion of the adjacent wooded steep slopes is to be preserved near the top of the ridge.

This issue has been adequately addressed on the CDP/FDP; however, the future disposition of this area must be addressed in the draft proffer statement. Staff recommends that the preservation area be dedicated to the County as parkland.

Issue: Transportation Generated Noise

A preliminary highway noise analysis for this site based on projected traffic levels for I-95 and Silverbrook Road was completed. This analysis produced the following noise contour projections based on soft-site conditions (note: DNL dBA is equivalent to dBA L_{dn}):

I-95

DNL 65 dBA	1130 feet from centerline
DNL 70 dBA	525 feet from centerline
DNL 75 dBA	245 feet from centerline

Silverbrook Road

DNL 65 dBA	145 feet from centerline
DNL 70 dBA	65 feet from centerline

DNL 75 dBA**(Not an issue)**

It appears that a portion of the multi-family units and several of the proposed townhouses will be located within the projected DNL 70-75 dBA impact area. Additional townhouses lie within the DNL 65-70 dBA impact area. In addition, several of the proposed SFD units near Silverbrook Road are also impacted by the DNL 65-70 dBA impact area (Lots 220-222, 227, 232-240 and 248).

The noise analysis contained in Appendix 4 did not adequately address the noise issues. The study should address existing noise levels as well as projected noise impacts based on the proposed development and future traffic volumes based on a 'hard site' analysis. The projected noise levels appear to be based on noise measurements that were taken within the existing forest on the property, a 'soft site' condition. Secondly, the noise analysis did not address the conditions at the level of the second stories of the affected dwelling units.

It is recommended that the applicant provide one or more noise barriers to ensure that exterior noise levels are reduced to DNL 65 dBA within individual yards and common areas. The applicant should also commit to the use of appropriate building construction methods for noise mitigation and demonstrate that noise will be effectively mitigated onsite. Interior noise should not exceed DNL 45 dBA.

While the noise study prepared for the applicant has not demonstrated that none of the proposed units will be affected by noise above DNL 75 dBA, the draft proffers require that another noise study be prepared and that it be demonstrated that, with attenuation, both stories of the units will be below DNL 75 dBA. The methods of attenuation include a VDOT noise barrier. If it cannot be demonstrated to the satisfaction of staff that both stories of the affected units will not be affected by noise above DNL 75 dBA, then any such affected units will not be built.

Resolution:

This issue has been adequately addressed.

Issue: Tree Preservation

The Policy Plan calls for protecting and restoring some tree cover during development. There are large areas of high quality hardwood forest (predominately oak, beech, and tulip poplar). As addressed previously, these areas in the northeastern portion of the property are being preserved. There is an area of significant trees located in the southwestern corner of the site and just to the west of the SWM facility proposed near that corner. The proposed development plan shows this area as a "Possible Tree Save Area." The applicant's engineer has stated verbally that this area is identified as a possible area of tree save because it is not clear at this time whether or not grading for the nearby private street and pond will accommodate tree save in that area.

Resolution:

This issue has been partially addressed. Staff recommends that the applicant verify whether or not the tree save area in the southwestern portion of the site is viable or not.

Issue: Trails

The County's Trails Map shows a Trail planned along Silverbrook Road adjacent to the site. The CDP/FDP shows the planned trail along Silverbrook Road and the draft proffers state that it will be constructed.

Resolution:

This issue has been adequately addressed.

Issue: Energy Conservation

The Plan calls for energy conservation through the provision of bicycle parking facilities to encourage non-motorized transportation. The development plan does not indicate that bicycle parking is provided. The applicant should provide alternatives to the use of single occupancy automobiles for residents. The applicant should provide bicycle parking facilities at the multifamily units.

Resolution:

This issue has been addressed in the revised Proffer Statement.

Public Facilities Analysis (Appendices 9-13)

Park Authority Analysis (Appendix 9)

The proposed development proposes 586 dwelling units, which will add approximately 1,490 persons to the current population of the Mount Vernon District. Two swimming pools, a bathhouse, a tot lot and a multi-purpose court are shown on the CDP/FDP. The residents of this development will generate demand for several outdoor facilities including tennis, basketball, volleyball, picnic areas and the use of athletic facilities. Deficiencies exist in most recreation facilities in Mount Vernon District. This application seeks approval of a PDH District and, pursuant to the provisions of Sect. 6-110, recreational facilities with a minimum value of \$955 per dwelling units, exclusive of any ADUs that are required to be provided. It is not clear that the recreation facilities shown on the CDP/FDP will satisfy this requirement. Any additional monies should be provided to the Park Authority to provide recreational facilities for the residents of Mount Vernon District. The draft proffers adequately address this concern.

The CDP/FDP depicts an area in the northeast corner of the property that is to be preserved. As described in the Environmental Analysis, this area contains a significant forested wetland and forested slopes that should be preserved. It is recommended that this area be dedicated to the County as parkland. The draft proffers do not address the disposition of this land.

Schools Analysis (Appendix 10)

This development is anticipated to generate: 199 elementary students who would attend Silverbrook Elementary School which is projected to exceed its capacity of 876 students through the school year 04-05; 33 intermediate students who would attend Hayfield Intermediate School which is projected to exceed its capacity of 1100 students through the school year 04-05; and 74 high school students who would attend Hayfield High School which is projected to operate within its capacity of 2125 students through the school year 04-05. The student generation figures provided above are based on applying the ratios provided in the memorandum in Appendix 10 to the revised unit mix represented on the CDP/FDP addressed by this staff report.

Sanitary Sewer Analysis (Appendix 11)

The property is located in the Pohick Creek watershed and would be sewer into the Norman M. Cole, Jr. Treatment Plant. The existing 10 and 60 inch lines located in easements approximately 200 feet from the property are adequate for the proposed use at this time. There appears to be adequate capacity in the main/trunk lines for the proposed development at this time when existing uses and proposed development recommended by the Comprehensive Plan are taken into account. However, the submain lines may be inadequate when other rezonings and the development specified by the Comprehensive Plan are taken into account. If any sewer lines become inadequate due to the development of this property, the developer will be required to replace the lines prior to plan approval. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

Fire and Rescue Department Analysis (Appendix 12)

This property is serviced by Station #19, Lorton, and this service currently meets fire protection guidelines.

Water Service Analysis (Appendix 13)

The property is located in the service area of the Fairfax County Water Authority. Offsite water main extensions are required for domestic service and for fire protection. The nearest adequate water mains available to provide service include a 30-inch and 12-inch mains located at the property. Depending on the

configuration of the onsite water mains, additional water main extensions may be necessary.

Heritage Resources Analysis (Appendix 14)

As a result of a field visit to the property, the County Archeological Services has identified several locations on this property where archeological resources are present. There is a known site within the area to be preserved in the northeastern corner of the property. Three other sites were also identified during the field visit. The memorandum identifies several areas for a Phase I review. The proffers state the Phase I review would occur through the auspices of the County Archeological Services, who would be allowed on the property to undertake the review. One area was found to have artifacts in place and the proffers state that this area will be subject to a Phase II review, and that a Phase III review would be undertaken as warranted to a limitation of \$10,000. The issues associated with Heritage Resources have been adequately addressed.

Land Use Analysis (Appendix 6)

The application property is located within Land Bay A2 of the Lorton-South Route 1 Community Planning Sector.

Issue: Land Consolidation with Regard to Silverbrook Road

The Plan guidance that applies to land unit A-2 recommends that land consolidation be achieved to straighten and improve Silverbrook Road to a four (4) lane section.

The initial filing of this application did not include Parcels 107-2 ((1)) 34, 35, 36, and 37, which abut Silverbrook Road. Without these parcels, the implementation of improvements to Silverbrook Road would require that land be acquired from these parcels.

The amended application includes all of these parcels and Parcel 107-2 ((1)) 2. With the amended application, in combination with rezoning RZ 1999-MV-053, to the north, all of the land that fronts on Silverbrook Road between Plaskett Lane and the former DCDC property to the north is included in pending rezoning applications. The submitted CDP/FDP and the draft proffers both include the recommended improvements to widen Silverbrook Road along the application property's frontage on Silverbrook Road.

Resolution:

This issue has been adequately addressed.

Issue: Land Consolidation with Regard to Adjacent Property

The application property does not include most of the land located along Plaskett and Fleenor Lanes, specifically Parcels 107-1 ((1)) 33 and 107-4 ((1)) 3, 4 and 16. Parcel 3 is developed with a single family detached unit. Parcel 33 includes a dwelling unit that is boarded up. As noted in the Background section, Parcel 16 is the subject of an approved 2232 application for a telecommunications facility. Parcels 4 and 16 are zoned C-8. All four of the above noted parcels are recommended by the adopted Plan for residential development at 16-20 du/ac. Development of the application property may affect the ability of these parcels to redevelop in accordance with the recommendations of the Plan. Therefore, the applicant should show how development could occur under the Plan guidance.

The CDP/FDP depicts a private stub street near the border between Parcels 3 and 33 with a dashed outline depicting one possible route through these parcels to Plaskett Lane. As discussed in the Transportation Analysis, and reflected in the draft proffers and on the CDP/FDP, it is intended that this future roadway will ultimately become the only connection to Plaskett Lane for the development proposed by this application. The other connection to Plaskett Lane would be closed at that time. It appears that Parcels 3, 4 and 33 could be developed in accordance with the recommendations of the Comprehensive Plan under such a scenario.

Resolution:

Although consolidation of the parcels along Plaskett Lane into the application property is highly desirable, this issue has been adequately addressed.

Issue: Density Transition and Buffering to Laurel Hill to the North

The adopted Plan includes an objective of having a density transition downward toward the Laurel Hill (D.C. Department of Corrections) area, which is the land adjacent to the northern boundary. The planned density for the portion of Laurel Hill located next to this site is 4-6 dwelling units per acre, in comparison to the 8-12 du/ac recommended for the application property. The adopted Plan recommends that substantial buffering be provided as a transition between the two differing density ranges. A density range of 4-6 du/ac would be expected either to develop as single-family detached or single family attached residential development. The CDP/FDP addressed in this report shows single-family detached residential units along the northern boundary, which is similar to that which would result in a density range of 4-6 du/ac.

Resolution:

This issue has been adequately addressed.

Residential Development Criteria

The Comprehensive Plan recommends a density range of 8-12 du/ac for this property. The proposed development is required to provide affordable dwelling units. The adjusted density range is 9.6-14.4 du/ac. At a proposed density of 10.28 du/ac, the application is above the low end of the density range; and, therefore, the Criteria for Assignment of Appropriate Development

Density/Intensity of Appendix 9 in the Land Use Element of the Policy Plan are applicable. Since the proposed density is below sixty (60) percent of the recommended density range, the proposal should satisfy one-half (½) of the applicable residential density criteria. The following is an analysis of the proposal's conformance with the residential development criteria.

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off-site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation.
(Half-Credit)

The CDP/FDP provided in this case exhibits several features that address the elements of this criterion. The distribution of the unit types on the site complements the existing and planned development in the area, with the multi-family units clustered in the east and single family detached units along the northern and western boundaries. This distribution also provides logical and functional relationships both within and adjacent to the property. This element is further addressed through cooperation with the applicant for RZ 1999-MV-053 to the north to establish an appropriate access point on Silverbrook Road for this property, the property to the north, as well as the portion of the former DCDC property planned for development at 4-6 du/ac. In addition, the CDP/FDP includes a private street stub to the south, to aid in providing access to those properties that are not part of this application. As discussed in the Zoning Ordinance section, the CDP/FDP provides for appropriate buffers and transitional areas along the periphery of the property and within the project. This element is also portrayed in the description of the CDP/FDP. As discussed in the Environmental Analysis, the CDP/FDP protects the major environmental features on this property, the wetlands and associated forested slopes located in the northeast corner of the property. In

addition, the CDP/FDP provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation via the internal sidewalk network, the trail to be constructed on Silverbrook Road, the road network is safe, efficient and coordinated both internally and through the connections to the adjacent properties.

The submitted CDP/FDP falls short of fully meeting this criterion in the following attributes. 1) The five (5) single family detached dwellings shown on Parcel 2 (the portion of the application property north of the "Access Road") are located immediately adjacent to Silverbrook Road, whereas all other units in this case and RZ 1999-MV-053 are well separated from the road. 2) The units on Parcel 2 are also physically separated from the majority of the project. This land should be incorporated into the zoning case to the north and utilized for stormwater management as depicted on the CDP/FDP for RZ 1999-MV-053. 3) The area of significant vegetation located near the intersection of Silverbrook Road and Plaskett Lane is shown as a possible tree preservation area. Grading studies should be completed to demonstrate that this area can be preserved.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community. **(Not Applicable)**
3. Provide for the phasing of development to coincide with planned and programmed provision of public-facility construction to reduce impacts of proposed development on the community. **(Not Applicable)**
4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(Half Credit)**

The application property was expanded to incorporate all of the properties along Silverbrook Road, allowing that roadway to be widened along the full expanse of the property and so that the access could be provided at a median break location. However, the draft proffers do not include a substantial contribution for transportation improvements in the Lorton area as recommended by the Plan. There is a contribution in the draft proffers; however, that contribution is designated for use on Silverbrook Road, in effect providing a contribution for the widening and realignment of Silverbrook Road that is required for RZ 1999-MV-053 located to the north. That application should satisfy this requirement of the Comprehensive Plan on its own.

5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by

5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(Not Applicable)**

The recreation facilities provided in this proposed development have been provided to satisfy the recreation requirements of the PDH District found in Sect. 6-110.

6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy. **(Half Credit)**

The applicant has provided a total of 35% open space; 30% is required. However, outside of the land identified as the "Preservation Area, which is addressed in Criterion 7, a large portion of the open space for this project is to be located within the 200 foot setback from I-95 and along the eastern boundary. With this area and the area around the buildings, the multi-family area has ample open space including area that can be used as informal fields. Within the single family areas of the site there is limited open space areas. The centrally located pool and bathhouse does have substantial areas of open space. However, the proposed single family detached lots are small in size and many of the townhouse buildings have a limited amount of open space.

7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. **(Half Credit)**

The CDP/FDP preserves an area in the northeast corner of the property that includes the wetlands and the forest located uphill from the wetlands. This area is discussed in detail in the Environmental Analysis. The draft proffers should be revised to state that this area will be dedicated to the County for park purposes.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(Full Credit)**

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage. (Full Credit)

The draft proffers adequately address the issues related to heritage resources on this property, as outlined in the Heritage Resource Analysis section of this report.

10. Integrate land assembly and/or development plans to achieve Plan objectives. (Full Credit)

The applicant has consolidated most of the property within Land Unit A-2 of the Lorton-South Route 1 Community Planning Sector. The parcel to the north is the subject of RZ 1999-LE-053 and coordinated access from Silverbrook Road is addressed by both applications. Some properties to the south and along Plaskett Lane are not part of the application. The CDP/FDP shows location for a future interparcel access to allow these properties to redevelop in accordance with the recommendations of the Comprehensive Plan.

In staff's analysis, this application has satisfied at least one half (1/2) of the applicable development criteria and does qualify for development above the low end of the density range as adjusted for the provision of ADU's.

ZONING ORDINANCE PROVISIONS (Appendix 15)

Bulk Standards (PDH-12 District)		
Standard	Required	Provided
Min. Dist. Size	2 acres	57 acres
Building Height	See Note 1	Single Family Units – 40 ft. Multi-Family – 65 ft.
Front Yard	See Note 2	Single Family – 5 ft. Multi-family – 200 ft.
Side Yard	See Note 2	Single Family – 3 ft. Multi-Family – None
Rear Yard	See Note 2	Single family – 10 ft. Multi-Family – N/A
Density	12 du/ac	10.28 du/ac
Open Space	30% (17.1 acres)	35% (20 acres)
Parking Spaces	SFD – 2 per unit SFA – 2.3 per unit Multi-Family – 1.6 per unit	SFD – 3.6 per unit SFA – 2.8 per unit Multi-Family – 1.96 per unit
Loading Spaces	Multi-Family – 4 spaces	Multi-Family – 4 spaces

1 Per Sect. 6-108; building heights are controlled by the standard in Part 1 of Article 16

2 Per Par. 3 of Sect. 6-107, there is no specific requirement for each individual use or building in a PDH District. However, the standards in Part 1 of Article 16 apply to the yards.

Transitional Screening		
Direction	Standard	Provided
North (R-1 & R-C)	Not Required ¹	N/A
South (R-1 & C-8)	Yard 1 – 25 feet ²	25 feet ³
East (I-95 & I-6)	Not Required	N/A
West (R-20)	Not Required ¹	N/A

1. The unit type along the northern and western boundaries is single family detached, which are not required to provide screening.
2. Screening is not required along the boundary with the property in the C-8 District.
3. A modification would be required to approve the amount of planting shown on the CDP/FDP.

Barrier		
Direction	Standard	Provided
North (R-1 & R-C)	Not Required ¹	N/A
South (R-1)	Barrier D, E or F ²	Not Provided ³
East (I-95 & I-6)	Not Required	N/A
West (R-20)	Not Required	N/A

1. The unit type along the northern and eastern boundaries is single family detached, which are not required to provide a barrier.
2. Barrier D – 42-48 inch chain link fence; Barrier E – 6 foot brick or architectural block wall; Barrier F – 6 foot tall wooden fence.
3. This is addressed by the proposed development conditions in Appendix 2.

Modification: Transitional Screening

Basis: Par. 5 of Sect. 13-304

Along the southern boundary, the application property abuts four Tax Map Parcels; the two easternmost Parcels are zoned C-8 and screening is not required. The other two Parcels, 3 and 33, are zoned R-1. Parcel 3 contains an occupied single family detached dwelling unit. Parcel 33, contains a boarded up house and the owner has been meeting with staff and has indicated his intention to develop the property and is exploring residential options for Parcel 33. All four of the properties are shown in the adopted Plan for development at 8-12 du/ac, which is the same density as that recommended for the application property. The CDP/FDP shows the full depth of screening; however, a modification has been requested and it is not clear the amount of plant material shown on the CDP/FDP conforms with the planting requirements of Transitional Screening Yard I. In staff's view, the requested modification is appropriate along the boundary of Parcel 33, but not along the boundary of Parcel 3, where the occupied house is located. The CDP/FDP requests a modification of the transitional screening yard requirement along all boundaries; however, as noted on the above chart, it is not required along the other boundaries or internal to the development.

Modification: Barrier

Basis: Par. 13 of Sect. 13-304:

This provision allows the modification of the barrier requirement when the privacy yard for a single family attached dwelling unit is enclosed with a six (6) foot tall fence. A commitment to provide the fence to completely enclose the privacy yard

has not been included on the CDP/FDP or in the draft proffers. However, the fence would be a requirement with the adoption of the proposed development conditions in Appendix 2. The CDP/FDP requests a waiver of the barrier requirement along all boundaries; however, as noted on the above chart, it is not required along other boundaries.

Modification: Transitional Screening & Barrier Basis: Par. 1 of Sect. 13-304

The CDP/FDP includes a request to modify the transitional screening and barrier requirements internal to the proposed development. However, the Zoning Administrator has determined that such a request is not required within a P-District zoning for ADU developments. For further information, see the description of the CDP/FDP for details on how the transitions between the various unit types are addressed on that plan.

Modification: Maximum Private Street Length Basis: Par. 2 of Sect. 11-302

This paragraph states that the maximum length of private streets is 600 feet, unless a waiver is granted. In this case, the proposed private streets are proffered to be constructed with a pavement section that is the equivalent of a public street. In addition, notice will be provided to prospective purchasers that the maintenance of the private streets will be the responsibility of the HOA. Given these commitments, staff supports the requested waiver.

Waiver: 200 foot Setback from an Interstate Basis: Par. 3 of Sect. 2-414:

Par. 3 allows for deviations from the requirement that dwellings be located at least 200 feet from the right-of-way for an interstate highway with the adoption of appropriate proffered conditions, when such deviations further the intent of the Ordinance, the Plan and other adopted policies. In this instance, while only the parking garage is within 200 feet of Interstate 95, connections are shown to the residential buildings. If these connections were enclosed, the garages would be considered as part of the principal structure; therefore, a waiver of the requirements of Sect. 2-414, which applies to residential buildings, is required.

Other Zoning Ordinance Requirements:

Affordable Dwelling Units (Part 8 of Article 2)

Given that the proposed residential development exceeds fifty (50) dwelling units, Part 8 of Article 2 of the Zoning Ordinance requires that affordable dwelling units (ADUs) be provided. The applicant has stated that the multi-family units will not have elevators within the buildings and that the elevators will be located in the garage structure. By interpretation of the Zoning Administrator, when the elevators are not located within the multi-family buildings, those units are not

exempt from the provisions of Part 8 and ADUs are required based on the formula specified in Part 8. In this instance, based on the formula specified in Part 8, the requirement is that twenty-six (26) be affordable dwelling units as defined by the Zoning Ordinance. The ADUs are to be provided within the multi-family buildings. The draft proffers state that the affordable dwelling unit ordinance will be satisfied.

Standards for all Planned Developments (Sect. 16-100)

Sect. 16-101 contains six general standards that must be met by a planned development. Sect. 16-102 contains three design standards to which all Conceptual and Final Development Plans are subject.

Sect. 16-101, General Standards

The first general standard requires that the planned development conform with the Comprehensive Plan (Par. 1). As discussed in the Land Use Analysis, Staff has determined that this standard has been satisfied with regard to the site-specific recommendations regarding the development of this property. However, while the CDP/FDP includes proposed townhomes within an area that will be impacted by noise levels above LDN 75 dBA, which does not conform with the recommendations of the Comprehensive Plan, the draft proffers adequately address this issue, as discussed in the Environmental Analysis. Therefore, this standard is satisfied. However, the provision regarding a substantial contribution to transportation improvements in the Lorton area has not been adequately addressed.

The second General Standard addresses whether or not the planned development is of such a design that it achieves the purpose and intent of a planned development more than would be development under a conventional district (Par. 2). The purpose and intent of the Planned Development Housing District are contained in Sect. 16-101. The purpose and intent of the PDH District are to encourage innovative and creative design and facilitate the most advantageous construction techniques in the development of land for residential uses; to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development. Based on the layout depicted on the CDP/FDP and the analysis of the Residential Development Criteria, Staff has determined that this standard has been satisfied.

The third general standard addresses the efficient use of the available land and protection of scenic assets and natural features such as trees, streams and topographic features (Par. 3). Staff has determined that this standard has been satisfied.

The fourth general standard 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 (Par. 4). As noted in the discussion with regard to consolidation pursuant to Criterion 10 of the Residential Development Criteria, Staff has determined that this standard has been satisfied.

The fifth general standard addresses the adequacy of public facilities in the vicinity (Par. 5). As noted in the Public Facilities Analysis, the site is located in an area where public facilities and public utilities are, or will be, adequate for the proposed development with the exception of the sanitary sewer submains. As noted in that section of the report, the approval of this application in no way guarantees that sewer service will be available and the developer may be required to extend or improve the submains that serve this property.

The sixth general standard addresses internal linkages between internal facilities and to external facilities at a scale appropriate to the development (Par. 6). As discussed in the land use analysis and the discussion regarding Criterion Number 1, the roadway and pedestrian network adequately provides for these linkages. Staff believes that this standard has been met.

Sect. 16-102. Design Standards

The first design standard specifies that, regarding compatibility with adjacent development, the peripheral yards of CDP/FDP should generally conform with the setbacks for the most similar-conventional district. Staff has determined that this standard has been satisfied.

The second design standard states that other applicable provisions of the Ordinance such as off-street parking, landscaping, signs, etc. are applicable to planned developments (Par. 2). As noted in the chart under the Zoning Ordinance, the parking ratios for each unit type exceed the ratios specified in Article 11, Parking and Loading. The landscaping discussion under transitional screening and as portrayed in the description of the CDP/FDP demonstrates why staff has concluded that these standards have been met. The CDP/FDP identifies the location of two community identity signs, one at the corner of Plaskett Lane and Silverbrook Road and the second at the future intersection Silverbrook Road and the "Access Road." These will be required to satisfy the provisions of Article 12, Signs.

Design Standard Number 3 specifies that the street systems conform with the applicable requirements and that a network of trails be provided to provide access to recreational amenities open space, public amenities, vehicular access routes and mass transit facilities (Par. 3). As discussed under development criteria number one and under trails above, staff has determined that this design standard has been met. It should be noted that the draft proffers include a commitment to

provide a bus shelter along either Silverbrook Road or Plaskett Lane, in a location to be determined in conjunction with the Department of Transportation.

Summary of Zoning Ordinance Provisions

As discussed above, the application as filed conforms with the applicable regulations of the PDH District and satisfies the standards for the requested waivers and modification, where such waivers and modifications are required. The General Standards and the Design Standards for all P-Districts are satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff has concluded that the application as filed has:

- Met the provisions of the Comprehensive Plan regarding the development of this portion of Land Bay A2 of the Lorton – South Route 1 Community Planning Sector at a density of 8-12 du/ac; however, the contribution for improvements to Silverbrook Road should be redirected to the Lorton area rather than for frontage improvements recommended by the Plan for the application to the north;
- Addressed the transportation issues associated with the application by providing for the widening of Silverbrook Road along the site's frontage, by access the property at an appropriate location along Silverbrook Road, by providing public street access to the north for the future redevelopment of the former DCDC site, by providing a stub connection for access to the residentially planned parcels to the south and assisting in the funding of the construction of the widening of Silverbrook Road north of the application property;
- Addressed the major environmental issues associated with the property including noise attenuation with regard to Interstate 95, which is addressed by a draft proffer that would preclude the development of any units affected by noise over LDN 75dBA after attenuation is installed and the unique wetlands and associated upland forest area.
- Satisfied the requisite proportion of the applicable residential development criteria;
- Addressed the presence of significant heritage resources on the site;
- And, satisfied the applicable portions of the Zoning Ordinance with regard to rezoning the property to the PDH-12 District.

However, there are several areas where the application package could be improved.

1. The five dwelling units located north of the "Access Road" and adjacent to Silverbrook Road should be eliminated and the stormwater management facility for RZ 1999-MV-053 built in this location as shown on the current CDP/FDP for RZ 1999-MV-053.
2. The area of significant vegetation near the southwestern corner of the property should be preserved.
3. The draft proffers for this case and RZ-1999-MV-053 should be revised to address the issues of timing associated with the construction of the "Access Road" and having the stormwater management facility for RZ 1999-MV-053 located "offsite."
4. The open space area in the northeast corner of the property to be preserved should be dedicated to the Board of Supervisors for park purposes.
5. The draft proffers should be revised to provide an escrow for the removal of the temporary cul-de-sac at the end of the "Access Road" and to extend that roadway to the property line.

Recommendation

Staff recommends approval of RZ 2000-MV-019 subject to the execution of the draft proffers contained in Appendix 1 and approval of the Conceptual Development Plan.

Staff further recommends that the Final Development Plan be approved by the Planning Commission subject to the development conditions contained in Appendix 2.

Staff further recommends that the transitional screening yard requirement be modified along the southern boundary and abutting Parcel 33.

Staff further recommends that the barrier requirement be waived along the southern boundary in favor of a wall that encloses the privacy yards for the single family attached dwelling units along that boundary and referenced in the proffers.

Staff further recommends that the limitation on the length of private streets be waived.

Staff further recommends that the requirement of Sect. 2-414 that residences be located a minimum of 200 feet from the edge of the right-of-way for an interstate highway be waived with regard to the portion of the parking garage located closer than 200 feet of the right-of-way for I-95.

It should be noted that the main/trunk sewer lines serving this property may be inadequate. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed.

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

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

APPENDICES

1. Draft Proffer Statement
2. Proposed Final Development Plan Development Conditions
3. Affidavit
4. Applicant's Statements
5. Locator Map and Reduced CDP/FDP for RZ 1999-MV-053
6. Plan Citations and Land Use Analysis
7. Transportation Analysis
8. Environmental Analysis
9. Park Authority Comments
10. Schools Analysis
11. Sanitary Sewer Analysis
12. Fire and Rescue Analysis
13. Water Service Analysis
14. Heritage Resources Analysis
15. Selected Excerpts from the Zoning Ordinance
16. Glossary of Terms

DRAFT PROFFERS

WASHINGTON HOMES, INC.

RZ 2000-MV-019
December 27, 2000

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Washington Homes, Inc. (hereinafter referred to as the "Applicant"), for the owners, themselves, successors, and assigns in RZ 2000-MV-019, filed for property identified as Tax Map 107-1 ((1)) 2, 107-2 ((1)) 30, 31, 32, 34, 35, 36, 37, 38, and 39, and 107-4 ((1)) 6 (hereinafter referred to as the "Application Property"), hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-12 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development.

1. **CONCEPTUAL/FINAL DEVELOPMENT PLAN -**

- a. Development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of seven sheets prepared by Patton, Harris, Rust & Associates, P.C. dated April 10, 2000 and revised through November 17, 2000.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the mix of unit types relative to the proposed single family attached and single family detached units, and to make minor adjustments to the layout, building orientation, internal lot lines, off-lot parking, and lot sizes of the proposed subdivision at time of subdivision plat submission based on final house locations, grading, building footprints, utility locations, and final engineering design.
- c. Notwithstanding that the CDP/FDP is presented on seven sheets and said CDP/FDP is the subject of Proffer 1a. above, it shall be understood that the CDP shall be the entire plan shown on Sheet 2 relative to the points of access, open space and the total number and general location of units and type of units. The Applicant has the option to request Final Development Plan Amendments ("FDPA") for elements other than CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if the amendment is in conformance with the approved CDP and proffers.

2. **TRANSPORTATION -**

- a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate

and convey in fee simple to the Board of Supervisors right-of-way up to a width of approximately forty-five (45) feet from the design centerline along the Application Property's Silverbrook Road frontage as shown on the CDP/FDP. Dedication shall be made at time of recordation of the final subdivision plat or upon demand from either Fairfax County or VDOT, whichever shall first occur.

- b. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Silverbrook Road measuring approximately thirty-five (35) feet from design centerline within the dedicated right-of-way as shown on the CDP/FDP.
- c. Subject to VDOT and DPWES approval, Applicant shall dedicate sufficient property to allow for the construction of a fifty-two (52) foot roadway within a seventy (70) foot public right-of-way as shown on the CDP/FDP. Said roadway shall serve as a joint access to the Application Property and the community to the north (subject to RZ 1999-MV-053 and known as the Wheeler Property). Access to Silverbrook Road shall be located at a planned median break. The cost of construction of the roadway shall be shared as mutually agreed to between the Applicant and the developer of the Wheeler Property. Dedication shall be made at time of recordation of the first subdivision plat or upon demand from either Fairfax County or VDOT, whichever shall occur first.
- d. The private streets shown on the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual Standards for public streets.
- e. Applicant shall provide written notice to contract purchasers of the temporary nature of the cul-de-sac at the terminus of the access road and its future extension with sidewalks to the property identified as tax map 106-4 ((1)) 54. Applicant shall escrow with DPWES an amount equivalent to the cost of a future extension as may be located on the Application Property. During the final engineering, the proposed road elevations shall consider the off-site topography to the north and designed grade line shall be established at the future road centerline for approximately 300 feet past the property line.
- f. Applicant shall install a bus shelter within the dedicated right-of-way of realigned Silverbrook Road in location to be determined by the Department of Transportation in coordination with the Applicant at time of subdivision plat approval for the proposed single family detached units. This proffer shall not require individual bus turn-outs or special lanes.

- g.. Subject to VDOT and DPWES approval, Applicant shall construct a left turn lane from Silverbrook Road to Plaskett Lane as shown on he CDP/FDP.
- h. On or before final bond release for the proposed development, and as a condition thereto, Applicant shall deposit into an escrow account, owned and controlled by the homeowners association established for the proposed development, the amount of fifteen thousand dollars (\$15,000.00). This escrow shall be utilized by the homeowners association for future maintenance of the private streets within the community.
- i. The Applicant shall construct an eight (8) foot wide asphalt trail within the dedicated right-of-way of Silverbrook Road as shown on the CDP/FDP. Said trail shall be constructed concurrent with the improvements to Silverbrook Road.
- j. The Applicant shall construct trails and concrete sidewalks within the Applicant's residential development as shown on the CDP/FDP.
- k. Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of subdivision plat approval.
- l. Purchasers shall execute a disclosure memorandum at time of contract acknowledging that the homeowners association shall be responsible for the maintenance of all of the private streets in the development. The homeowners association documents shall specify that the homeowners association is responsible for the maintenance of the private streets.
- m. Applicant shall provide a bike storage facility in proximity to the multi-family portion of the Application Property.
- n. Applicant shall contribute the sum of Five Hundred Dollars (\$500.00) per market rate approved single family detached and single family attached residential dwelling unit to DPWES at time of site plan approval. The contribution shall be applied to transportation improvements in the area to specifically include Silverbrook Road in the immediate vicinity of the Application Property and a traffic signal at the intersection of Plaskett Lane and Silverbrook Road.

Proffers
RZ 2000-MV-019
Page 4

3. LANDSCAPING AND OPEN SPACE -

- a. Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP. Final selection of tree species shall be made at time of subdivision plan approval based on availability of plant material. Applicant shall endeavor to utilize tree species native to the area.
- b. At the time of subdivision plan review, the Applicant shall designate the limits of clearing and grading, as generally shown on the CDP/FDP, to be observed during construction on the subdivision plan. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter ten (10) feet to either side of the proposed limits of clearing and grading for the tree save area shown on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the latest edition of *The Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization. Such measures shall not reduce the number or alter the size of proposed dwelling units.
- c. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence, silt fence or diversion dikes. Tree protection fencing shall be erected at the limits of clearing and grading for all tree save areas. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the Application Property, including the demolition of any existing structures. The installation of tree protection fence shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence has been properly installed.
- d. Applicant shall provide plantings equivalent to transitional screening 1 to supplement existing vegetation adjacent to property identified as tax map 107-4((1))3.

- e. Applicant shall record a conservation easement at time of first subdivision plan approval on the northeastern corner of the Application Property to preserve the wetlands and environmental sensitive area designated to be saved on the CDP/FDP, subject to minor encroachments for grading, and the installation of trails and utilities. Applicant shall dedicate an area containing approximately 6.2 acres to the Fairfax County Park Authority concurrent with recordation of the conservation.
- f. Subject to the approval of VDOT, Applicant shall relocate the proposed sanitary sewer easement shown on the CDP/FDP in proximity to the conservation easement within the VDOT right-of-way. At time of site plan approval, Applicant shall provide evidence of the request submitted to VDOT, which shall include the reasons for the proposed relocation.
- g. Applicant shall control runoff from the proposed development at the top of the preservation area to avoid erosion of existing slopes as shown on the CDP/FDP. Means for runoff control during the construction phase of the project shall include diversion dikes, or other means approved by DPWES, and drainage swales, or other methods approved by DPWES, for the ultimate condition.
- h. Applicant shall provide landscaping on individual lots consistent with the typical landscape details shown on the CDP/FDP.
- i. Applicant shall use all reasonable efforts to preserve existing trees shown within a possible tree save area in proximity to the westernmost stormwater management pond on the CDP/FDP. The Applicant shall determine, in coordination with the Urban Forester, whether it is possible to save these trees at time of final engineering. Should the Applicant not be able to preserve existing trees, trees shall be planted in this area at time of construction, which may include the transplantation of trees from other areas of the Application Property.

4. PARKS AND RECREATION -

Pursuant to Paragraph 2 of Section 6-110 and Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of nine hundred fifty-five dollars (\$955.00) per approved lot for on-site recreation facilities which will include, but not be limited to: a bath house, a pool, a multi-purpose court, a tennis court, trails, and a

tot lot as shown on the CDP/FDP. Additional recreation facilities shall be provided for the multi-family portion of the Application Property. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority for the maintenance and/or acquisition of recreation facilities located in the vicinity of the Application Property.

5. **STORMWATER MANAGEMENT -**

- a. The Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) in the locations as generally shown on the CDP/FDP and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is waived or modified by DPWES, removal or modification of the SWM ponds shown on the CDP/FDP shall not require the approval of a proffered condition amendment or an amendment to the CDP/FDP.
- b. The SWM pond and outfall located in the northeast corner of the Application Property shall be constructed to be outside of the preservation area identified on the CDP/FDP.
- c. Should one or more of the proposed SWM ponds be waived or modified by DPWES, that area not utilized as a SWM pond shall remain as open space owned by the homeowners association established for the community, subject to the installation of utilities.
- d. In order to restore a natural appearance to the proposed SWM ponds, a landscape plan shall be submitted at time of site plan submission showing landscaping, in addition to that shown on the CDP/FDP, around the ponds to the greatest extent possible in keeping with the planting policies of DPWES.

6. **NOISE ATTENUATION -**

- a. Prior to final site plan approval, the Applicant shall provide a revised noise analysis based on final site grades and future traffic volumes to DPWES. The noise analysis shall utilize standard measures to evaluate noise, and shall demonstrate that exterior noise levels for both ground and upper story levels of any unit does not exceed DNL 75 dBA and that exterior noise within the privacy yards and outdoor recreational areas are reduced to below DNL 65 dBA.

- b. For privacy yards and outdoor recreational areas exposed to noise levels above DNL 65 dBA but below DNL 70dBA, solid wood privacy fences may be considered as a sound attenuation measure. The applicant must demonstrate to DPWES and DPZ satisfaction that the fences are of sufficient design and height to adequately shield the impacted areas from the source of the noise.

- c. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 65-70 dBA shall employ the following acoustical treatment measures:
 - i. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.

 - ii. Doors and windows should have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If windows constitute more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.

 - iii. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- d. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 70-75 dBA shall employ the following acoustical treatment measures:
 - i. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45.

 - ii. Doors and windows should have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If windows constitute more than 20% of an exposed façade, then the windows should have an STC rating of at least 45.

 - iii. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- e. Applicant shall not construct residential units within any areas that exceed DNL 75 dBA as shown in the noise analysis unless appropriate noise mitigation measures are provided as approved by DPWES. Noise mitigation measures may include a sound attenuation wall and/or berm-wall combination, subject to DPWES and DPZ approval. The wall or berm-wall shall be built of materials acceptable to VDOT and shall be located near the edge of the right-of-way for I-95 or in an alternative location as approved by DPWES. The structure must be architecturally solid from the ground up with no gaps or openings and of sufficient height to adequately shield the impacted areas from the source of the noise.
- f. Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units. All multifamily units with balconies facing Interstate 95, and not screened by the parking structure, shall be enclosed.
- g. No residential units shall be constructed within 200 feet of the Interstate 95 (South) right-of-way as shown on the CDP/FDP. This restriction shall not apply to garages or other non-residential structures.

7. **AFFORDABLE HOUSING -**

Applicant shall comply with the Affordable Dwelling Unit (ADU) program as set forth in Part 8 of Article 2 of the Zoning Ordinance. The number of ADUs to be provided may be reduced based on the adoption of a future amendment to the provisions of the ADU Ordinance. Affordable dwelling units shall be provided within the multi-family portion of the development.

8. **HERITAGE RESOURCES -**

- a. Prior to any land disturbing activities on the Application Property, Applicant shall conduct a Phase II archaeological study on that area identified on the Application Property as Site 107-2#P21. The studies shall be performed by a qualified archaeological professional approved by the Fairfax County Heritage Resources Branch ("Heritage Resources"). The results shall be reviewed and approved by Heritage Resources. In the event that a Phase III archaeological study is warranted on this site, Applicant shall conduct said study at a cost not to exceed \$10,000.00.

- b. Prior to any land disturbing activities on the Application Property, Applicant shall provide access to the Application Property to Heritage Resources to conduct archaeological studies on the Application Property, provided that said studies shall not interfere with the proposed construction schedule of the Application Property or affect the number of lots or lot layout as shown on the CDP/FDP. Access shall be allowed for Heritage Resources to conduct such studies for a period up to six months from the final date of this rezoning approval unless otherwise mutually agreed to by the Applicant and Heritage Resources. The Applicant shall also make the Application Property available to Heritage Resources for monitoring during construction for the purpose of recovering any artifacts that may be exposed. Said studies shall not interfere with the construction schedule of the Application Property.
- c. The Applicant shall retain ownership of all artifacts found on the Application Property.

9. MISCELLANEOUS -

- a. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.
- b. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- c. The improvements described herein shall be phased to be constructed with each phase of the development of the Application Property.
- d. The Applicant shall establish a homeowners association for the proposed development to own, manage and maintain the open space including the common tree save areas, and all other community owned land and improvements. Restrictions placed on the use of the open space/buffer areas, and maintenance responsibilities of the homeowners association, including maintenance of sidewalks and private streets, shall be disclosed to all prospective homeowners in a disclosure memorandum at time of contract execution and included in the homeowners association documents.

- e. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and the Fairfax County Board of Supervisors. Purchasers shall be advised of the use restriction prior to entering into contract of sale. This restriction shall also be included in the homeowners association documents.
- f. If requested by DPWES during site plan review, the Applicant shall have a geotechnical study of the Application Property prepared by a geotechnical engineer, shall submit the report to DPWES for review and approval and shall implement the recommendations outlined in the approved study.
- g. Homes constructed on the Application Property shall meet thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.
- h. That portion of the Application Property currently identified as tax map 107-1 ((1)) 2 may be the subject of a separate subdivision plat to be reviewed and approved by DPWES. For purposes of subdivision plat approval, issuance of building permits and residential use permits, and bond release, only those proffers identified herein as 1a., 1b., 1c., 2a., 2c., 2e., 2k, 2l, 3a., 4, 9d shall be applicable.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

Proffers
RZ 2000-MV-019

APPLICANT/CONTRACT PURCHASER:

WASHINGTON HOMES, INC.

By: _____

Name: _____

Title: _____

Proffers
RZ 2000-MV-019

OWNER: Tax Map 107-1 ((1)) 2

DOUGLAS C. SPALDING

LESLEY A. SPALDING

Proffers
RZ 2000-MV-019

OWNER: Tax Map 107-2 ((1)) 30

Centurion Enterprises by Benjamin D. Leigh,
Agent and Attorney-in-fact

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 31

ZANE C. FLEENOR

CINDY M. FLEENOR

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 32

KENNETH E. BLUNT, JR. by Benjamin D. Leigh,
Attorney-in-fact

LUCILLE BLUNT, by Benjamin D. Leigh,
Attorney-in-fact

JOHN D. BLUNT, by Benjamin D. Leigh,
Attorney-in-fact

JANET M. BLUNT, by Benjamin D. Leigh,
Attorney-in-fact

LETHA M. PATERMATER, by Benjamin D. Leigh,
Attorney-in-fact

JOSEPH L. ROGERS, by Benjamin D. Leigh,
Attorney-in-fact

AUDREY D. ROGERS, by Benjamin D. Leigh,
Attorney-in-fact

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 34

JOHN E. COWLES, Trustee

Proffers
RZ 2000-MV-019

OWNERS: Tax Map 107-2 ((1)) 35

CHARLES A. HARROVER

Proffers
RZ 2000-MV-019

OWNER: Tax Map 107-2 ((1)) 36

DAVID A. WEASE

JENNIFER L. WEASE

Proffers
RZ 2000-MV-019

OWNER: Tax Map 107-2 ((1)) 37 and 38

GLENN W. HALL

MARGARET H. MAHON

Proffers
RZ 2000-MV-019

OWNER: Tax Map 107-2 ((1)) 39

BRYAN R. SCHULTZ, by Benjamin D. Leigh,
Attorney-in-fact

MARTHA B. SCHULTZ, by Benjamin D. Leigh,
Attorney-in-fact

Proffers
RZ 2000-MV-019

OWNER: Tax Map 107-4 ((1)) 6

**Leathers Fleenor Company by Benjamin D. Leigh,
Agent and Attorney-in-fact**

PROPOSED DEVELOPMENT CONDITIONS

December 28, 2000

FDP 2000-MV-019

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2000-MV-019 for residential development on property located at Tax Maps 107-1 ((1)) 2; 107-2 ((1)) 30, 31, 32, 34, 35, 36, 37, 38, 39; 107-4 ((1)) 6, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Privacy fences shall be provided at the rear of the yards for all single family attached dwelling units located near the southern property boundary. This privacy fence shall be a minimum of six (6) feet in height.
2. Funds shall be escrowed to provide for the removal of the temporary cul-de-sac on the "Access Road" and to extend the "Access Road" from the cul-de-sac to the property boundary. The escrow shall be provided at the time of site plan approval for the "Access Road." The amount of the escrow shall be subject to the approval of the Department of Public Works and Environmental Services.

DATE: November 21, 2000
(enter date affidavit is notarized)

2800-1936

for Application No(s): RZ/FDP 2000-MV-019
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Centurion Development Corporation
5801 Rolling Road
West Springfield, Virginia 22152

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Kenneth Morrissette (NMI) _____
Donald T. Morrissette _____
Arthur E. Morrissette _____

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Edward P. Milhous, Inc. d/b/a Trees Please
P.O. Box 1025
Haymarket, Virginia 20168

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Edward P. Milhous, Sole Shareholder _____

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 further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: November 21, 2000
(enter date affidavit is notarized)

2000.1936

for Application No(s): RZ/FDP 2000-MV-019
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Washington Homes, Inc.
1802 Brightseat Road, 6th Floor
Landover, Maryland 20785

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Geaton A. DeCesaris, Sr.
Geaton A. DeCesaris, Jr.

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

Geaton A. DeCesaris, Jr., Chairman, President, CEO, Director
Thomas J. Pellerito, President, Homebuilding Operations, COO, Director
Christopher R. Spendley, SVP, CFO, Secretary
Clayton W. Miller, SVP, Chief Accounting Officer, Asst. Sec., Treasurer
Paul C. Sukalo, SVP, Construction, Director
Geaton A. DeCesaris, Sr., Director
Thomas Connelly (NMI), Director
Ronald M. Shapiro, Director
Richard B. Talkin, Director
Richard S. Frary, Director

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

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

DATE: November 21, 2000

(enter date affidavit is notarized)

2000-1936

for Application No(s): RZ/FDP 2000-MV-019
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Wetland Studies and Solutions, Inc. Mark W. Headley Michael S. Rolband Nicole Fomchenko (NMI)	14088-M Sullyfield Circle Chantilly, Virginia 20151	Environmental Consultant/Agent for the Applicant/Contract Purchaser Agent Agent Former Agent
Patton Harris Rust & Associates David H. Steigler Peter J. Stone Thomas D. Rust	14532 Lee Road Chantilly, Virginia 20151	Civil Engineer/Agent for the Applicant/Contract Purchaser Agent Agent Agent
Dan Anderton Community Design Studio Daniel T. Anderton	9069 Centerway Road Gaithersburg, Maryland 20879	Architect/Land Planner/Agent for the Applicant/Contract Purchaser Agent
Marcus & Millichap Stanley I. Marks Anthony C. Parkinson	1250 24th Street, N.W., Suite 750 Washington, D.C. 20037	Broker/Agent for the Owners of Tax Map 107-2 ((1)) 30, 31, 32, 36, 39 and 107-4 ((1)) 6 Agent Agent
Blankingship & Keith, P.C. A. Hugo Blankingship, Jr. Benjamin D. Leigh	4020 University Drive, Suite 312 Fairfax, Virginia 22030	Attorney/Agent for the Owners of Tax Map 107-2 ((1)) 30, 32, 39 & 107-4 ((1)) 6 Agent Agent
Jackson & Campbell, P.C. David H. Cox	1120 20th Street, N.W., South Tower Washington, D.C. 20036	Attorney/Agent for the Owner of Tax Map 107-2 ((1)) 36 Agent

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

DATE: November 21, 2000
 (enter date affidavit is notarized)

2000-1936

for Application No(s): RZ/FDP 2000-MV-019
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Centurion Development Corporation Benjamin D. Leigh, Agent and Attorney-in-fact for Centurion Development Corporation	5801 Rolling Road West Springfield, Virginia 22152	Owner of Tax Map 107-2 ((1)) 30
Zane C. Fleenor and Cindy M. Fleenor	9215 Plaskett Lane Lorton, Virginia 22079	Owner of Tax Map 107-2 ((1)) 31
Kenneth E. Blunt, Jr., Lucille Blunt, John D. Blunt, Janet M. Blunt, Letha M. Paternmaster, Joseph L. Rogers and Audrey D. Rogers Benjamin D. Leigh, Agent and Attorney-in-fact for Kenneth E. Blunt, Jr., Lucille Blunt, John D. Blunt, Janet M. Blunt, Letha M. Paternmaster, Joseph L. Rogers and Audrey D. Rogers	1104 Villamay Boulevard Alexandria, Virginia 22307	Owners of Tax Map 107-2 ((1)) 32
John E. Cowles, Trustee Beneficiary: Nathan T. Cowles	5350 Shawnee Road Suite 300 Alexandria, Virginia 22312	Owners of Tax Map 107-2 ((1)) 34
Charles A. Harrover	9195 Plaskett Lane Lorton, Virginia 22079	Owner of Tax Map 107-2 ((1)) 35
David A. Wease and Jennifer L. Wease	8252 Silverbrook Road Lorton, Virginia 22079	Owner of Tax Map 107-2 ((1)) 36
Glenn W. Hall and Margaret H. Mahon	8254 Silverbrook Road Lorton, Virginia 22079	Owner of Tax Map 107-2 ((1)) 37 & 38
Bryan R. Schultz and Martha B. Schultz Benjamin D. Leigh, Agent and Attorney-in-fact for Bryan R. Schultz and Martha B. Schultz	8258 Silverbrook Road Lorton, Virginia 22079	Owners of Tax Map 107-2 ((1)) 39
Edward P. Milhous, Inc. d/b/a Trees Please Edward P. Milhous	P.O. Box 1025 Haymarket, Virginia 20143	Arborist/Agent for the Applicant/ Contract Purchaser Agent

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

REZONING AFFIDAVIT

DATE: November 21, 2000
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney, do hereby state that I am:
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 2000-193 G

in Application No(s): RZ/FDP 2000-MV-019
 (enter County-assigned application number(s), e.g. RZ 38-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Washington Homes, Inc.	1802 Brightseat Road, 6th Floor Landover, Maryland 20785	Applicant/Contract Purchaser
David C. DeMarco John W. Maestri		Agent Agent
Douglas C. Spalding and Lesley A. Spalding	8262 Silverbrook Road Lorton, Virginia 22079	Owner of Tax Map 107-1 ((1)) 2
Leathers Fleenor Company Benjamin D. Leigh, Agent and Attorney-in-fact for Leathers Fleenor Company	c/o A. Kent Leathers 5939 Craft Road Alexandria, Virginia 22310	Owner of Tax Map 107-4 ((1)) 6

(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.

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

DATE: November 21, 2000
(enter date affidavit is notarized)

2000-1936

For Application No(s): RZ/FDP 2000-MV-019
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Dan Anderton Community Design Studio
9069 Centerway Road
Gaithersburg, Maryland 20879

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Daniel T. Anderton, Sole Proprietor

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Marcus & Millichap
1250 24th Street, N.W., Suite 750
Washington, D.C. 20037

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
George M. Marcus
William A. Millichap
Harvey E. Greca

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 further on a "Re-zoning Attachment to Par. 1(b)" form.

DATE: November 21, 2000
(enter date affidavit is notarized)

2000-1936

for Application No(s): RZ/FDP 2000-MV-019
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wetland Studies and Solutions, Inc.
14088-M Sullyfield Circle
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Michael S. Rolband, Sole Shareholder

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Patton Harris Rust & Associates
14532 Lee Road
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Thomas D. Rust
Jeff E. Frank
John M. Harris
Charles P. Blackley

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 further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: November 21, 2000
(enter date affidavit is notarized)

2000-1936

for Application No(s): RZ/FDP 2000-MV-019
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Blankingship & Keith, P.C.
4020 University Drive, Suite 312
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 SHAREHOLDERS: (enter first name, middle initial & last name)
A. Hugo Blankingship, Jr. Paul B. Terpak Elizabeth Chichester Morrogh
John A. C. Keith David R. Clarke Robert J. Stoney
William H. Casterline, Jr. Peter S. Everett
Sarah E. Hall David J. Gogal

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Jackson & Campbell, P.C.
1120 20th Street, N.W., South Tower
Washington, D.C. 20036

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

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

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 further on a "Re-zoning Attachment to Par. 1(b)" form.

DATE: November 21, 2000
(enter date affidavit is notarized)

2500-1936

for Application No(s): RZ/FDP 2000-MV-019
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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

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

Martin D. Walsh
Thomas J. Colucci
Peter K. Stackhouse
Jerry K. Emrich
Michael D. Lubeley
Nan E. Terpak

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Polysonics Corporation
10075 Tyler Place, # 16
Ijamsville, MD 21754

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

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

George Spano (NMI) Peter C. Brenton
Scott B. Harvey Daniel R. Dillingham
Robert M. Capozello Karen Marble-Hall

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 further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: November 21, 2000
(enter date affidavit is notarized)

2000-1936

for Application No(s): RZ/FDP 2000-MV-019
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Leathers Fleenor Company
c/o A. Kent Leathers
5939 Craft Road
Alexandria, Virginia 22310

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

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

A. Kent Leathers, General Partner
Zane C. Fleenor, General Partner
Constance M. Durham, General Partner
Cheryl L. Russell, General Partner
Sandra K. Caughell, General 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 or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment/page.

DATE: November 21, 2000
(enter date affidavit is notarized)

2000-1936

for Application No(s): RZ/FDP 2000-MV-019
(enter County-assigned application number(s))

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

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

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

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

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

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

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

WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent
Lynne J. Strobel
Lynne J. Strobel, Attorney/agent

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

Subscribed and sworn to before me this 21st day of November, 2000, in the state of Virginia.

My commission expires: 12/31/2000. Margaret C. Miller
Notary Public

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3358
(703) 528-4700
FACSIMILE (703) 525-3187
WEBSITE <http://www.wcsal.com>

Lynne J. Strobel
(703) 528-4700 x18

PRINCE WILLIAM OFFICE
VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIE, VIRGINIA 22192-4216
(703) 880-4884
METRO (703) 880-4847
FACSIMILE (703) 880-2412

MANASSAS OFFICE
9324 WEST STREET, SUITE 300
MANASSAS, VIRGINIA 20110-5198
(703) 330-7400
METRO (703) 803-7474
FACSIMILE (703) 330-7430

LOUDOUN OFFICE
1 E. MARKET STREET, THIRD FLOOR
LEESBURG, VIRGINIA 20176-3014
(703) 737-3633
FACSIMILE (703) 737-3632

April 10, 2000

via hand delivery

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway - Suite 801
Fairfax, Virginia 22035-5505

Re: Proposed Rezoning
Applicant: Washington Homes, Inc.

Dear Ms. Byron:

Please accept the following as a letter of justification for the rezoning of approximately 52.05 acres from the R-1 District to the PDH-12 District.

The Applicant is the contract purchaser of approximately 52.05 acres in the Mt. Vernon Magisterial District which is identified among the Fairfax County tax map records as 107-2 ((1)) 30, 31, 32, 36, and 39 and 107-4 ((1)) 6 (the "Subject Property"). The Subject Property is located on the east side of Silverbrook Road in proximity to the intersection of Lorton Road and Silverbrook Road. The surrounding area includes residential and commercial properties predominantly zoned to the R-20 and C-8 Districts. The surrounding area is developed with commercial uses to the south which transition to multi-family and single family attached development. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area and serve as an appropriate transitional use between single family attached residential development and planned lower intensity residential development to the north along Silverbrook Road.

The Applicant proposes a residential community that meets the requirements of the PDH-12 District. The Applicant has consolidated a number of parcels of land that are presently zoned R-1 and proposes an infill residential development that will be comprised of a variety of housing types. The proposed community will enhance the character of the area, and is of a compatible use, type and intensity to the surrounding residential and commercial development. The Applicant has prepared and submitted a Conceptual/Final Development Plan (CDP/FDP) which illustrates a community consisting of five hundred twenty-eight (528) residential dwelling units at a density of 10.14 dwelling

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

APR 14 2000

ZONING EVALUATION DIVISION

units per acre. The Applicant proposes a mix of housing types comprised of one hundred thirty-seven (137) single family detached dwellings, one hundred thirty-one (131) single family attached dwellings and two hundred sixty (260) multi-family dwellings. The proposed development is subject to the requirements of the Affordable Dwelling Unit Ordinance and, therefore, the density range applicable to evaluate the application is 9.6 - 14.4 dwelling units per acre. The Applicant's proposal of 10.14 dwelling units per acre is at the lower end of the planned development range. Consolidation of the parcels which comprise the Subject Property has enabled the Applicant to design a community that provides efficient and usable open space, minimizes access points to Silverbrook Road, and provides appropriate buffers to adjacent properties.

The proposed residential development will complement and enhance the established residential uses in this area of Fairfax County. A rezoning of the Subject Property to a P District provides the flexibility to create an innovative design for the proposed community. This flexibility in design, through the use of reduced yard requirements and private streets, culminates in a development that exhibits high standards of design and construction, and an efficient lot layout that incorporates a variety of housing types, open space, and recreation facilities. Specifically, the PDH-12 District and the submitted CDP/FDP provide the following benefits to the surrounding community:

- The Applicant has been able to design a community that is compatible with the character of the area but unique in its design. High quality design elements include a detailed landscape plan, recreation facilities, sidewalks thorough out the community, the preservation of open space areas, and a transition of uses. On-site amenities include swimming pools and a community center. The Applicant proposes single family detached units adjacent to Silverbrook Road that transition to single family attached units to the east which then culminate in the multi-family portion of the community adjacent to Interstate 95. The Applicant has maintained a two hundred (200) foot setback from the main thoroughfare of Interstate 95 as recommended by the Fairfax County Zoning Ordinance (the "Ordinance") for noise attenuation. The step up in intensity of the density is appropriate in proximity to Interstate 95. The proposed layout, however, creates the appearance of a single family community from Silverbrook Road. Each of the elements proposed within the community reflects the standards of layout, design and construction as required in the Planned Development District regulations of the Ordinance, which in turn will enhance and complement the quality of the neighborhood. The proposed development will add to the types of housing available in the area and will provide an opportunity for residents to live in a planned community that is in proximity to existing retail services and an established transportation network.

- The use of private streets results in less impervious surface, a more innovative and environmentally sensitive design, and permits a mix of housing types within a single community. Parking is provided in excess of Ordinance requirements, and the reduced area of the private streets correspondingly increases the usable open space within the community.
- The proposed access to Silverbrook Road minimizes any impacts on traffic in the surrounding area. Silverbrook Road is ultimately planned as a four (4) lane divided roadway, and limiting access points is in keeping with the policies established by the Department of Transportation. The Subject Property will be served by a single access to Silverbrook Road and a second access to Plaskett Lane.
- Consolidation of the parcels which comprise the Subject Property create a coordinated development with sufficient land area to provide a well planned community that is in keeping with the character of the area.

The proposed development of the Subject Property meets all required recommendations of the Fairfax County Comprehensive Plan (the "Plan"), the purpose and intent of the PDH District, and complies with all required Ordinances, standards and regulations except as noted on the CDP/FDP. The Applicant has designed a unique residential community that complements the character of the surrounding area and serves as a transitional use between existing residential and commercial development and the area addressed in the recommendations for the newly adopted Laurel Hill Planning Sector. The proposed development will fill a need in the market for high quality residential development that is accessible to existing services and an established transportation network which includes Interstate 95.

The Subject Property is located within the LP Lorton-South Route 1 Community Planning Sector of the Area IV Plan. Specifically, the Subject Property is located within Sub-unit A2. Sub-unit A2 is generally located east of realigned Silverbrook Road, south of the former D. C. Department of Corrections site and north of Fleenor Lane. Sub-unit A2 is planned for residential use at eight (8) to twelve (12) dwelling units per acre in accordance with an amendment to the Plan that was adopted by the Board of Supervisors in 1997. The Subject Property had previously been planned for residential development at a density of sixteen (16) to twenty (20) dwelling units per acre. The Plan recommends development in accordance with certain site conditions which the Applicant has met, as follows:

- Density of the Sub-unit should transition down to the low end of the range in areas adjacent to the D. C. Department of Corrections. The Applicant has met this recommendation with the proposal of single family detached development along

Silverbrook Road. The density transitions from multi-family development at the southeast corner of the Subject Property in proximity to Interstate 95 to single family detached development to the west and north.

- Substantial buffering should be provided between all portions of property lines and the D. C. Department of Corrections site. The Applicant has proposed appropriate setbacks and buffers along the perimeter of the Subject Property.
- Consolidation or coordinated development should take place to straighten Silverbrook Road, achieve a Silverbrook/Lorton Road/Sager Street intersection at an adequate distance from the Shirley Highway (Interstate 95) ramps and allow easy access to the realigned Silverbrook Road. The Applicant has consolidated approximately 52.05 acres in the proposed planned community. The intersection of Silverbrook Road and Lorton Road has already been constructed and a traffic light is located at this intersection. The Applicant will provide dedications as necessary in accordance with the design and improvement plans to Silverbrook Road.
- Substantial contributions toward transportation improvements should be provided, including improvements to the Railroad/Lorton Road underpass. The Applicant will implement the ultimate realignment of Silverbrook Road. The Lorton Road underpass is already under construction.

In addition, the proposed residential development meets the following land use objectives of the Plan:

The County's land use plan should provide a clear future vision of an attractive, harmonious, and efficient community.

The Plan recognizes this area as appropriate for residential development at a density of eight (8) to twelve (12) dwelling units per acre. The proposed development may be considered infill development that is compatible with the area and will enhance the community's identity. Further, the proposed development may be supported by available transportation and public facilities in the area.

Fairfax County should have a land use pattern which increases transportation efficiency, and encourages transit use and decreases automobile dependency.

The proposed development will result in an opportunity for residents to live in proximity to accessible services and a retail center located at the intersection of

Ms. Barbara A. Byron
April 10, 2000
Page 5

Lorton Road and Silverbrook Road. The Subject Property is in proximity to Interstate 95 and is easily accessible to employment centers throughout the Interstate 95 corridor. The Subject Property is also located in proximity to the Virginia Railway Express which may be utilized by residents. The Applicant's proposal for a residential community comprised of a variety of housing types enhances the mix of housing types available in this area.

Fairfax County should encourage a land use pattern that protects, enhances, and/or maintain stability in established residential neighborhoods.

The Applicant's proposed infill development will enhance the surrounding neighborhood and add to its stability. The Applicant proposes a transitioning of density that is in harmony with the Plan recommendations. The proposal strengthens the Plan's intended transition from more intense development at Lorton Road to a less intense residential development to the north along Silverbrook Road. The planned development will have the appearance of a single-family detached community from Silverbrook Road. The P District allows for an innovative and creative design that results in usable open space, enhances the urban environment, and adds to the mix of housing types in the area.

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

The proposed infill development is within an established residential area and will be compatible with existing and planned uses. The Applicant has consolidated sufficient property to create a well designed residential development. A development of five hundred twenty-eight (528) dwelling units at a density of 10.14 dwelling units per acre is in harmony with the surrounding area and can be supported by adequate and existing public facilities and transportation systems. The design concept of the proposed residential community minimizes anticipated traffic impacts. A two hundred (200) foot setback has been provided to Interstate 95 in accordance with Ordinance requirements for noise attenuation. Urban design features such as a well developed streetscape, pedestrian access, buffers, and on-site amenities demonstrate the quality of the proposed development. On-site stormwater management ponds will be provided to ensure protection of the environment. All of these proposed features are shown on the CDP/FDP. No adverse impacts are anticipated on the adjacent stable residential neighborhoods.

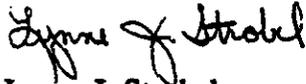
The proposed rezoning and submitted CDP/FDP are consistent with the Plan and the purpose and intent of the PDH-12 District. The Applicant proposes a variety of housing types at a density that is in harmony with the Plan recommendations.

Ms. Barbara A. Byron
April 10, 2000
Page 6

Should you have any questions regarding the submission or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.


Lynne J. Strobel

LJS:lmt

cc: David DeMarco
John Maestri
David Steigler
Dan Anderton
Martin D. Walsh

J:\WASHINGTON\2770.2\BYRON.LTR

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3359
(703) 528-4700
FACSIMILE (703) 525-3197
WEBSITE <http://www.wobel.com>

Lynne J. Strobel
(703) 528-4700 x18

PRINCE WILLIAM OFFICE
VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIIDGE, VIRGINIA 22192-4216
(703) 680-4864
METRO (703) 680-4847
FACSIMILE (703) 680-2412

MANASSAS OFFICE
9324 WEST STREET, SUITE 300
MANASSAS, VIRGINIA 20110-6188
(703) 330-7400
METRO (703) 803-7474
FACSIMILE (703) 330-7430

LOUDOUN OFFICE
100 MARKET STREET, THIRD FLOOR
LEESBURG, VIRGINIA 20178-3014
(703) 737-3833
FACSIMILE (703) 737-3832

October 27, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 30 2000

via hand delivery

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway - Suite 801
Fairfax, Virginia 22035-5505

Re: RZ/FDP 2000-MV-019
Applicant: Washington Homes, Inc.

Dear Ms. Byron:

Please accept this letter to supplement the statement of justification filed in conjunction with the referenced rezoning application.

The pending rezoning application proposes the rezoning of approximately 52.05 acres from the R-1 District to the PDH-12 District. The Applicant is the contract purchaser and has been able to consolidate additional parcels to be included in the rezoning application. The parcels that have been consolidated are identified among the Fairfax County tax map records as 107-1 ((1)) 2, 107-2 ((1)) 34, 35, 37, and 38. The application property now consists of approximately 57 acres, and the Applicant continues to propose a rezoning to the PDH-12 District.

The Applicant's consolidation of an additional five (5) acres substantially consolidates all remaining underdeveloped and undeveloped parcels located in the northeast quadrant of Silverbrook Road and Plaskett Lane. The revised Conceptual/Final Development Plan illustrates a community of 562 residential dwelling units at a density of 9.86 dwelling units per acre. The proposed community is comprised of 73 single family detached dwellings, 223 single family attached dwellings and 266 multi-family dwellings, which is a balanced mix of housing types. The proposed development is subject to the requirements of the Affordable Dwelling Unit Ordinance and, therefore, the density range applicable to evaluate the application is 9.6 to 14.4 dwelling units per acre. The Applicant's proposal of 9.86 dwelling units per acre is at the lower end of the planned density range. Fourteen (14) affordable dwelling units will be provided within the multi-family portion of the development. The final consolidation of the additional parcels has enabled the Applicant to design a community

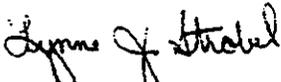
Ms. Barbara A. Byron
October 27, 2000
Page 2

that provides efficient and usable open space, minimizes access points to Silverbrook Road and provides appropriate buffers to adjacent properties. Most importantly, the Applicant will be able to complete Silverbrook Road as a four (4) lane facility along its entire frontage from Plaskett Lane to the northernmost portion of the application property. The Applicant has provided on-site recreational facilities and has designated substantial open spaces to be undisturbed in accordance with discussions held with the Environmental Division

Should you have any questions regarding the above or require additional information, please do not hesitate to give me a call. The remainder of the information submitted in the statement of justification dated April 10, 2000 continues to be applicable except as amended herein.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.


Lynne J. Strobel

LJS:kae

cc: David DeMarco
John Maestri
David Steigler
Dan Anderton
Martin D. Walsh
J:\WASHINGTON\2770.2\BYRON.LTR

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

NOV 2 2000



RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 2 2000

October 30, 2000

VIA FAX: 703-324-3924

ZONING EVALUATION DIVISION

Mr. Peter Braham
Department of Planning and Zoning
Fairfax County
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Washington Homes at Silverbrook Road
RZ #2000-MV-0019
WSSI #6881

Dear Mr. Braham:

In response to your recent inquiry of the wetlands and adjacent open space area relative to the proposed development, we would like to provide our views on the applicant's obligation for the preservation of these areas.

We have reviewed the proposed development plan, as well as the Fairfax County Comprehensive Plan on Environmental Quality Corridors (EQC) and the specific language in the Plan regarding environmental quality in the Lorton-South Route 1 area and offer the following comments:

1. The Comprehensive Plan Language for the Lorton-South Route 1 area states that environmental resources should be protected by "Discourage [ing] development on steep slopes (greater than 15%), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential".

This language is directed towards discouraging development practices which could lead to geotechnical stability issues and soil erosion. It is our understanding that the proposed development will involve the removal of soil by cutting off the top of the slope; thus no steep slopes in development areas will remain. It is our understanding that runoff from the new impervious area will be directed to a stormwater management system (and not down the slope), thus eliminate significant erosion issues on these slopes after completion. During construction, this condition can be easily accommodated with proper E&S controls.

The Plan also states that new development should minimize impacts on "important groundwater resources, especially in area dependent on wells for water supply". To our knowledge, groundwater wells are not a significant drinking water source in this area of the County (and certainly public water would be provided to this proposed development). Thus this condition is not applicable. Furthermore, the landscape position of the wetlands on this site indicate that they exhibit a net "discharge" of groundwater - thus there is no relevance of this condition with respect to these wetlands.

Preservation of this area is inconsistent with County staff applications of the Comprehensive Plan on other parcels in this area. For example, County staff did not request any EQC or preservation of adjacent uplands near high quality seepage discharge wetlands on a proposed school site located along Silverbrook Road on the Lorton Correctional Facility; even though the property had numerous seepage wetlands connected to a stream that was Resource Protection Area on the lower portion of the site and WSSI had opined that these areas were both EQC and RPA.

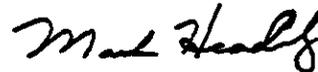
2. The preservation of 500-600' of slopes above the existing wetlands is far beyond any requirements of state and federal agencies. Neither the U.S. Army Corps of Engineers (COE), Virginia Department of Environmental Quality (DEQ) or Chesapeake Bay Local Assistance Board require any buffer upslope of these wetlands.

In summary, the proposed development plan preserves the majority of the slopes above the wetlands in question. The development involves removing the very top of the hill, thus erosion and slope stability issues can be minimized with good construction practices. The application of EQC buffers is not appropriate (nor apparently consistent by the County) for these areas and development upslope of the wetlands is not regulated by the COE or DEQ.

Finally, this position is further bolstered by recent County staff decisions on nearby parcels with similar plan policy requirements. In fact, the proposed development plan is more sensitive to wetlands preservation than recent plans proposed and supported by County staff in the area.

Please call if you have any questions or require additional information.

Sincerely,



Mark Headly, P.W.S.
Vice President



Michael S. Rolband, P.E., P.W.S.
President

cc: Lynne Strobel, Walsh Colucci Stackhouse Emrich & Lubely, PC
VIA FAX: 703-525-3197
David Steigler, RLA, Patton Harris Rust & Associates
VIA FAX: 703-449-6714

Patton Harris Rust & Associates, pc

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 2 2000

October 30, 2000

VIA FACSIMILE (703) 324-3924 AND U.S. MAIL
ZONING EVALUATION DIVISION

Mr. Peter Braham
Department of Planning and Zoning
Fairfax County
12055 Government Center Parkway
Fairfax, Virginia 22035

Corporate Offices
Chantilly, Virginia
Virginia Offices
Bridgewater
Leesburg
Virginia Beach
Winchester
Woodbridge
Laboratory
Chantilly
Engineers
Surveyors
Planners &
Landscape
Architects

Re: Silverbrook Road – Washington Homes Assemblage
RZ #2000-MV-019
PHR&A 10641-1-1

Dear Mr. Braham:

Patton Harris Rust and Associates, pc (PHR&A) is the agent to Washington Homes for the above referenced project. The purpose of this letter is to respond to some issues that were raised by you and County staff during the meeting held on October 13, 2000.

Sanitary Sewer

An inquiry was raised regarding the proposed sanitary sewer program, and why sanitary sewer mains are proposed in the locations shown on the CDP/FDP.

The proposed sanitary sewer program is defined by the site's existing topography. The site generally slopes in two directions: the western portion of the site drains westerly towards Silverbrook Road and the eastern portion of the site drains easterly towards I-95.

The western portion: Public sanitary sewer is available to this area of the site by means of existing and planned facilities that are in the vicinity of Silverbrook Road. The alternatives and final alignments will be investigated during the engineering of the site. At this time, we know that there is an existing sanitary sewer main located in the intersection of Silverbrook Road and Plaskett Lane that provides a viable connection point for a sewer extension into our site as indicated on the CDP/FDP. Laurel Crest, a proposed townhouse project on the west side of Silverbrook Road, is presently engineered and will be permitted and bonded soon. Connections to the proposed sanitary sewer within Laurel Crest are also available to the site as indicated on the CDP/FDP.

The eastern portion: Public sanitary sewer for this portion of the site will be extended from an existing public main located on the opposite (east) side of I-95. PHR&A has performed a preliminary sanitary sewer study to determine a possible alignment and size for the extension of the existing system to serve this site. Our computations indicate that a fourteen inch main is required for the first leg of the extension that will cross under I-95. This section will provide capacity for a portion of Laurel Hill (approximately 118 acres) as well as the eastern portion of the subject site. The second leg of the proposed extension will be an eight inch sanitary sewer main that will serve the subject site only. The proposed main crosses a small area of existing wetlands on the subject site. The disturbance to the wetlands is restricted to the area adjacent to I-95 and has been minimized as much as possible while still providing service to this portion of the site. Utility crossings of this nature are typical in land development and permit approval from the U.S. Army Corps of Engineers is anticipated.

An exhibit has been prepared (enclosed) which summarizes the proposed sanitary sewer program.

Stormwater Outfall for the Northeast Detention Pond

An inquiry was raised on the location of the proposed outfall for the stormwater management/BMP pond shown in the northeast corner of the site relative to the adjacent wetland area that will be preserved.

Based on a preliminary grading and drainage study for this area (see enclosed exhibit 2 of 3), the proposed pond will outfall to existing inlet culverts that conveys stormwater under I-95. The existing wetland area is located up stream of the proposed outfall and will not be affected by the discharge from the facility. All clearing and grading that is required for the construction of the pond and its outfall will be outside the identified wetland area.

Existing Slope Protection from Erosion

An inquiry was raised regarding the potential erosion to the existing preserved slope area from the development proposed above it.

Runoff from the proposed developed area that is located at the top of the existing slope will be controlled and diverted to a storm sewer system. During grading and construction activity for the proposed project, diversion dikes, or other means, will be installed to trap the water at the edge of preservation area. The runoff will be conveyed down the slope in a temporary slope pipe, or other means, to avoid erosion to the slope. These measures will be addressed within the erosion and sedimentation control program for the proposed development.

Mr. Peter Braham
Silverbrook Road – Washington Homes Assemblage
October 30, 2000
Page 3

For the ultimate condition, a drainage swale will be located along the uphill edge of the clearing limits to intersect the runoff before going down the slopes. The drainage swale will convey the runoff to a yard inlet and permanent underground storm sewer system that will convey the drainage to the bottom of the slope. The possible location of this storm sewer is shown on the CDP/FDP.

These proposed erosion and sedimentation measures and drainage improvements will prevent runoff from the proposed developed area from eroding the existing slopes. Please find the enclosed exhibit that illustrates this.

We trust this information has been useful in answering your inquiries on these issues. If you should have any questions, or need additional information, please contact me at (703) 449-6700.

Sincerely,

PATTON HARRIS RUST & ASSOCIATES
A Professional Corporation

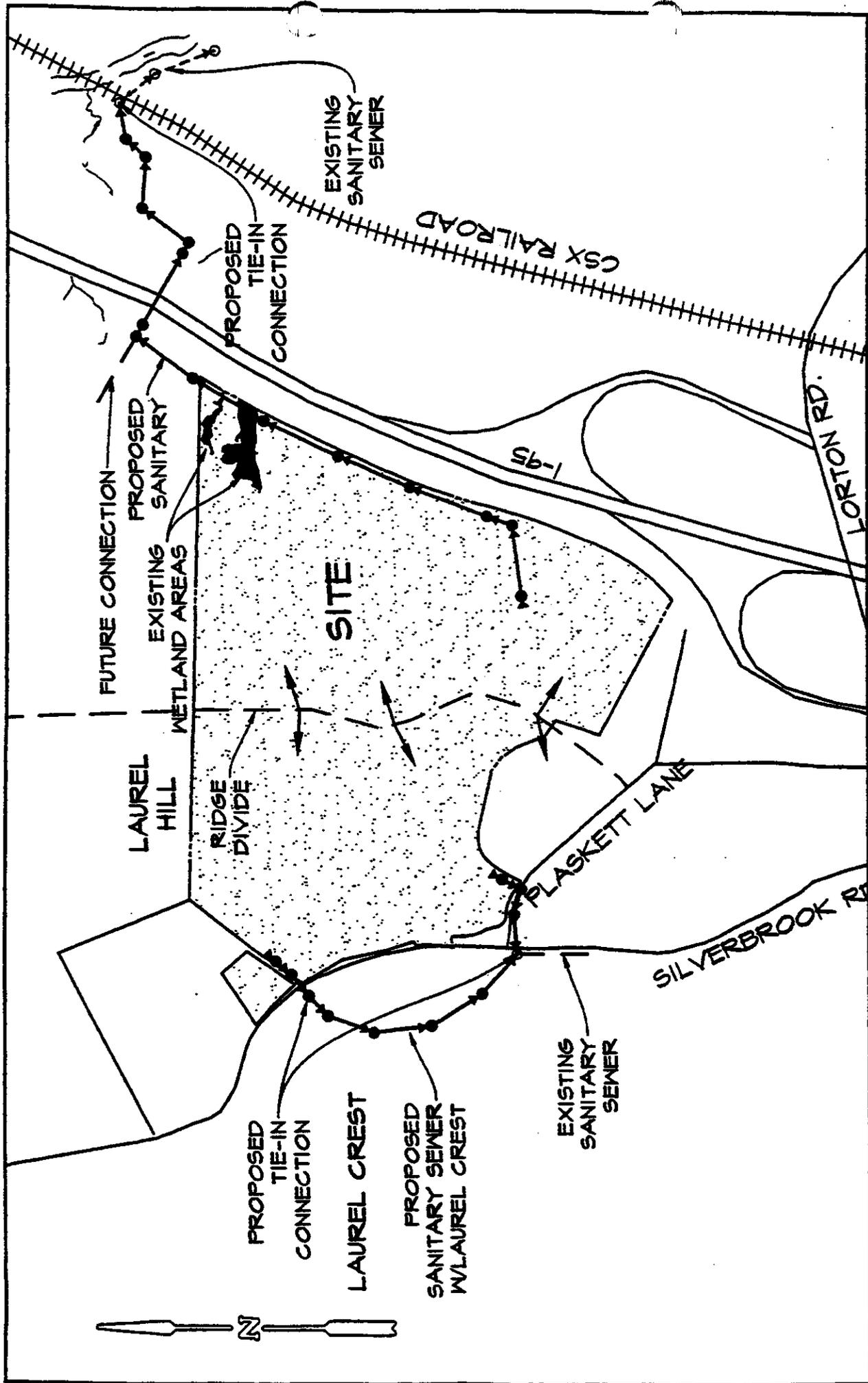


David H. Steigler, RLA, AICP
Director of Planning and Landscape Architecture

p:\project\10641\1-1\planning\admin\correspondence\l_braham_10-30-00.doc

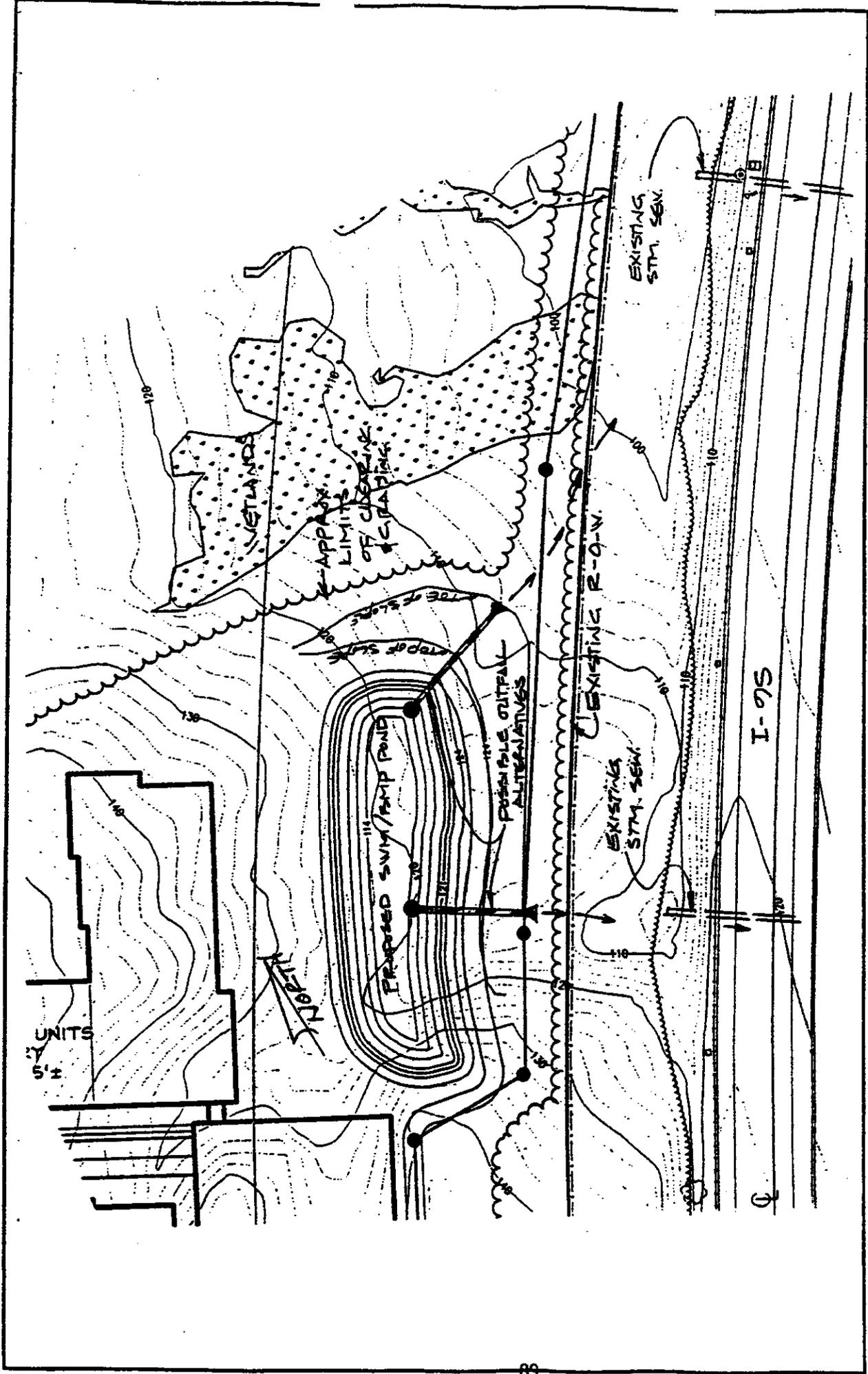
Enclosures

cc: David DeMarco – Washington Homes
John Maestri – Washington Homes
Lynne Strobel – Walsh Colucci
Dan Anderton – Dan Anderton Community Design Studio



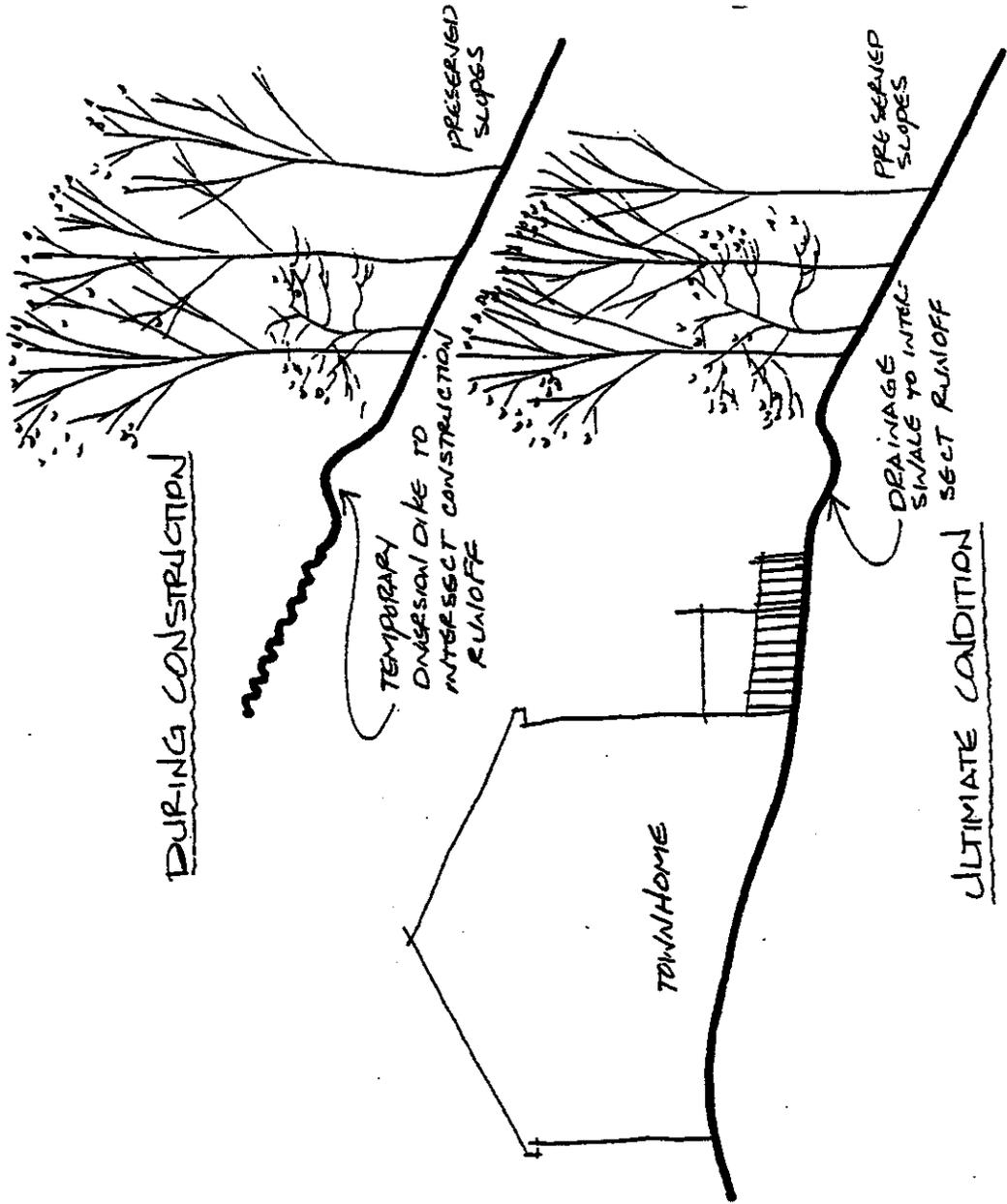
OVERALL SANITARY SEWER EXHIBIT

WASHINGTON HOMES AT SILVERBROOK ROAD



POND OUTFALL EXHIBIT

WASHINGTON HOMES AT SILVERBROOK ROAD



EXISTING SLOPE PROTECTION/ DRAINAGE EXHIBIT

WASHINGTON HOMES AT SILVERBROOK ROAD



Dan Anderton
Community Design Studio

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 2 2000

October 31, 2000

ZONING EVALUATION DIVISION

Mr. Peter Braham
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway - Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2000-MV-019
Applicant: Washington Homes, Inc.

Dear Mr. Braham:

In addition to the application filed which includes drawings stamped Oct. 26, 2000 we include the following narrative which discusses Urban Design concepts for the project.

The site planning and landscape design concepts for this project are intended to create a feeling of community within this neighborhood by incorporating the following design characteristics.

- The street network is intended to be a interconnecting grid with pedestrian friendly streets to create a feeling among the residents of accessibility and safety. Streets are designed as private streets to allow for them to be narrower and to encourage parallel parking. They also are designed with smaller centerline radii, planting strips with large shade trees and with sidewalks on both sides of the street as shown in street cross sections on sheet 3. By instilling the characteristics shown in these cross sections, traffic tends to be slower and pedestrians feel separated from streets thus providing a comfort zone for the residents between street trees and the adjacent homes. By creating a grid network to the project, traffic becomes more dispersed with multiple ways to get to destinations. The neighborhood becomes more accessible to its residents and encourages communication among neighbors and blocks.
- Streetscape and Residential Landscaping. The plan has been designed to focus on the characteristics of the street from house face to house face. The emphasis being on the character of the street scene. Shade type trees such as Oak, Maple, London Plane Tree, or Zelkova will be planted in grass strips adjacent to the street at approximately 35 ft. on center. The trees are intended to grow and begin to canopy the street reminiscent of streets that can be seen in well planned historical communities throughout the world. Ornamental type trees

9069 Centerway Road, Gaithersburg, MD 20879
Phone: (301) 212-9581, Fax: (301) 212-9581
email: Dander40@msn.com

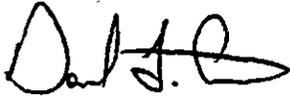
will be used as focal trees and decorative trees for homes and parks, not as street trees as generally prescribed by VDOT. Evergreen trees will be used in areas as screening, not as focal trees. Shrubs will be provided in front yards on a limited basis as shown in details on Sheet 6 with the intention that the landscaping of individual yards be allowed to be personalized by the residents while the Street Trees and Architecture become the unifying elements along the street.

- Small neighborhood greens and parks are designed into the plan to help create landmarks, community gathering places, and visual relief. Several greens and parks are provided throughout the plan to help motorists and pedestrians identify their location while driving through the community (see sheet 6 for an example). By creating these landmarks throughout the community directions to visitors can be given based on place not just street name. Pedestrians walking through the community can have a small corner park to stop and converse and neighborhood block parties have a place to congregate. As has been learned through history, small parks where houses are setback (even if just by a triangular green strip and sidewalk) provide visual relief thus making the community more interesting.
- Project entrances are intended to identify the community but not to separate it from the overall area. The entrance elements consist of simple identifiable markers and rail fence. The rail fence will help to tie the frontage along Plaskett, Silverbrook, and the new connector road in an identifiable way while not creating the feeling of a physical barrier of a wall or solid fence. Homes have been placed to address the street on Plaskett and the new connector road and have been separated and buffered on Silverbrook Road. Markers will be placed periodically to act as identifiable elements for the project both at the project entrances and within the project. Sidewalks will connect from the community to Plaskett and the new public street at the north end of the project to encourage pedestrians not only to travel through the project but to other areas outside of the community.
- Landscape buffers and screening are provided in areas adjacent to outparcels, Silverbrook Road and areas where future development may be of a differing residential use or of lower density. Buffers will be designed as prescribed in the zoning ordinance with trees and shrubs being planted as mass plantings, not as individual plants so that the buffer can become a backdrop to the community and not a focal point.
- The Pool and Bath House are located within the project to provide a center to the community. A community focus has been created within this neighborhood by placing the Pool and Bath House into a park setting at the center of the project. Bath Houses are commonly placed at the entrance to projects so that they can be used as a marketing elements. This decision is usually made at the sacrifice of being able to use the Bath House as a centrally unifying landmark. The Pool and Bath House on the current plan has been placed at the location shown on the plan to allow it to serve the dual function of creating a center to the community and to become a gateway into the existing tree and natural wetland area that is being preserved in the northeast corner of the site.

It is intended for this project to grow into a community encouraging interaction among its neighbors. Differing housing types are not totally separated from each other. Transitions of uses occur with Townhouses interacting with Multi-Family housing and Single Family Detached interacting with Townhome housing. Motorists and Pedestrians have an opportunity to see a variety of streetscapes, parks and greens, and landscaping while being able to locate themselves within the community by various landmarks and places. The neighborhood will become a community with character and a sense of place in which residents who know each other can take pride.

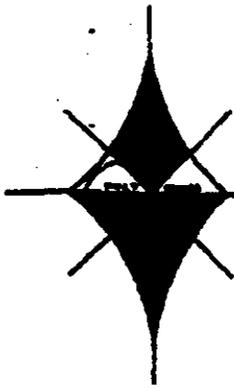
If you have any questions or need further explanation feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel T. Anderton". The signature is stylized with a large initial "D" and a long horizontal stroke at the end.

Daniel T. Anderton
Community Design Studio

cc: David DeMarco
John Maestri
Lynne Strobel
David Steigler



POLYSONICS CORP.

ACOUSTICAL & COMMUNICATIONS CONSULTING

5115 MacArthur Blvd. NW
Washington, DC 20016
V: (202) 244-7171
F: (202) 244-7479

10076 Tyler Place #16
Lanarville, MD 21764
V: (301) 874-2600
F: (301) 874-3277

www.polysonics-corp.com

ESTABLISHED 1958

ACOUSTICS & VIBRATION

AUDIO-VISUAL

TECHNICAL
SYSTEMS

Traffic Noise Impact Analysis and Barrier Design

SILVERBROOK ASSEMBLAGE

Fairfax County

Report # 5030

17 November 2000

Prepared for: **Washington Homes**

Prepared by: **Peter C. Brenton**
Senior Acoustical Consultant

INTRODUCTION

As requested, Polysonics conducted a traffic noise impact analysis for SILVERBROOK ASSEMBLAGE development project to establish compliance with Fairfax County noise impact guidelines for residential units. The results of the study indicate that there will be traffic noise impact on the site from Interstate 95, with levels above 75 dBA Ldn.

The predicted 75 dBA Ldn noise contour for Year 2020 lies between 230 and 270 feet from the centerline of Interstate 95 South. The predicted 70 dBA Ldn noise contour for Year 2020 lies between 575 and 675 feet from the centerline of Interstate 95 South. For reference, the 200 foot Building Restriction Line is nominally 330 feet from the centerline of Interstate 95 South.

According to the attached site plan copy, the projected traffic noise impact to rear yards nearest Interstate 95 is up to 74 dBA Ldn. Projected traffic noise impact to the Tot Lot shown is above 75 dBA Ldn. Polysonics recommends that the Tot Lot be removed to a location deeper on-site away from the highway noise. Polysonics proposes three possible locations for noise barriers for rear yards and outdoor activity areas:

- Along the edge of property,
- Around the cluster of townhomes, between the homes and the SWM pond,
- At the property limits of the townhomes.

Results of analysis and design of noise control using the latter approach are presented herein.

The proposed residential units along Interstate 95 will be impacted by traffic noise greater than 70 dBA Ldn. Noise control measures will be required for indoors of residential units.

Details of the survey and analysis are presented herein.

POLYSONICS CORP. MARYLAND

SURVEY

The property is situated along Southbound Interstate 95, immediately north of the Lorton Road-VA 642- interchange. The south portion of the site contains several existing houses. Most of the site is wooded.

This analysis is based on measured noise levels of an on-site 24 hour survey, conducted 31 October-1 November 2000. All noise measurements were made with Bruel & Kjaer precision sound level meters with calibration traceable to NIST. During the 24 hour survey, sound level measurements were taken at two locations as shown on the enclosed site plans and tabulated below:

Measurement Point	Distance (feet) to CL Interstate 95 South	Measured Levels in 2000 (dBA Ldn)	Predicted Levels for 2020 (dBA Ldn)
M1	330	71	74
M2	330	70	73

Three ten-minute classified traffic counts were taken during the survey. The one-hour extrapolated counts are tabulated below. 'HOV' indicates the counts for the reversible High Occupancy Vehicle lanes.

Hour	Interstate 95 South				Interstate 95 North		
	Auto	MT	HT		Auto	MT	HT
5 pm	14208	186	426		10386	150	258
	2196	78	18	<<HOV	-	-	-
10 pm	5862	78	168		5286	84	192
8 am	10092	120	288		13776	180	258
	-	-	-	HOV>>	3036	102	18

MT - Medium Truck

HT - Heavy Truck

POLYSONICS CORP. MARYLAND

IMPACT

M1 and M2 were each positioned 330 feet from the centerline of Interstate 95 south, where traffic noise levels of 71 and 70 dBA Ldn, respectively, were measured. Based on an annual 3.5 percent increase in traffic volume over the next twenty years, the traffic volume will increase 100 percent overall and the traffic noise will increase 3 dB. Therefore, the projected Year 2020 traffic noise level is 74 and 73 dBA Ldn at measurement points M1 and M2, respectively. Also, the increase in traffic volume will place the 75 dBA Ldn Year 2020 traffic noise contour between 230 and 270 feet from the centerline to Interstate 95 south. The predicted 70 dBA Ldn noise contour for Year 2020 lies between 575 and 675 feet from the centerline of Interstate 95 South.

Based on the current proposed site plan and the (herein) projected noise contours, Polysonics has determined that there will be traffic noise impact to proposed residential buildings and outdoor activity areas. The projected noise level for the Tot Lot shown is near 75 dBA Ldn. The projected noise level to the rear yards of the proposed townhouses shown nearest to Interstate 95 is up to 74 dBA Ldn. The projected noise impact to the residential buildings nearest the Interstate is up to 74 dBA Ldn. Each of these areas will require noise mitigation.

MITIGATION

The proposed townhouses in the south end of the site will be impacted by traffic noise and thereby require noise mitigation. The site plan shows four rows of townhouse, nominally perpendicular to I-95. Polysonics conducted a traffic noise barrier analysis for the rear yards of these townhouses to establish compliance with Fairfax County outdoor noise impact guidelines for residential properties.

Polysonics used the FHWA STAMINA/Optima 2.0 Traffic Noise Prediction Model, a computer program for modeling traffic noise. The program is used to model traffic noise

POLYSONICS CORP. MARYLAND

impact on the site, based on site plans, traffic count data, and measured noise levels. The program is also used to model the effect of noise mitigation measures.

The STAMINA model requires a variety of input parameters. Barriers, receiver points, and roadways are all described by location coordinates and elevations. Vehicle counts and speeds are also required for roadways. Barrier and receiver point coordinates were read from the site plan. Receiver points were positioned in the rear patios of the end townhouses nearest I-95 and several others. Receiver points are modeled five feet above anticipated final grade. Also, measurement points from the on-site survey were modeled and used as references for calibrating the model. Roadway coordinates and elevations were taken from Fairfax County tax maps. Traffic counts were based on counts from the on-site traffic noise survey, as presented above.

Polysonics executed two runs of the STAMINA model. Tables of input parameters and output results are available. The first run was to simulate conditions without the proposed barrier. The levels from the STAMINA model agreed with projected levels at M1 and M2 based on Polysonics' on-site survey. The second run was to model the effect of the proposed barriers.

Polysonics assumed final grade patio elevations ranging between 143 and 166 feet. Polysonics has determined that wooden fences, eight foot above the final patio grades, will provide adequate traffic noise mitigation for the rear yards of the impacted residences nearest I-95. Resulting outdoor noise levels from I-95 traffic will be below 65 dBA Ldn on all residential rear yards. Less barrier height will be required for rear yards in this section but further from the roadway.

Alternative barrier locations are possible, including along the right-of-way line and in the open space between the townhouses and the right-of-way line. In either of these cases, the top-of-barrier elevation will need to be greater than that specified for the townhouse rear

POLYSONICS CORP. MARYLAND

yards. Polysonics understands that Washington Homes intends to relocate the Tot Lot further on the site away from traffic noise impact.

Residential units with exterior noise levels above 65 dBA Ldn will require noise control details in the building construction to meet interior noise requirements. This can be addressed under separate cover.

CONCLUSIONS AND RECOMMENDATIONS

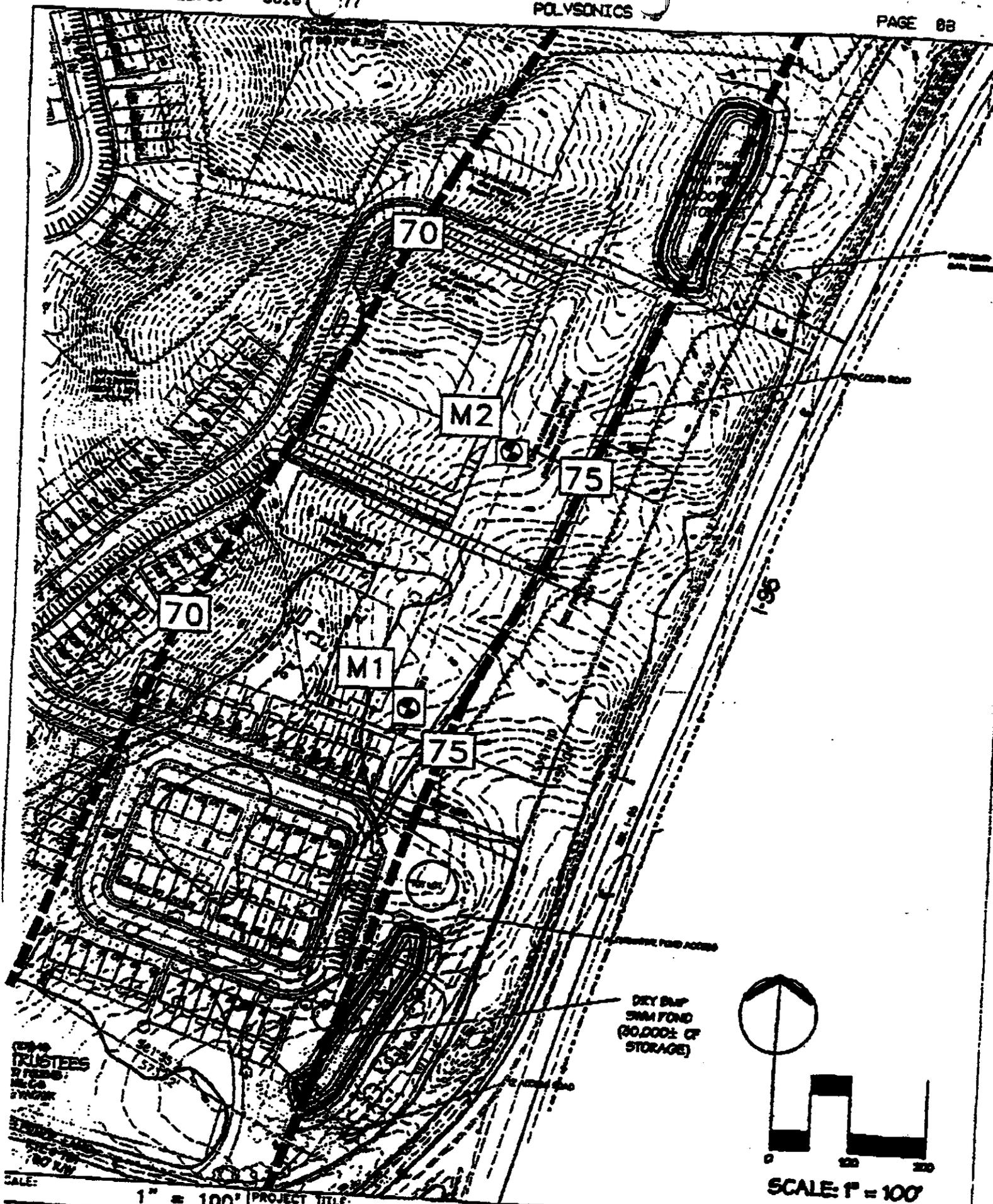
Polysonics conducted an on-site 24 hour traffic noise measurement survey and determined existing traffic noise impact on the site up to 72 dBA Ldn. Polysonics projected Year 2020 traffic noise impact up to 74 dBA Ldn for residential buildings and rear yards according to the proposed site plan.

Using STAMINA Traffic Noise Prediction Model, Polysonics determined the outdoor noise mitigation requirements for the site. In the south end of the site are four rows of townhouses perpendicular to I-95, with projected traffic noise impact up to 74 dBA Ldn. Polysonics determined that a wood fence, eight feet above the final patio grades, will provide adequate traffic noise mitigation for the rear yards of the impacted residences nearest I-95. Resulting outdoor noise levels from I-95 traffic will be below 65 dBA Ldn on all residential rear yards.

Residential buildings on the impacted lots will be exposed to traffic noise levels in excess of 65 dBA Ldn. To assure that indoor noise requirements of 45 dBA Ldn are met, window and exterior wall specifications should be reviewed.

Please call if you have any questions or need additional information.

POLYSONICS CORP. MARYLAND.



TRUSTERS
 2 FERRIS
 INC CO
 SYDNEY
 STATION
 1571

SCALE: 1" = 100'
 DRAWN BY: TMS
 DATE: 08 NOVEMBER 2000

PROJECT TITLE:
SILVERBROOK ASSEMBLAGE
 2020 Noise Contour - dBA Ldn

POLYSONICS
 703 631 4819

NUMBER:
 1

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

**COURTHOUSE PLAZA, THIRTEENTH FLOOR
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3959
(703) 528-4700
FACSIMILE (703) 525-3197
WEBSITE <http://www.walsh.com>**

Lynne J. Strobel
(703) 528-4700, ext. 18

**PRINCE WILLIAM OFFICE
VILLAGE SQUARE
13863 OFFICE PLACE, SUITE 201
WOODBRIIDGE, VIRGINIA 22182-4218
(703) 880-4884
METRO (703) 880-4847
FACSIMILE (703) 880-8412**

**MANASSAS OFFICE
9324 WEST STREET, SUITE 300
MANASSAS, VIRGINIA 20110-5188
(703) 330-7400
METRO (703) 603-7474
FACSIMILE (703) 330-7430**

**LOUDOUN OFFICE
1 E. MARKET STREET, THIRD FLOOR
LEESBURG, VIRGINIA 20176-3014
(703) 737-3633
FACSIMILE (703) 737-3633**

December 19, 2000

BY FACSIMILE & U.S. MAIL

Planning Commissioner John Byers
Mount Vernon District
Fairfax County Planning Commission Office
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-0042

Re: RZ 2000-MV-019 (Washington Homes, Inc.)
RZ 1999-MV-053 (JCE, Inc.)

Dear Mr. Byers:

The Applicants in the referenced rezoning applications have given further consideration to the concerns raised by the Department of Transportation regarding the construction of improvements to Silverbrook Road. In order to address these concerns, the Applicants have agreed as follows:

- Washington Homes, Inc. has shown details on its Conceptual/Final Development Plan (CDP/FDP) of full frontage improvements to Silverbrook Road in accordance with the recommendations of the Comprehensive Plan. These proffered improvements will tie back to existing pavement in front of that property identified as tax map 107-1 ((1)) 2 (the Spalding Property).
- Washington Homes, Inc. has proffered to a contribution of \$500.00 per approved single family detached and attached residential dwelling unit. This contribution of approximately \$131,500.00 shall be applied to transportation improvements in the area, specifically to include Silverbrook Road.
- Washington Homes, Inc. will dedicate all right-of-way required along its property frontage consistent with the planned improvements to Silverbrook Road.

- JCE, Inc. will dedicate all right-of-way required along its property frontage consistent with the planned improvements to Silverbrook Road.
- JCE, Inc. has proffered to a contribution of \$2000.00 per approved unit at the time of subdivision plan approval. This contribution of approximately \$94,000.00 shall be applied to transportation improvements in the area, specifically Silverbrook Road.

In addition, each developer is dedicating the necessary property to allow for public street access of fifty-two (52) feet within a seventy (70) foot right-of-way, as shown on each CDP/FDP. This will provide a public street connection to the Laurel Hill planning sector consistent with the recommendations of the Comprehensive Plan. Lastly, the cost of construction of the public street is to be shared between the parties by private agreement. (Construction costs have been allocated approximately one-third to JCE, Inc., and two-thirds to Washington Homes, Inc.)

I believe that the above represents a fair and equitable way to resolve the issues of the Department of Transportation. The CDP/FDP submitted by Washington Homes, Inc. to Fairfax County includes 121 single family detached units. The proposed density continues to be within the mid-range of the density range permitted by the Comprehensive Plan. I would reiterate that JCE, Inc. proposes development of single-family detached dwelling units below the recommended density range of the Comprehensive Plan. In addition to providing dedication along its property frontage, JCE, Inc. lost development density with the location of the perpendicular public street connection as requested by Fairfax County and VDOT. By any standard, the contributions from both developers (construction, dedication, design, and monetary) are formidable and by comparison far greater than road fund contributions adopted by the Board of Supervisors in other parts of Fairfax County.

Should you have any questions regarding the above or require additional information, please do not hesitate to give me a call.

Very truly yours,

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.


Lynne J. Strobel

LJS:cs

cc: David DeMarco
John Maestri
John Cowles
Peter Braham
Chuck Almquist
Martin D. Walsh

J:\WASHINGTON\2770.2\byemailr.doc

REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 1999-MV-053

FDP 1999-MV-053

FILED 08/18/99

JCE INC

TO REZONE: 8.66 ACRES OF LAND; DISTRICT - MT VERNON

PROPOSED: RESIDENTIAL DEVELOPMENT

LOCATED: WEST SIDE OF SILVERBROOK ROAD (ROUTE 600)
APPROXIMATELY 1,000 FEET NORTH OF THE
INTERSECTION OF SILVERBROOK ROAD AND PLASKETT LANE.

ZONING: R-1

TO: PDH-8

OVERLAY DISTRICT(S):

MAP REF 107-1- /01/ /0001-

FILED 08/18/99

JCE INC

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

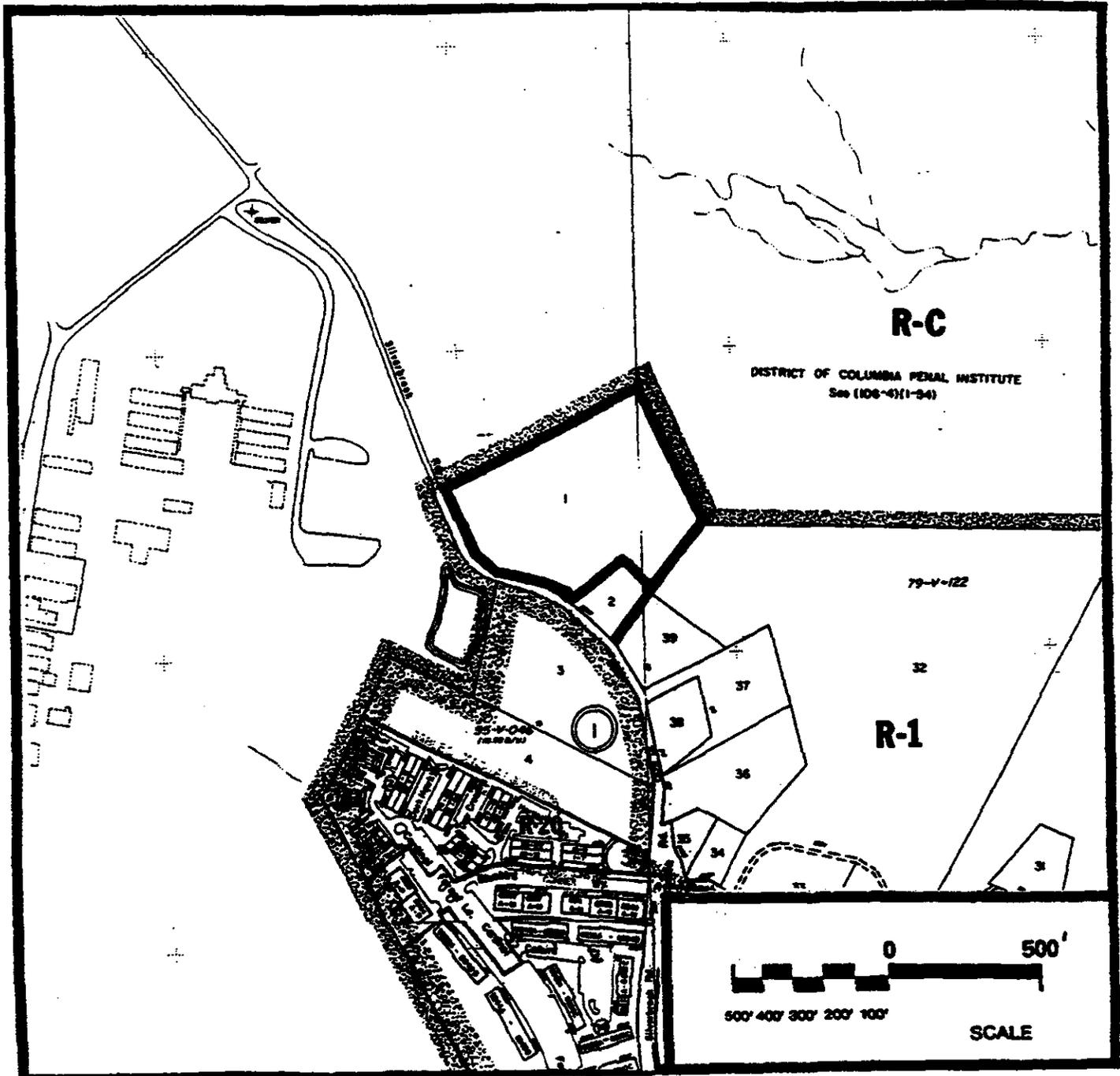
APPROX. 8.66 ACRES OF LAND; DISTRICT - MT VERNON

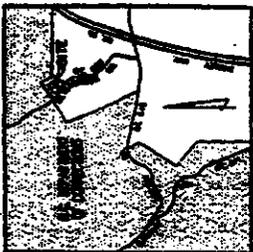
LOCATED: WEST SIDE OF SILVERBROOK ROAD (ROUTE 600)
APPROXIMATELY 1,000 FEET NORTH OF THE
INTERSECTION OF SILVERBROOK ROAD AND PLASKETT LANE

ZONING: PDH-8

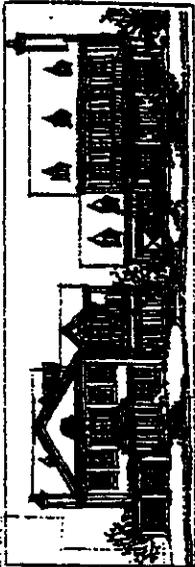
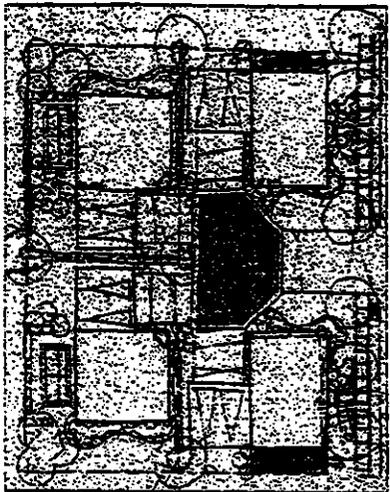
OVERLAY DISTRICT(S):

MAP REF 107-1- /01/ /0001-



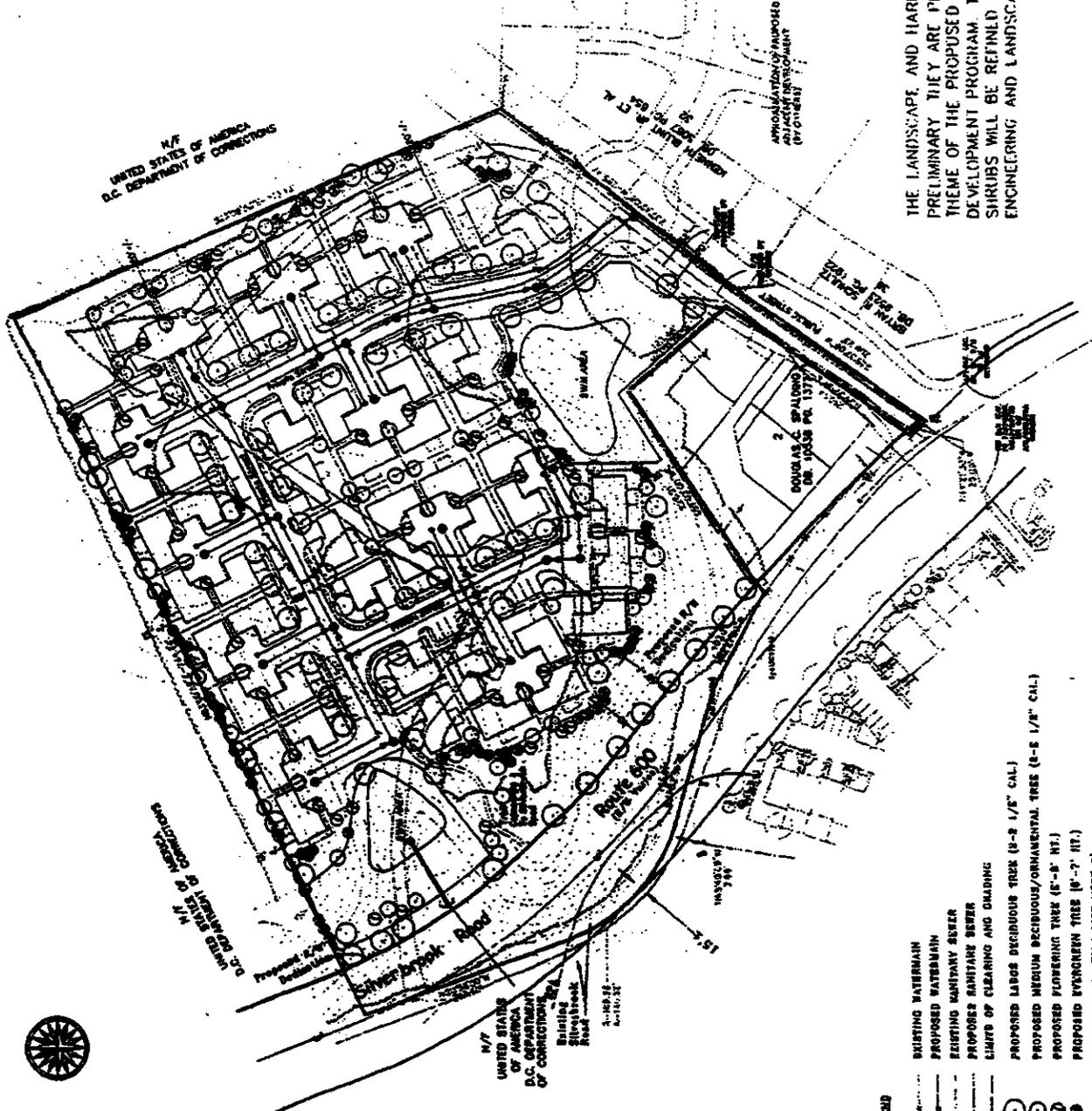


VICINITY MAP



TYPICAL CLUSTERED SINGLE FAMILY DETACHED
 NOT TO SCALE

THE LANDSCAPE AND HARDSCAPE ELEMENTS REPRESENTED ON THIS SHEET ARE PRELIMINARY THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE PROPOSED CLUSTERED SINGLE FAMILY DETACHED DWELLING DEVELOPMENT PROGRAM. THE EXACT PAVING MATERIALS AND SPECIES OF TREES AND SHRUBS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND LANDSCAPE DESIGN



- LEGEND**
- EXISTING WATERMAIN
 - PROPOSED WATERMAIN
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - CURB OF CLEARING AND GRADING
 - PROPOSED LARGES DECIDUOUS TREE (8'-9' 1/8" CAL.)
 - PROPOSED MEDIUM DECIDUOUS/ORNAMENTAL TREE (6'-8' 1/8" CAL.)
 - PROPOSED FLOWERING TREE (5'-6" HT.)
 - PROPOSED EVERGREEN TREE (6'-7' HT.)
 - EXISTING VEGETATION (SEE NOTE 7)

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: RZ/FDP 2000-MV-019
Washington Homes

DATE: 5 September 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	May 5, 2000
<i>Request</i>	Rezoning from R-1 to PDH-12 for 137 single-family detached units, 131 single-family attached units and 260 multifamily units
<i>DU/AC</i>	10.14
<i>Land Area</i>	52 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

Direction of Adjacent Land	Existing Use	Existing DU/AC or FAR	Average Lot Size (sq. ft.)	Planned Use, FAR or DU/AC	Zoning
NORTH	vacant	N/a	N/a	Residential, 4-6	R-C
SOUTH	Vacant, Residential	N/a Unknown	N/a Lot sizes vary	Community retail, Residential, 8-12 and 16-20	R-1 C-8
EAST	Major arterial Highway	N/a	N/a	N/a	N/a
WEST	Older SFD, Townhouse residential	9.9	N/a	Multifamily Residential, 16-20	R-20

P:\RZSEV\CRZ2000\MV019LU.doc

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

As part of the 1997 Area Plan Review process, in item 97-IV-3LP, the Plan text that applies to the land in this application was modified so that on page 47 of the Area IV volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, Lower Potomac Planning District, Lorton-South Route 1 Community Planning Sector (LP2), Recommendations, Land Use, Land Unit A, Sub-unit A2, it reads:

“Sub-unit A2 is generally located east of realigned Silverbrook Road, south of the D.C. Department of Corrections site and north of Fleenor Lane. Sub-unit A2 is planned for residential at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

Density of the Sub-unit should transition down to the low-end of the range in areas adjacent to the D.C. Department of Corrections;

Substantial buffering should be provided between all portions of property lines and the D.C. Department of Corrections site;

Consolidated or coordinated development should take place to straighten Silverbrook Road, achieve a Silverbrook Road/Lorton Road/Sanger Street intersection at an adequate distance from the Shirley Highway ramps and allow easy access to the realigned Silverbrook Road; and

Substantial contribution towards transportation improvements should be provided, including improvements to the railroad/Lorton Road underpass.”

Plan Map:

The property is planned for residential use at a density of 8-12 dwelling units per acre, as shown on the Comprehensive Plan map.

Analysis:

Land Consolidation

The configuration of the application boundary leaves out parcels 3, 33, 34, 36, and 37. Some of these parcels front on Silverbrook Road. The Plan guidance that applies to land unit A-2 recommends that land consolidation be achieved to straighten and improve Silverbrook Road.

Without parcels 34, 35, 36 and 37 being part of the application, the Silverbrook Road improvements cannot be executed and that condition for development is not met.

The applicant should show how development could occur under the Plan guidance for the other outparcels, 3 and 33. These parcels should be shown in some manner to be integrated into this development in the future.

Density Transition Downward to Laurel Hill to the North

The proposed design accomplishes the Plan objective of having a density transition downward toward the Laurel Hill (D.C. Department of Corrections) area, which is the land adjacent to the northern boundary. The Laurel Hill planned density next to this site is 4-6 dwelling units per acre. This is expected to be either single-family detached or attached development. This application shows single-family detached development in the area near Laurel Hill, which is essentially a density lower than the planned townhouses at 8-12 dwelling units per acre.

Buffering between Subject Site and Laurel Hill

The Plan recommends substantial buffering between the subject property and Laurel Hill in part because the planned density of 8-12 dwelling units is two times higher than the 4-6 dwelling units planned on the adjacent portion of Laurel Hill. This application, by showing a lower density housing type than planned, obviates the need for substantial buffering. The two densities on the two adjacent properties would probably be comparable.

Coordination of Development and Transportation Improvements.

The Department of Transportation needs to provide road improvement suggestions that would implement the Plan's objective to straighten out Lorton Road in conjunction with development on the subject property.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MEMORANDUM

NOV 27 2000

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

FROM: Angela Kadar Rodeheaver, Chief *CAA for*
Site Analysis Section, DOT *AKR*

FILE: 3-4 (RZ 2000-MV-019)

SUBJECT: Transportation Impact

REFERENCE: GDP/FDP 2000-MV-019; Washington Homes, Inc.
Traffic Zone: 1636
Land Identification Maps: 107-1 ((1)) 2: 107-2 ((1)) 30 - 32, 34 - 39
101-4 ((1)) 6

DATE: November 17, 2000

The following comments reflect the analyses of the Department of Transportation. These comments are based on the generalized development plan dated April 10, 2000 with revisions to November 10, 2000 and draft proffers also dated November 10, 2000.

Transportation Issues. The applicant is seeking to develop the referenced properties as a residential community with various housing types. Numerous transportation issues remain outstanding with the subject application. As such, this department *can not support approval* of the application as submitted, but could support approval if the issues identified herein are adequately addressed. The following issues remain unaddressed:

1. *Provision of funding for roadway improvements in the Lorton area as identified in the adopted Comprehensive Plan.* The adopted Plan calls for consolidated/coordinated development to straighten Silverbrook Road and provision of "a substantial contribution towards transportation improvements..." in the Lorton area. The applicant is proffering improvements to Silverbrook Road, but has not addressed the issue of a significant transportation contribution.
2. *Provision of a profile plan for the continuation of the proposed spine street into what is now the D.C. Department of Corrections site.* The adopted Comprehensive Plan calls for a collector roadway to be constructed northward from Silverbrook Road through the subject property so as to provide access to the Department of Corrections site at such time as that site redevelops. The topography on both sites suggest that significant regrading

- will be needed in order to accomplish the construction of the roadway. In addition, lots adjacent to the proposed roadway will require significant regrading before homes can be placed on these lots. Therefore, the applicant should demonstrate to the satisfaction of this department and VDOT that the practical extension of the roadway into the corrections property is possible with the roadway alignment/grade/design/etc. and lot regrading which will be completed on the applicant's development.
3. *Commitment to grade the spine street right-of-way north of the interim terminus to the future roadway profile and to provide all construction easements that may become necessary for the completion of the roadway.* The development plan calls for the spine street to be terminated in a temporary cul-de-sac approximately 100 feet south of the property line. Grading of the roadway bed to final profile should continue to the property line. In addition, the applicant should commit to provide all easements as may become necessary for extension of the roadway into the adjoining Corrections property.
 4. *Provision of a cul-de-sac near the south end of the north-south private street accessing Plaskett Lane.* The applicant is proposing a north-south interim connection to Plaskett Lane, which is to be terminated as such time as a connection is provided west of the subject roadway. The interim roadway will likely be constructed with a significant grade and will extend 300 feet beyond a connecting roadway. No provision for a turn around area or a cul-de-sac is provided. The applicant should provide for a cul-de-sac or turn around area so that drivers/delivery vehicles/service trucks will not be required to back for a long distance up a steep grade in order to exit the site.
 5. *Modification of draft proffer 1d.* Draft proffer 1d indicates that the applicant shall notify "contract purchasers" of the future extension of the spine street. Since an interim sale of the site is possible, the proffer should be clarified to indicate that "home purchasers" will be notified of the spine street extension.
 6. *Elimination of draft proffer number 9f.* Draft proffer number 9f declares that existing parcel 107-1 ((1)) 2 will be exempt from many of the transportation related proffers submitted with the present application. Such a request is very unusual, and is less than desirable.
 7. *Commitment to provide a minimum driveway length of 18 feet.* The majority of the housing typicals indicate that driveways will be a minimum of 18 feet in length. However, the typical for the single family detached units which will front on the private street network does not provide such a commitment. Eighteen foot driveways permit most vehicles to be parked on the driveway apron without overhanging the adjoining sidewalk along the front of the property.

Note that the applicant has requested a waiver of the 600-foot maximum length for private streets. Since the applicant has committed to notify all future home buyers that maintenance of

the street system is the responsibility of the home owners and not the County or VDOT, this department would not object to approval of the applicant's request.

Trip Generation. The following summary provides a comparison of the estimated traffic generation characteristics under various development scenarios.

<u>Use</u>	<u>Vehicles Per Day/Peak Hour</u>
Existing Zoning: R-1, (57.0 acres - 57 residences)	570 vph/57 vph ^{1a}
Existing Use: 9 residences	90 vpd/9 vph ^{1a}
Comprehensive Plan: 8-12 dwelling units per acre	3,830 - 4,235 vpd/295 - 385 vph ^{2,1b}
Proposed Use:	
100 single family detached residences	1,000 vpd/100 vph ^{1a}
182 single family attached residences	1,525 vpd/115 vph ²
339 multi-family residences	<u>2,165 vpd/200 vph</u> ^{1b}
	Total: 4,690 vpd/415 vph

The traffic volume generation associated with the site is greater than would occur with a single type of unit development, but is acceptable given that the mixed residential development proposed by the applicant appears to be in conformance with residential uses permitted by the adopted Comprehensive Plan.

-
- 1 These trip generation estimates are based on data from Trip Generation, Sixth Edition, Institute of Transportation Engineers, 1997, and utilize the following information
 - a. Rates per residence for single family detached residences, (ITE LUC 210).
 - b. Rates per residence for multi-family residences, (ITE LUC 220).
 - 2 These trip generation estimates are based on data developed by the Office of Transportation for town house development within Fairfax County, 1996, and are based on the rates per residence.

AKR/CAA

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

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ADDENDUM ENVIRONMENTAL ASSESSMENT:
RZ-2000-MV-019, Washington Homes

DATE: 16 November 2000

BACKGROUND:

The original environmental report by Irish Grandfield forwarded to your office on August 22, 2000 identified issues related to high quality habitat, steep slopes, highway noise, tree preservation, problem soils, trails, and energy conservation. Please see the August 22 report for a complete analysis of this application. Since that time, the applicant has submitted a revised Development Plan, revised proffers, and a preliminary highway noise analysis all dated November 10, 2000.

DISCUSSION:**1. High Quality Habitat**

Issue: There is a high quality ecosystem in the northeast corner of this site. The ecosystem consists of forested wetlands, interspersed fingers of "upland" between the jurisdictional wetland areas, and the associated sub-climax oak-beech-tulip poplar-American Holly forest. Much of the forest outside of the wetlands is located on steep slopes. The applicant's previous Development Plan showed major disturbances to this area.

Resolution: The latest Development Plan and proffers commit to protecting the high quality ecosystem. This issue is now resolved.

2. Steep Slopes

Issue: There are extensive areas of steep slopes on highly erodible soils on this site. The Comprehensive Plan discourages development on steep slopes (greater than 15 percent), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential. The

applicant's earlier Development Plan did not minimize disturbance of steep slope and unstable soil areas.

Resolution: The revised Development Plan has significantly reduced impacts to these areas. While it would be desirable to retain additional steep slope areas in forest, staff recognizes that the applicant has preserved a significant area of steep slopes and that there are competing Plan policies that make further preservation difficult.

3. **Highway Noise**

Issue: Staff identified potential highway noise issues from I-95 and Silverbrook Road. The applicant recently submitted a single sheet highway noise analysis for I-95. The analysis is insufficient.

Resolution: The applicant needs to provide a full highway noise analysis for I-95 detailing the methodology and assumptions used in the modeling process and providing noise mitigation recommendations. Upper-story noise levels need to be evaluated as well as ground level noise. The applicant also needs to commit to provide noise mitigation for those units impacted by noise from Silverbrook Road.

4. **Tree Preservation**

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. The applicant is preserving a large area of forest (approximately 6 acres) in the northeast corner of the site but has no commitments to tree preservation elsewhere.

Resolution: The Urban Forester recommends that a high quality grove of trees be preserved near proposed lots 241 – 242. Staff also notes opportunities to transplant understory trees onto finished lots and into open space areas to use for landscaping purposes. The applicant should consider preserving the grove of trees near lots 241 – 242. In addition, the applicant should commit to transplant American Holly and other desirable, healthy trees where possible in consultation with the Urban Forester during site development.

BGD:JPG

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ-2000-MV-019
Washington Homes

DATE: 5 September 2000

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated April 10, 2000. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

1. **ENVIRONMENTAL QUALITY** (Area IV Plan, text, p. 43)

“Protect the environmental resources and assets of the Lorton-South Route 1 area:

1. Discourage development on steep slopes (greater than 15 percent), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential...
3. Identify and protect areas of significant vegetation and wildlife habitat and migratory corridors...”

2. **WATER QUALITY** (Objective 2, p. 86, The Policy Plan)

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

Policy c. Minimize the amount of impervious surface created as a result of development consistent with planned land uses...

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

3. **TRANSPORTATION GENERATED NOISE** (Objective 4, p. 89, The Policy Plan)

"Minimize human exposure to unhealthful levels of transportation generated noise.

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

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

4. **TREE PRESERVATION** (Objective 10, p. 93, The Policy Plan)

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

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

5. **PROBLEM SOIL AREAS** (Objective 6, p. 90, The Policy Plan)

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

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

6. **TRAILS** (Objective 4, p. 59, The Policy Plan)

“Fairfax County should provide a comprehensive network of trails and sidewalks as an integral element of the overall transportation network.

Policy a: Plan for Pedestrian, bicycle, and bridle path/hiking trail system components in accordance with the Countywide Trails Plan”

7. **ENERGY CONSERVATION** (Objective 13, p. 94, The Policy Plan)

“Maintain and enhance the efficient use of natural resources . . .

. . . policy b. Encourage energy conservation through the provision of measures which support non-motorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail, and multifamily residential uses.”

ENVIRONMENTAL ANALYSIS:

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

1. **ENVIRONMENTAL QUALITY**

Issues:

A. Slopes and Soils

This site has large areas of slopes greater than 15%. In several areas the slopes are far steeper (exceeding 25%) (see attachment 1 “RZ 2000-MV-019” for a depiction of steep slopes). The most extensive and steepest slopes are located on the east side of the ridge that bisects this site. The total area of slopes greater than 25% is 13.0 acres. The area of slopes between 15 and 25% is 9.5 acres.

The predominate soil type on the steep slopes is Loamy and Gravelly Sediments. Loamy and Gravelly Sediments are not only highly erodible

but also often contain plastic clay layers. These three factors combined: steep slopes, highly erodible soils, and plastic clay slippage planes, all contribute to the environmentally sensitive nature of the steep slope areas.

The steep slope areas are currently relatively stable due to the presence of mature vegetation (predominately a sub-climax beech-oak-tulip poplar forest). The Development Plan shows that most of these slopes will be denuded. As a result, the slopes will be subject to excessive erosion and instability.

The Comprehensive Plan for the Lorton South-Route 1 area discourages development on steep slopes (greater than 15 percent), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential. The Development Plan shows proposed extensive disturbance of the steep slope and unstable soil areas. The proposed roads, community center, many of the proposed townhouse units (numbers 1 - 45, 50 - 66, 72 - 96, 111 -114, 122- 131), two of the proposed multi-family buildings and more than half of the proposed single-family units are located in such areas.

Staff recognizes that disturbance of some slopes greater than 15% is appropriate due to the large amount of such slopes on this site. However, the proposed Development Plan has in no way minimized development on steep slopes and unstable soils. As such, this application does not meet the Plan's guidance for steep slopes and unstable soils.

B. Significant Vegetation and Wildlife Habitat

There is a high quality ecosystem in the northeast corner of this site. The ecosystem consists of forested wetlands, interspersed fingers of "upland" between the jurisdictional wetland areas, and the associated sub-climax oak-beech-tulip poplar-American Holly forest. Much of the forest outside of the wetlands is located on steep slopes.

The wetlands are located at the base of a steep-sloped, forested bowl-shaped watershed. Groundwater collected in the bowl surfaces at the base of the slope to feed the wetlands. The size of the jurisdictional wetlands is probably between one-half and one acre.

The wetlands host an unusual variety of plant species including a suspected rare orchid. The Virginia Department of Conservation and Recreation's research indicates that this site may also contain the rare small whorled pogonia as well as an unusual amphipod (see attached letter).

In or bordering the wetlands are mature red maple and tulip poplar trees. Some of the tulip poplar trees are of a large size that is unusual for Fairfax County.

The wetlands themselves are tied integrally to the steep-sloped forested watershed that collects and supplies the water to the wetlands. The proposed clearing and grading shown on the Development Plan will interrupt the flow of groundwater that feeds the wetlands. In addition, the clearing of forest adjacent to the wetlands will allow for invasive plants such as poison ivy to overtake and replace the high quality vegetation that currently populates the wetland area. A proposed sewer line bisecting the wetland area would further degrade this area. The resultant damage to the ecosystem from the proposed Development Plan is not in conformance with the Plan's guidance to protect areas of significant vegetation and wildlife habitat.

Suggested Solution: The combination of steep slopes, unstable soils, high-quality vegetation, mature forest, and wetlands unite to form a rare and important high-quality ecosystem in the northeast quadrant of this site. Also noteworthy in this area is an archeologically significant encampment (identified as site 107-2 #P20 by the County Archeologist). With the possible exception of a few single family detached units at the top of the ridge, there should be no development within the 8-acre watershed located at the northeast corner of this site (see attachment 1). If any disturbance is proposed near the wetlands, a qualified biologist should conduct an inventory for rare, threatened, or endangered species.

Immediately to the south of the 8-acre area is a 6-acre watershed that also has a predominance of excessively steep slopes (see attachment 1). This area too has a high quality, sub-climax beech-oak-tulip poplar-American Holly forest. There should be no development in the areas that are predominately 25% or greater slope in this watershed. Disturbance of 15% or greater slopes should be minimized and trees should be preserved to the greatest extent possible.

Elsewhere onsite, disturbance of 15% or greater slopes should be minimized. Trees should be preserved on steep slope areas wherever possible.

2. WATER QUALITY

Issue: The wetlands on this site provide natural filtering of runoff, greatly improving water quality. The wetland areas should be preserved wherever possible. As noted above, the Development Plan proposes a direct disturbance of wetlands for a sewer line connection and indirect impacts to

the wetland through alteration of the adjacent forested slopes that supply the groundwater to the wetland.

Suggested Solution: If significant land disturbance is proposed within the northeastern 8-acre watershed, a wetland delineation/report should be completed. The wetland report should address potential hydrological impacts on wetlands to be preserved and identify possible mitigation measures.

The applicant should consider an alternative alignment outside of the wetland for the sewer line. The applicant should demonstrate that they have contacted the Corps of Engineers to ensure compliance with Section 404 of the Clean Water Act for any proposed filling of wetlands.

3. TRANSPORTATION GENERATED NOISE

Issue: Staff performed a preliminary highway noise analysis for this site based on projected traffic levels for I-95 and Silverbrook Road. This analysis produced the following noise contour projections based on soft-site conditions (note: DNL dBA is equivalent to dBA L_{dn}):

I-95

DNL 65 dBA	1130 feet from centerline
DNL 70 dBA	525 feet from centerline
DNL 75 dBA	245 feet from centerline

Silverbrook Road

DNL 65 dBA	145 feet from centerline
DNL 70 dBA	65 feet from centerline
DNL 75 dBA	(Not an issue)

Based on the proposed Development Plan, it appears that the all of the multi-family units and several of the proposed townhouses will be located within the projected DNL 70 - 75 dBA impact area. The remainder of the townhouse units lie within the DNL 65 - 70 dBA impact area as do several of the proposed SFD units along the ridge and 3 SFD units near Silverbrook Road (lots 248 - 250).

Suggested Solution: The applicant is encouraged to have an acoustical consultant prepare a noise analysis study soon as possible so that staff can fully evaluate noise impacts for this rezoning request. The study should address

existing noise levels as well as projected noise impacts based on the proposed Development Plan and future traffic volumes.

The applicant should provide one or more noise barriers to ensure that exterior noise levels are reduced to DNL 65 dBA within individual yards and common areas. The applicant should also commit to the use of appropriate building construction methods for noise mitigation and demonstrate that noise will be effectively mitigated onsite. Interior noise should not exceed DNL 45 dBA.

4. TREE PRESERVATION

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. As identified in the Environmental Quality section of this report there are large areas of high quality hardwood forest (predominately oak, beech, and tulip poplar). The Landscape Plan shows only four small areas of proposed tree preservation (two along I-95 and two on steep slopes). There is ample possibility for tree save elsewhere on this site particularly on the steep slopes, in and around the wetlands, and along the perimeter of the site adjacent to the property line.

Staff notes the presence of understory trees (including American Holly) that can either be preserved or transplanted. There are opportunities to transplant understory trees onto finished lots to use for landscaping purposes.

Suggested Solution: The Urban Forester should evaluate and make recommendations on proposed tree save areas and possibilities for transplanting. The Development Plan should be revised to show tree preservation along the perimeter of the site, in steep slope areas, and in the areas identified in the Environmental Quality section of this report. The limits of clearing and grading should be adjusted accordingly.

5. PROBLEM SOIL AREAS

Issue: There are unstable soils onsite due to steep slopes and potential marine clay layers. These soils can cause problems for building foundations, roads and other improvements.

Suggested Solution: At the time of site development, the applicant should submit geotechnical studies to address potential soil problems.

6. **TRAILS**

Issue: The County's Trails Map shows a Trail planned along Silverbrook Road adjacent to the site. It is not clear whether the Development Plan shows a proposed trail along Silverbrook Road.

Suggested Solution: The Director of DPWES will determine the requirement for a trail at site plan.

7. **ENERGY CONSERVATION**

Issue: The Plan calls for energy conservation through the provision of bicycle parking facilities to encourage non-motorized transportation. The development plan does not indicate that bicycle parking is provided. The applicant should provide alternatives to the use of single occupancy automobiles for residents.

Suggested Solution: The applicant should provide bicycle parking facilities at the multifamily units.

BGD:JPG

James S. Gilmore, III
Governor



David G. Brickley
Director

John Paul Woodley, Jr.
Secretary of Natural
Resources

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

217 Governor Street, 3rd Floor

TDD (804) 786-2121 Richmond, Virginia 23219 (804) 786-7951 FAX (804) 371-2674

<http://www.state.va.us/~dcr/vaher.html>

Irish Grandfield
Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway
Fairfax, VA 22035

10 August 2000

Re: Isotria Information for a future development site in the Lorton area

Dear Mr. Grandfield:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biological and Conservation Data System (BCD) for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

According to the information currently in our files, small whorled pogonia (*Isotria medeoloides*, G2G3/S2/LT/LE) has been documented in the project vicinity and may occur on site if suitable habitat is present. Small whorled pogonia grows in a variety of woodland habitats in Virginia, but tends to favor mid-aged woodland habitats on gently north or northeast facing slopes often within small draws. It is quite natural for plants of this species to remain dormant in the soil for long periods of time. Direct destruction as well as habitat loss and alteration are principle reasons for the species' decline (Ware, 1991). Please note that small whorled pogonia is currently classified as threatened by the United States Fish and Wildlife Service (USFWS) and as endangered by the Virginia Department of Agriculture and Consumer Services (VDACS).

Additionally, the Northern Virginia well amphipod (*Stygobromus phreaticus*, G1/S1/NF/NS) has been documented in the southeastern portion of Fort Belvoir and may occur in the springs and seeps located on this property. Amphipods are common in freshwater ecosystems of Virginia; they also occur in brackish and marine waters along the coast. Unable to swim in open water, amphipods are confined to the substrate--the stones, wet leaves and aquatic vegetation of their freshwater habitats--where they feed on detritus (dead animal and plant matter).

Due to the potential for this site to support additional populations of the above mentioned species, DCR recommends an inventory of suitable habitat in the study area. With the survey results we can more accurately evaluate potential impacts to natural heritage resources and offer specific protection recommendations for minimizing impacts to the documented resources. DCR also recommends coordination with USFWS and the VDACS regarding the small whorled pogonia to ensure compliance with protected species legislation.

DCR-Division of Natural Heritage biologists are qualified and available to conduct inventories for rare, threatened, and endangered species. Please contact J. Christopher Ludwig, Natural Heritage Inventory Manager, at (804) 371-6206 to discuss arrangements for field work. A list of other individuals who are qualified to conduct inventories may be obtained from the USFWS.

Any absence of data may indicate that the project area has not been surveyed, rather than confirm that the area lacks natural heritage resources. New and updated information is continually added to BCD. Please contact DCR for an update on this natural heritage information if a significant amount of time passes before it is utilized.

Should you have any questions or concerns, feel free to contact me at 804-692 0984. Thank you for the opportunity to comment on this project.

Sincerely,


Robbie Barbuto
Locality Liaison

Cc: Kim Marbain, USFWS
Frank Furgham, VDACS

Literature Cited

Ware, D.M.E. 1991. Small whorled pogonia. In *Virginia's Endangered Species: Proceedings of a Symposium*. K. Terwilliger ed. The McDonald and Woodward Publishing Company, Blacksburg, Virginia.



1950

2000

12055 Government Center Parkway ❖ Suite 927

Fairfax, Virginia 22035-1118 ❖ 703/324-8701

MEMORANDUM

TO: Barbara A. Byron, Director
 Zoning Evaluation Division
 Department of Planning and Zoning
 December 27, 2000

FROM: Lynn S. Tadlock, Director
 Planning and Development Division
Kirtz Housley PD2

SUBJECT: RZ/FDP 2000-MV-019
 Washington Homes at Silverbrook Road
 Loc: 107-2((1)) 30, 31, 36, 39; 107-4((1)) 6

The Fairfax County Park Authority (FCPA) Board, at their meeting of October 11, 2000 reviewed the above referenced application and provides the following comments:

1. Dedication of approximately 14 acres to the Fairfax County Park Authority (FCPA). The dedication will abut the Lorton site and I-95. This area includes extensive mature forest areas, environmentally sensitive wetlands, and a documented prehistoric site.
2. Provision by the applicant of the proportional cost of \$571,090 to be provided to the FCPA to develop and maintain recreational facilities at the Lorton site to serve the population of this new Planned Development Housing (PDH) site. The application of funds to develop recreation improvements at the Lorton site assumes that this site will be transferred from the United States Government Services Administration to Fairfax County prior to the use of the proportional cost.
3. The applicant's proposed Conceptual/Final Development Plan indicates that some lots abutting the Lorton site will be cleared to the property line. A 35-foot landscaped transitional yard screen buffer should be maintained/provided along this boundary in accordance with the Fairfax County Public Facilities Manual.

Cultural Resources

There is a prehistoric site, designated by county site number 107-2 #P20, located in the northeast corner of the property. The County Archeologist inspected this site and discovered seven prehistoric stone artifacts. It is his opinion that the site was possibly a winter camp for Native Americans.



Recreational Facilities

The applicant proposes to construct up to 598 units in this Planned Development Housing (PDH). Occupancy of all these units would add approximately 1,490 residents to the current population of the Mt. Vernon District. The development plan proposes a community center and a swimming pool as recreational amenities. Additionally, the FCPA recommends development of additional outdoor recreational facilities including playground/tot lots, basketball, volleyball, and tennis courts, and athletic fields to serve the new population. Based on the Zoning Ordinance requirement to provide facilities based on a cost of cost of \$955 per PDH unit times the 528 non-ADU (affordable dwelling units) residences proposed in this development, the proportional cost required of the applicant is estimated to be \$571,090. This development abuts the Lorton site where park facilities are planned to serve the residents of the area. Therefore, the funds for park improvements to serve the area residents should be used to develop facilities at the Lorton site.

Environmental Resources

The developer's storm water management (SWM) plan shows a significant amount of stormwater runoff collecting in a forested wetland. The applicant should be requested to redesign the SWM facilities to mitigate potential damage to this environmental resource.

Comprehensive Plan

The Comprehensive Plan for Fairfax County supports the FCPA request for applicant dedication of land and contribution of proportional costs for recreational facilities in this planning district.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Karen Lanham, Supervisor, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Management Branch
Gail Croke, Plan Review Team, Planning and Land Management Branch
File Copy



Date: 6/26/00

Case # RZ-00-MV-019

Map: 107-2, 107-4

PU 1141

Acreage: 52.05

Rezoning

From :R-1 To: PDH-12

TO: County Zoning Evaluation Branch (OCP)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

- I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/99 Capacity	9/30/99 Membership	2000-2001 Membership	Memb/Cap Difference 2000-2001	2004-2005 Membership	Memb/Cap Difference 2004-2005
Silverbrook 1375	K-6	876	1025	1052	-176	1075	-199
Hayfield 1181	7-8	1100	1169	1187	-87	1337	-237
Hayfield 1180	9-12	2125	2063	2024	101	2201	-76

- II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	GA	260	X.170	44	SF	52	X.4	21	23	44
	RT	131	X.201	26					5	26
	SF	137	X.4	55					34	55
7-8	GA	260	X.034	9	SF	52	X.069	4	5	9
	RT	131	X.048	6					2	6
	SF	137	X.069	9					5	9
9-12	GA	260	X.071	18	SF	52	X.159	8	10	18
	RT	131	X.102	13					5	13
	SF	137	X.159	22					14	22

Source: Capital Improvement Program, FY 2001-2005, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

Comments

Enrollment in the schools listed (Silverbrook Elementary, Hayfield Middle, Hayfield High) are currently projected to be near or above capacity; therefore, estimated enrollment increases potentially generated by the proposed action can be accommodated within existing capacities.

The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: June 23, 2000

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 27 2000

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2000-MV-019 ZONING EVALUATION DIVISION
Tax Map No. 107-2- /01/ /30,31,32,36,39; 107-4 /01/ 0006

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

- The application property is located in the POHICK CREEK (N1) watershed. It would be sewered into the Norman M. Cole, Jr. Pollution Control Plant.
- Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 10 & 60 inch line located in EASEMENTS and APPROX. 200 AND 2500 FEET RESPECTIVELY FROM the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
	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: IF ANY SEWER LINES BECOME INADEQUATE DUE TO THE DEVELOPMENT OF THESE PROPERTIES, THE DEVELOPER WILL BE REQUIRED TO PROFFER TO REPLACE THE LINES PRIOR TO PLANS APPROVAL.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

May 22, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAY 30 2000

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

ZONING EVALUATION DIVISION

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2000-MV-019 Final Development Plan FDP 2000-MV-019

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 #19, Lorton.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - 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 _/10 outside the fire protection guidelines. No new facility is currently planned for this area.

T:\PLANNING\RALPH\RZ.RSP

FAIRFAX COUNTY WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

May 24, 2000

MEMORANDUM

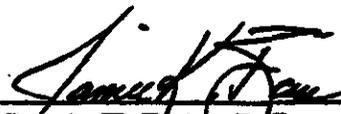
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 00-MV-019
FDP 00-MV-019

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 30 & 12 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



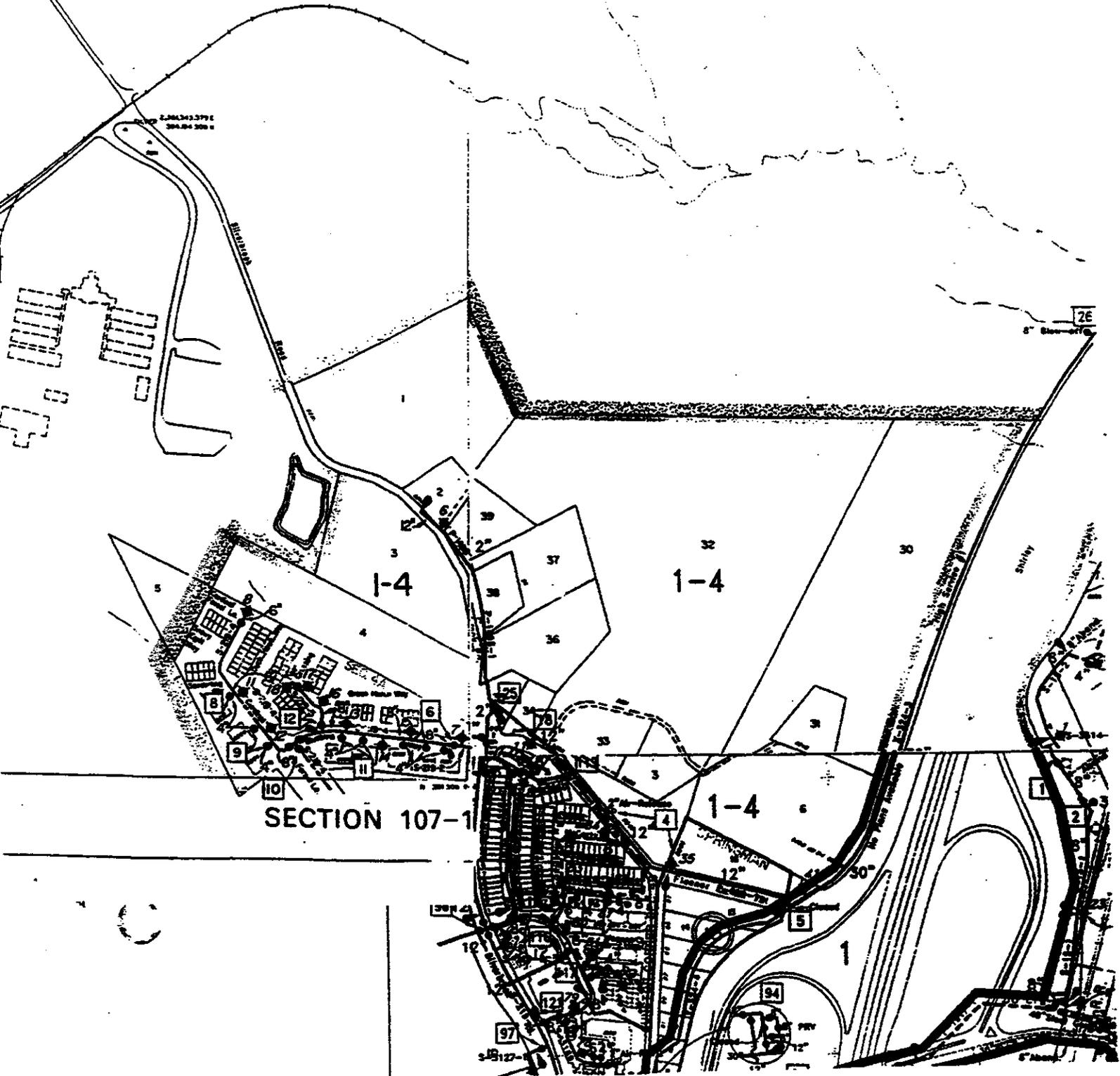
Jamie K. Bain, P.E.
Manager, Planning Department

Attachment



DISTRICT OF COLUMBIA PENAL INSTITUTE

DISTRICT OF COLUMBIA PENAL INST:
See (106-4)(1-54)



MEMORANDUM

June 16, 2000

TO: Barbara A. Byron, director
Zoning Evaluation Division
Department of Planning and Zoning

FM: Mike Johnson, Archeologist *MJ*
County Archeological Services - RMD/FCPA

RE: Archeological Assessment of RZ/FDP 00-MV-019 (Tax Map 107-2 ((1)) 30, 31, 32, 36, 39 and 107-4 ((1)) 1, 6)

I conducted a field visit to subject property and located three new sites and re-evaluated one known archeological site (Fig. 1). I recommend that the following actions be requested as outlined on Figure 2:

Site 107-2 #P18 (Va. Designation 44FX827) - I re-evaluated this site which was discovered in the 1980s during the widening of I-95. I found only 20th century bricks, ceramics and a recent bottle dump. The soil on the site was severely deflated and eroded. It has little potential for internal integrity and therefore is important for record purposes only. I recommend that the site be made available for monitoring during construction for the purpose of recovering any artifacts that may be exposed.

Site 107-2 #P20 - Seven prehistoric stone artifacts were located on a protected, wooded terrace on the northwest side of a large wetland with several springs and at least two large tulip poplars, possibly 100 years old or older. The site probably represented a winter camp of an, as yet, undetermined age. The large wetland and substantial trees indicate that the site may not have been seriously disturbed by modern agriculture. I recommend that, if possible, the site be left in open space, possibly associated with a tree and/or wetland save area. If the site is threatened, as it may be by either one townhouse section or a sewer line, then I recommend the site be subjected to a phase II significance assessment and, if necessary, a phase III recovery.

Site 107-2 #P21 - Numerous prehistoric stone artifacts and tools were recovered from a large trail cutting through the site. One artifact, made of a stone type imported from over 60 miles away, possibly dates to ca. 1,300 BC. The soil on the top of the plateau is less disturbed than in other areas of the property. I recommend a phase II archeological resource assessment and if necessary Phase III recovery, as with site 107-2 #P20.

Site 107-2 #P22 - Two small quartz flakes and two possible pieces of fire cracked rock were observed on this site. Sufficient area was examined to determine that the soil was deflated and eroded, and that the site has little potential for significant information. Here

again the site is important for record purposes only and should be made available for monitoring during construction.

Phase I survey areas - One of the purposes of the FCAS reconnaissance is to reduce the areas recommended for phase I surveys, and thus the cost of conserving the County's heritage resources. My reconnaissance was able to eliminate large areas of the tract which have been severely eroded or which produced no evidence of archeological remains. However, two small flat areas in the southeast corner of the property and the plateau top, where site 107-2 #21 was found, still have potential for producing important sites. I recommend that these areas be subjected to a phase I archeological survey employing a relatively tight interval sampling strategy (30-foot).

The nature of the archeological resources and the means necessary to locate (phase I), assess (phase II), and/or recover (phase III) are such that the standard proffers will not suffice to ensure adequate mitigation.

Please let me know if you have any questions or need additional information.

SELECTED EXCERPTS FROM THE ZONING ORDINANCE

ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 1 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.

6-107 Lot Size Requirements

1. Minimum district size: Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

6-108 Bulk Regulations

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

6-110 Open Space

1. The following minimum amount of open space shall be provided in each PDH subdistrict:

Subdistrict	Open Space	Affordable Dwelling Unit Development Open Space
PDH-8	25% of the gross area	22% of the gross area

2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities in all PDH Districts. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$500 per dwelling unit for such facilities for rezoning applications which are accepted prior to October 3, 1997 and approved by March 24, 1998 and \$955 per dwelling unit for such facilities for rezoning applications which are accepted subsequent to October 3, 1997 or approved after March 24, 1998, and either
 - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
 - B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede

development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

2-414 Yard Regulations for Lots Abutting Certain Principal Arterial Highways and Railroad Tracks

1. Notwithstanding any other provision of this Ordinance, the following minimum distances shall be maintained between all principal buildings and right(s)-of-way of interstate highways and the Dulles Airport Access Road:
 - A. All residential buildings - 200 feet.
 - B. All commercial and industrial buildings - 75 feet.
2. Notwithstanding any other provision of this Ordinance, there shall be a minimum distance of 200 feet between all residential dwellings and railroad tracks.

3. Deviations from the provisions of Par. 1 and 2 above may be permitted with Board of Supervisors' approval of appropriate proffered conditions, if it finds that such deviations will further the intent of the Ordinance, adopted comprehensive plan and other adopted policies.
4. The provisions of Par. 1 and 2 above shall not apply in those instances where a lot has been recorded prior to the effective date of this Ordinance where the enforcement of this regulation would negate the use of the lot in accordance with the provisions of the zoning district in which located.

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 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 cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific parcel. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run on the same land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other 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 that 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 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 BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 10, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate and 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 are applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

