



# FAIRFAX COUNTY

APPLICATION FILED: July 28, 2000  
PLANNING COMMISSION: January 10, 2001  
BOARD OF SUPERVISORS: January 22, 2001  
at 4:00 p.m.

V I R G I N I A

December 26, 2000

## STAFF REPORT

APPLICATION RZ 2000-MA-036

### MASON DISTRICT

APPLICANT:	S & R Developers, Inc.
PRESENT ZONING:	C-3
REQUESTED ZONING:	R-8
PARCEL(S):	81-2 ((1)) 4, 5 and 6
ACREAGE:	3.95 acres
OPEN SPACE:	56%
PLAN MAP:	Office
PROPOSAL:	To rezone 3.95 acres from C-3 (Office) District to R-8 (Residential, 8 du/ac) District to permit development of 24 single-family attached (townhouse) units at an overall density of 6.08 dwelling units/acre (du/ac).

### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-MA-036 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of a waiver of the minimum district size requirement.

It should be noted that it is not the intent of the 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 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.

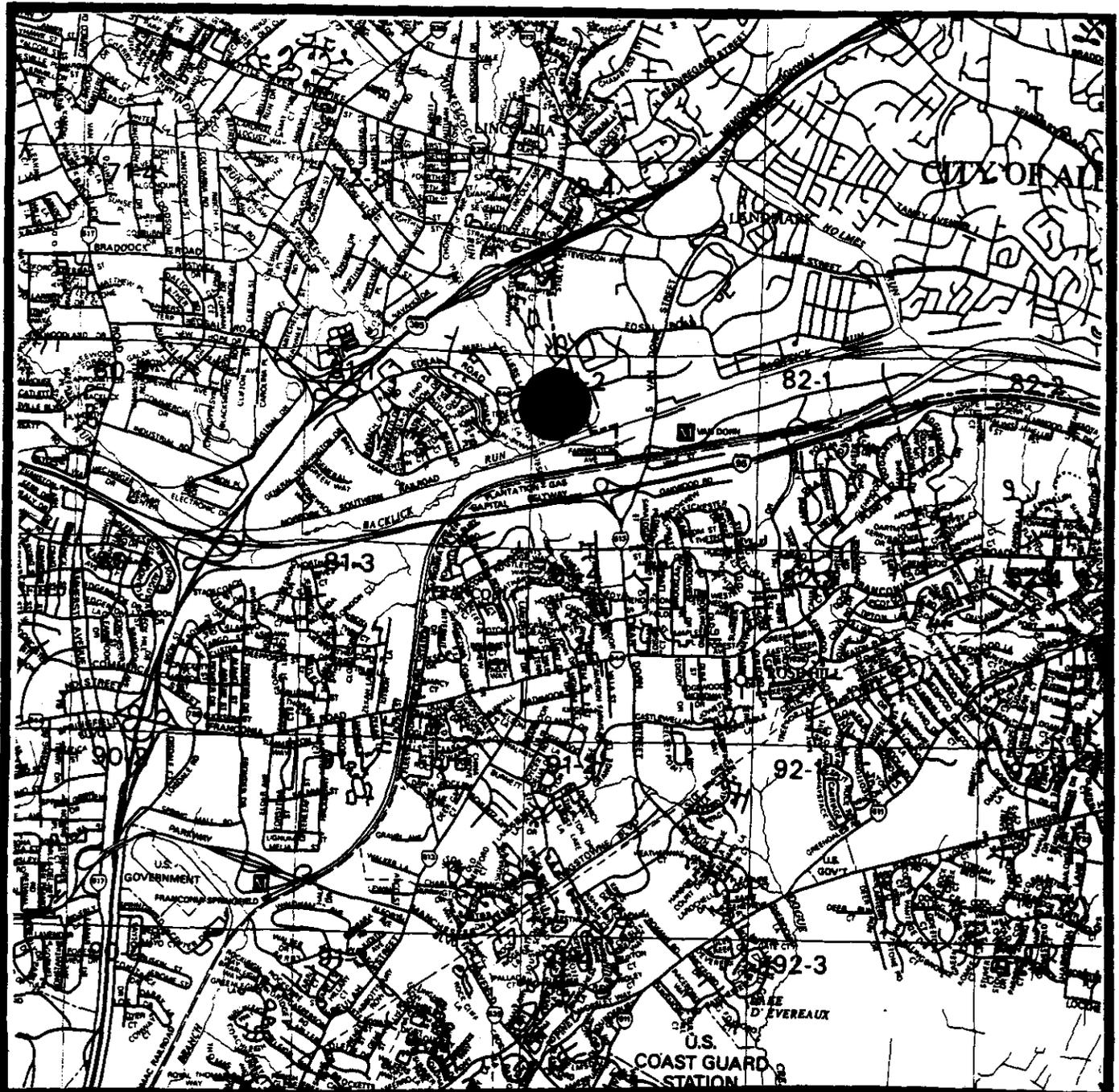


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

# REZONING APPLICATION

## RZ 2000-MA-036

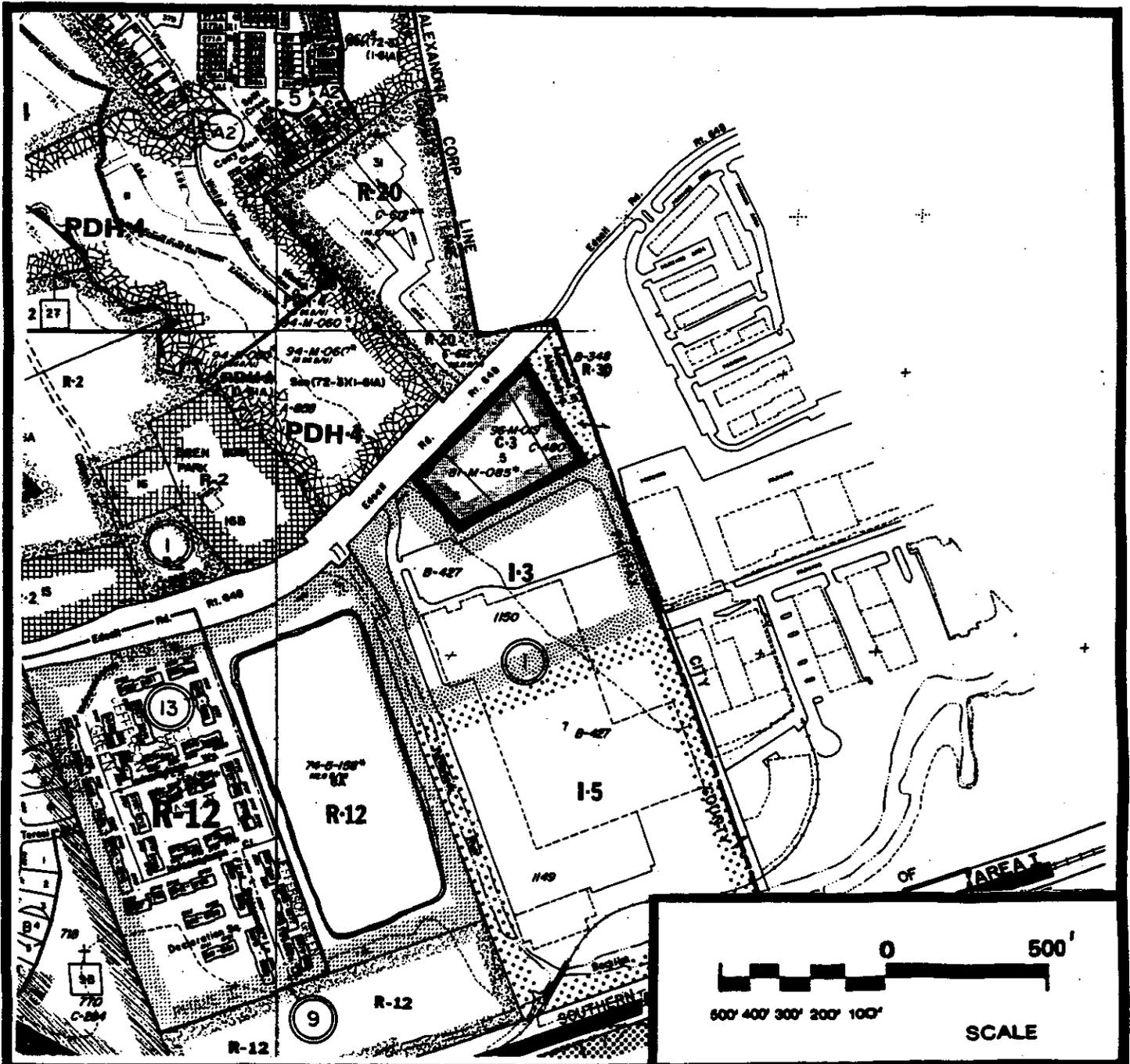
RZ 00-M-036 S & R DEVELOPERS INC  
FILED 07/28/00 TO REZONE: 3.95 ACRES OF LAND; DISTRICT - MASON  
PROPOSED: RESIDENTIAL DEVELOPMENT AND WAIVER OF MINIMUM DISTRICT SIZE  
LOCATED: SOUTH SIDE OF EDSALL ROAD, APPROX. 200 FEET  
WEST OF THE ALEXANDRIA CITY LIMITS  
ZONING: C- 3  
TO: R- 8  
OVERLAY DISTRICT(S):  
MAP REF 081-2- /01/ /0884- ,0005- ,0006-



# REZONING APPLICATION

## RZ 2000-MA-036

**RZ 00-M-036**      **S & R DEVELOPERS INC**  
**FILED 07/28/00**    **TO REZONE: 3.95 ACRES OF LAND; DISTRICT - MASON**  
**PROPOSED: RESIDENTIAL DEVELOPMENT AND WAIVER OF MINIMUM DISTRICT SIZE**  
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**WEST OF THE ALEXANDRIA CITY LIMITS**  
**ZONING: C-3**  
**TO: R-8**  
**OVERLAY DISTRICT(S):**  
**MAP REF 081-2- /01/ /0004- ,0005- ,0006-**



# GENERALIZED DEVELOPMENT PLAN ALEXANDRIA KNOLLS

MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

OCTOBER 16, 2000. REVISED 10-20-2000



VICINITY MAP  
SCALE: 1" = 2000'



SOIL NO.	SOIL NAME	PROBLEM CLASS
1A	MIXED ALLUVIAL	A
8B	HAYESVILLE	B
11B	MARINE (CRETACEOUS) CLAYS	A

SOILS MAP  
SCALE: 1" = 500'

- SHEET INDEX**
- COVER SHEET
  - GENERALIZED DEVELOPMENT PLAN
  - EXISTING VEGETATION PLAN
  - LANDSCAPING PLAN
  - FRONT ELEVATION PLAN

### SITE LABELATION

EXISTING ZONING = E-7  
PROPOSED ZONING = R-8  
TOTAL SITE AREA = 1.848 ACRES  
4.5 ACRES FRONT ATTACHED GARAGE PROPOSED  
PROPOSED DENSITY = 24 UNITS/ACRE = 6.00 DU/AC  
MINIMUM DISTANCE TO NEIGHBORING PROPERTIES OF SECTION 8 SID)  
MINIMUM DISTANCE TO NEIGHBORING PROPERTIES OF SECTION 8 SID)  
MINIMUM LOT AREA PROVIDED = 2,100 SF  
MINIMUM LOT WIDTH REQUIRED = 18 FEET  
MINIMUM LOT WIDTH PROVIDED = 20 FEET  
OPEN SPACE REQUIRED = 408 = 2.2% AC (TOTAL OF PARKING "A")  
OPEN SPACE PROVIDED = 688 = 3.7% AC (GARDEN AREA)  
3-YEAR SPACE PROVIDED: 58% = 2.8% AC (GARDEN AREA)

### BLANK REGULATIONS

MINIMUM BUILDING HEIGHT REQUIRED = 35 FEET  
MINIMUM BUILDING HEIGHT PROVIDED = 34 FEET

### MINIMUM YARD REQUIREMENTS

FRONT YARD (CONTROLLED BY 15 DEGREE ANGLE OF BULK PLANE)  
MINIMUM YARD WIDTH REQUIRED = 18 FEET  
MINIMUM YARD WIDTH PROVIDED = 20 FEET  
SIDE YARD (CONTROLLED BY 15 DEGREE ANGLE OF BULK PLANE)  
MINIMUM YARD WIDTH REQUIRED = 10 FEET  
MINIMUM YARD WIDTH PROVIDED = 20 FEET  
REAR YARD (CONTROLLED BY 15 DEGREE ANGLE OF BULK PLANE)  
MINIMUM YARD WIDTH REQUIRED = 10 FEET  
MINIMUM YARD WIDTH PROVIDED = 20 FEET  
A PRIVATE YARD, HAVING A MINIMUM AREA OF 200 SQUARE FEET, SHALL BE PROVIDED ON EACH LOT SERVING PROPERTY (AND PROPOSED = 200 SF)

### PARKING LABELATIONS

PARKING REQUIRED = 23 PER UNIT = 55  
PARKING PROVIDED = 6 PER UNIT (2 GARAGES)  
24 PER UNIT (2 GARAGES)

MINIMUM CLAY BENEATH TAD  
40% 3.1400 AC X 8 = 1342 UNITS  
37% 3.1400 AC X 8 = 1437 UNITS  
TOTAL = 2779 UNITS

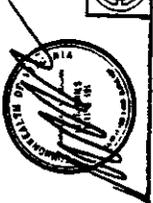
PEREYB CERTIFY THAT ALL NECESSARY PERMITS, REQUIREMENTS, AND FEES WILL BE OBTAINED PRIOR TO COMMENCING (AND) DISTRIBUTING ACTIVITIES

Signature: *[Signature]*  
DATE: 10-16-00

### DEVELOPMENT PLAN NOTES

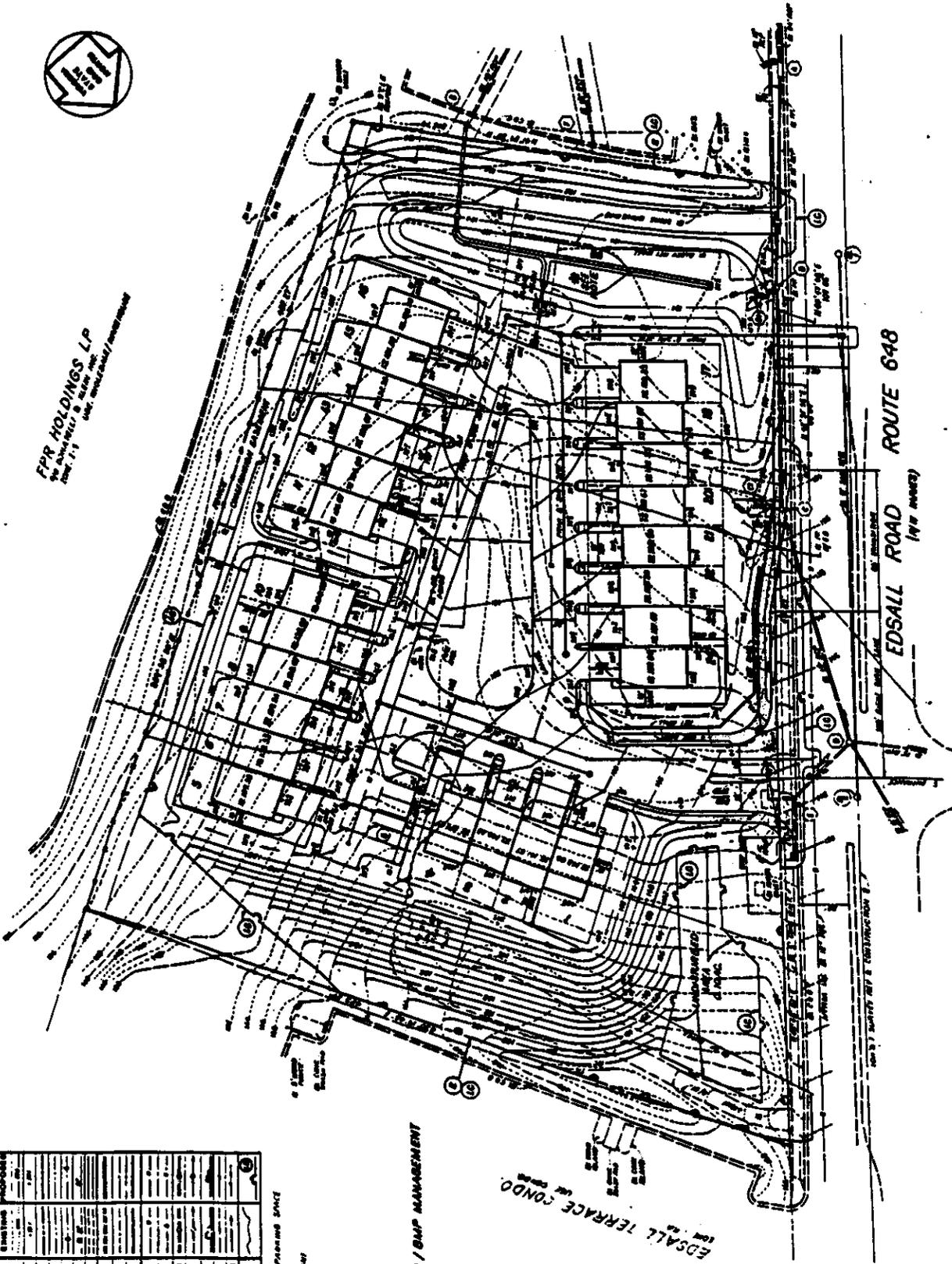
- THIS PROPERTY IS IDENTIFIED ON COUNTY OF FAIRFAX ZONING MAPS BY-2(1)(1) PARCELS 4, 5 AND 6
- OWNER/DEVELOPER: S & R DEVELOPER, INC
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY HAROLD A. LOGAN ASSOC. P.C. IN APRIL, 2000
- TOPOGRAPHY IS SHOWN AT CONTOUR INTERVALS OF 2 FEET
- NO FILL NEIGHBORHOOD
- THIS PROPERTY IS LOCATED WITHIN THE CAMERON RUN WATERSHED
- THE PROPOSED LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER
- CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS OBTAINED, SUBJECT TO MARKET CONDITIONS
- NO FLOODPLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDORS (EQC), ARE EXISTING ON THIS PROPERTY
- THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS SPECIFICALLY NOTED
- ALL STRUCTURES CURRENTLY EXISTING ON THE PROPERTY ARE TO BE DEMOLISHED
- TO THE BEST KNOWLEDGE OF THE SURVEYOR, NO EXISTING UTILITY EASEMENT HAVING A WIDTH OF 20 FEET OR MORE, ARE ON THE PROPERTY
- TO THE BEST KNOWLEDGE OF THE SURVEYOR AND DEVELOPER, THERE ARE NO EXISTING HUMAN GRAVES ON-SITE
- OPEN SPACE TO BE CONVERTED TO A HOMEOWNERS ASSOCIATION
- THE FAIRFAX COUNTY COMPREHENSIVE PLAN DEFINES DEVELOPMENT OF THIS SITE FOR 5-8 DWELLING UNITS PER ACRE, COMPATIBLE WITH SURROUNDING DEVELOPMENT
- NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON-SITE
- EXISTING WELLS AND SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH FAIRFAX COUNTY HEALTH DEPARTMENT ADEQUATE OFFFALL WILL BE PROVIDED WITH FINAL DUE PLAN
- NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS DEVELOPMENT
- EXISTING TREES, BURNING SCENE ASSES AND NATURAL FEATURES WHICH ARE DESIRING OF PROTECTION AND PRESERVATION SHALL BE MAINTAINED TO THE MAXIMUM FEASIBLE PRACTICAL
- NOTWITHSTANDING THE IMPROVEMENTS AND FABRICATIONS SHOWN ON THIS PLAN, THE APPLICABLE RESOURCES (BOTH PUBLIC AND PRIVATE) SHALL BE MAINTAINED TO THE MAXIMUM FEASIBLE PRACTICAL, INCLUDING THE MAINTENANCE OF EXISTING LOT LINES AND LOTS OF CLEARANCE AND GRADING AS SHOWN ON THIS PLAN, AND SHALL BE SUBJECT TO ANY MODIFICATIONS WITH FINAL ENGINEERING REQUIREMENTS
- CONCEPTUAL DESIGN AND CONSTRUCTION SHALL BE FOR INFORMATIONAL PURPOSES ONLY AND WILL BE SUBJECT TO ALL NECESSARY APPROVALS AND PERMITS. THE APPLICABLE RESOURCES (BOTH PUBLIC AND PRIVATE) SHALL BE MAINTAINED TO THE MAXIMUM FEASIBLE PRACTICAL, INCLUDING THE MAINTENANCE OF EXISTING LOT LINES AND LOTS OF CLEARANCE AND GRADING AS SHOWN ON THIS PLAN, AND SHALL BE SUBJECT TO ANY MODIFICATIONS WITH FINAL ENGINEERING REQUIREMENTS
- STORM WATER MANAGEMENT AND WATER QUALITY CONTROL (WQC) WILL BE PROVIDED ON-SITE
- THE EXACT DESIGN OF THE STORMWATER MANAGEMENT/POND SHALL BE DETERMINED AT THE FINAL DUE PLAN. ANY CHANGES TO THE DESIGN SHALL BE SUBJECT TO ANY NECESSARY APPROVALS AND PERMITS
- THE OWNER RESERVES THE RIGHT TO MODIFY, ERECT AND PROPOSED VEGETATION AS NECESSARY WITH THE FINAL PLAN. ANY CHANGES TO THE DESIGN SHALL BE SUBJECT TO ANY NECESSARY APPROVALS AND PERMITS
- THE OWNER RESERVES THE RIGHT TO REDUCE COMMUNITY PARKING SPACES AS NECESSARY DUE TO FINAL DESIGN CONSIDERATIONS
- CONCURRENT PROCESSING OF THE ZONING APPLICATION AND THE FINAL DUE PLAN HAS BEEN APPROVED ON AUGUST 7, 2000
- LIMITS OF STORMWATER, UTILITY AND/OR CONSTRUCTION APPROXIMATE, EXACT LIMITS WILL BE DETERMINED WITH FINAL PLAN.

HAROLD A. LOGAN  
REGISTERED PROFESSIONAL SURVEYOR  
10101 WOODBURN ROAD, SUITE 100  
FAIRFAX, VIRGINIA 22031  
TEL: 703-291-9800





FPR HOLDINGS LP  
 5000 UNIVERSITY BLVD, SUITE 200  
 FALLS CHURCH, VA 22044



LEGEND	SYMBOL	DESCRIPTION
1	(Circle with 1)	EXISTING SANITARY SEWER
2	(Circle with 2)	EXISTING STORM SEWER
3	(Circle with 3)	PROPOSED SANITARY SEWER
4	(Circle with 4)	PROPOSED STORM SEWER
5	(Circle with 5)	PROPOSED SANITARY SEWER TABULATION
6	(Circle with 6)	PROPOSED STORM SEWER TABULATION
7	(Circle with 7)	PROPOSED SANITARY SEWER MANHOLE
8	(Circle with 8)	PROPOSED STORM SEWER MANHOLE
9	(Circle with 9)	PROPOSED SANITARY SEWER CLEANOUT
10	(Circle with 10)	PROPOSED STORM SEWER CLEANOUT
11	(Circle with 11)	PROPOSED SANITARY SEWER VALVE
12	(Circle with 12)	PROPOSED STORM SEWER VALVE
13	(Circle with 13)	PROPOSED SANITARY SEWER CLEANOUT
14	(Circle with 14)	PROPOSED STORM SEWER CLEANOUT
15	(Circle with 15)	PROPOSED SANITARY SEWER CLEANOUT
16	(Circle with 16)	PROPOSED STORM SEWER CLEANOUT
17	(Circle with 17)	PROPOSED SANITARY SEWER CLEANOUT
18	(Circle with 18)	PROPOSED STORM SEWER CLEANOUT
19	(Circle with 19)	PROPOSED SANITARY SEWER CLEANOUT
20	(Circle with 20)	PROPOSED STORM SEWER CLEANOUT
21	(Circle with 21)	PROPOSED SANITARY SEWER CLEANOUT
22	(Circle with 22)	PROPOSED STORM SEWER CLEANOUT
23	(Circle with 23)	PROPOSED SANITARY SEWER CLEANOUT
24	(Circle with 24)	PROPOSED STORM SEWER CLEANOUT
25	(Circle with 25)	PROPOSED SANITARY SEWER CLEANOUT
26	(Circle with 26)	PROPOSED STORM SEWER CLEANOUT
27	(Circle with 27)	PROPOSED SANITARY SEWER CLEANOUT
28	(Circle with 28)	PROPOSED STORM SEWER CLEANOUT
29	(Circle with 29)	PROPOSED SANITARY SEWER CLEANOUT
30	(Circle with 30)	PROPOSED STORM SEWER CLEANOUT
31	(Circle with 31)	PROPOSED SANITARY SEWER CLEANOUT
32	(Circle with 32)	PROPOSED STORM SEWER CLEANOUT
33	(Circle with 33)	PROPOSED SANITARY SEWER CLEANOUT
34	(Circle with 34)	PROPOSED STORM SEWER CLEANOUT
35	(Circle with 35)	PROPOSED SANITARY SEWER CLEANOUT
36	(Circle with 36)	PROPOSED STORM SEWER CLEANOUT
37	(Circle with 37)	PROPOSED SANITARY SEWER CLEANOUT
38	(Circle with 38)	PROPOSED STORM SEWER CLEANOUT
39	(Circle with 39)	PROPOSED SANITARY SEWER CLEANOUT
40	(Circle with 40)	PROPOSED STORM SEWER CLEANOUT
41	(Circle with 41)	PROPOSED SANITARY SEWER CLEANOUT
42	(Circle with 42)	PROPOSED STORM SEWER CLEANOUT
43	(Circle with 43)	PROPOSED SANITARY SEWER CLEANOUT
44	(Circle with 44)	PROPOSED STORM SEWER CLEANOUT
45	(Circle with 45)	PROPOSED SANITARY SEWER CLEANOUT
46	(Circle with 46)	PROPOSED STORM SEWER CLEANOUT
47	(Circle with 47)	PROPOSED SANITARY SEWER CLEANOUT
48	(Circle with 48)	PROPOSED STORM SEWER CLEANOUT
49	(Circle with 49)	PROPOSED SANITARY SEWER CLEANOUT
50	(Circle with 50)	PROPOSED STORM SEWER CLEANOUT

1. IN 1" = 40' SCALE  
 2. IN 1" = 40' SCALE

★ DENOTES STORM WATER / BMP MANAGEMENT

EDSALL TERRACE CONDO  
 UNIT 101

OWNER ADDRESS THE SHEET:  
 FAIRFAX APARTMENTS ASSOC.  
 1000 N. 100

OWNER ADDRESS THE SHEET:  
 PULTE HOME CORP.  
 1000 N. 100

STORM SEWER TABULATION

NO.	MANHOLE	INLET	OUTLET	LENGTH	DATE
1	101	102	103	100'	08/15/07
2	102	103	104	100'	08/15/07
3	103	104	105	100'	08/15/07
4	104	105	106	100'	08/15/07
5	105	106	107	100'	08/15/07
6	106	107	108	100'	08/15/07
7	107	108	109	100'	08/15/07
8	108	109	110	100'	08/15/07
9	109	110	111	100'	08/15/07
10	110	111	112	100'	08/15/07
11	111	112	113	100'	08/15/07
12	112	113	114	100'	08/15/07
13	113	114	115	100'	08/15/07
14	114	115	116	100'	08/15/07
15	115	116	117	100'	08/15/07
16	116	117	118	100'	08/15/07
17	117	118	119	100'	08/15/07
18	118	119	120	100'	08/15/07
19	119	120	121	100'	08/15/07
20	120	121	122	100'	08/15/07
21	121	122	123	100'	08/15/07
22	122	123	124	100'	08/15/07
23	123	124	125	100'	08/15/07
24	124	125	126	100'	08/15/07
25	125	126	127	100'	08/15/07
26	126	127	128	100'	08/15/07
27	127	128	129	100'	08/15/07
28	128	129	130	100'	08/15/07
29	129	130	131	100'	08/15/07
30	130	131	132	100'	08/15/07
31	131	132	133	100'	08/15/07
32	132	133	134	100'	08/15/07
33	133	134	135	100'	08/15/07
34	134	135	136	100'	08/15/07
35	135	136	137	100'	08/15/07
36	136	137	138	100'	08/15/07
37	137	138	139	100'	08/15/07
38	138	139	140	100'	08/15/07
39	139	140	141	100'	08/15/07
40	140	141	142	100'	08/15/07
41	141	142	143	100'	08/15/07
42	142	143	144	100'	08/15/07
43	143	144	145	100'	08/15/07
44	144	145	146	100'	08/15/07
45	145	146	147	100'	08/15/07
46	146	147	148	100'	08/15/07
47	147	148	149	100'	08/15/07
48	148	149	150	100'	08/15/07
49	149	150	151	100'	08/15/07
50	150	151	152	100'	08/15/07

SANITARY SEWER TABULATION

NO.	MANHOLE	INLET	OUTLET	LENGTH	DATE
1	101	102	103	100'	08/15/07
2	102	103	104	100'	08/15/07
3	103	104	105	100'	08/15/07
4	104	105	106	100'	08/15/07
5	105	106	107	100'	08/15/07
6	106	107	108	100'	08/15/07
7	107	108	109	100'	08/15/07
8	108	109	110	100'	08/15/07
9	109	110	111	100'	08/15/07
10	110	111	112	100'	08/15/07
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18	118	119	120	100'	08/15/07
19	119	120	121	100'	08/15/07
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29	129	130	131	100'	08/15/07
30	130	131	132	100'	08/15/07
31	131	132	133	100'	08/15/07
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33	133	134	135	100'	08/15/07
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35	135	136	137	100'	08/15/07
36	136	137	138	100'	08/15/07
37	137	138	139	100'	08/15/07
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42	142	143	144	100'	08/15/07
43	143	144	145	100'	08/15/07
44	144	145	146	100'	08/15/07
45	145	146	147	100'	08/15/07
46	146	147	148	100'	08/15/07
47	147	148	149	100'	08/15/07
48	148	149	150	100'	08/15/07
49	149	150	151	100'	08/15/07
50	150	151	152	100'	08/15/07

ALEXANDRIA KNOLLS  
 1000 UNIVERSITY BLVD, SUITE 200  
 FALLS CHURCH, VA 22044  
 HAROLD A. LOGAN - ASSOCIATES PC  
 1000 UNIVERSITY BLVD, SUITE 200  
 FALLS CHURCH, VA 22044

SCALE: 1" = 40'  
 DATE: 08/15/07  
 DRAWN: [Name]  
 CHECKED: [Name]  
 APPROVED: [Name]  
 08/15/07

OWNER ADDRESS THE SHEET:  
 PULTE HOME CORP.  
 1000 N. 100

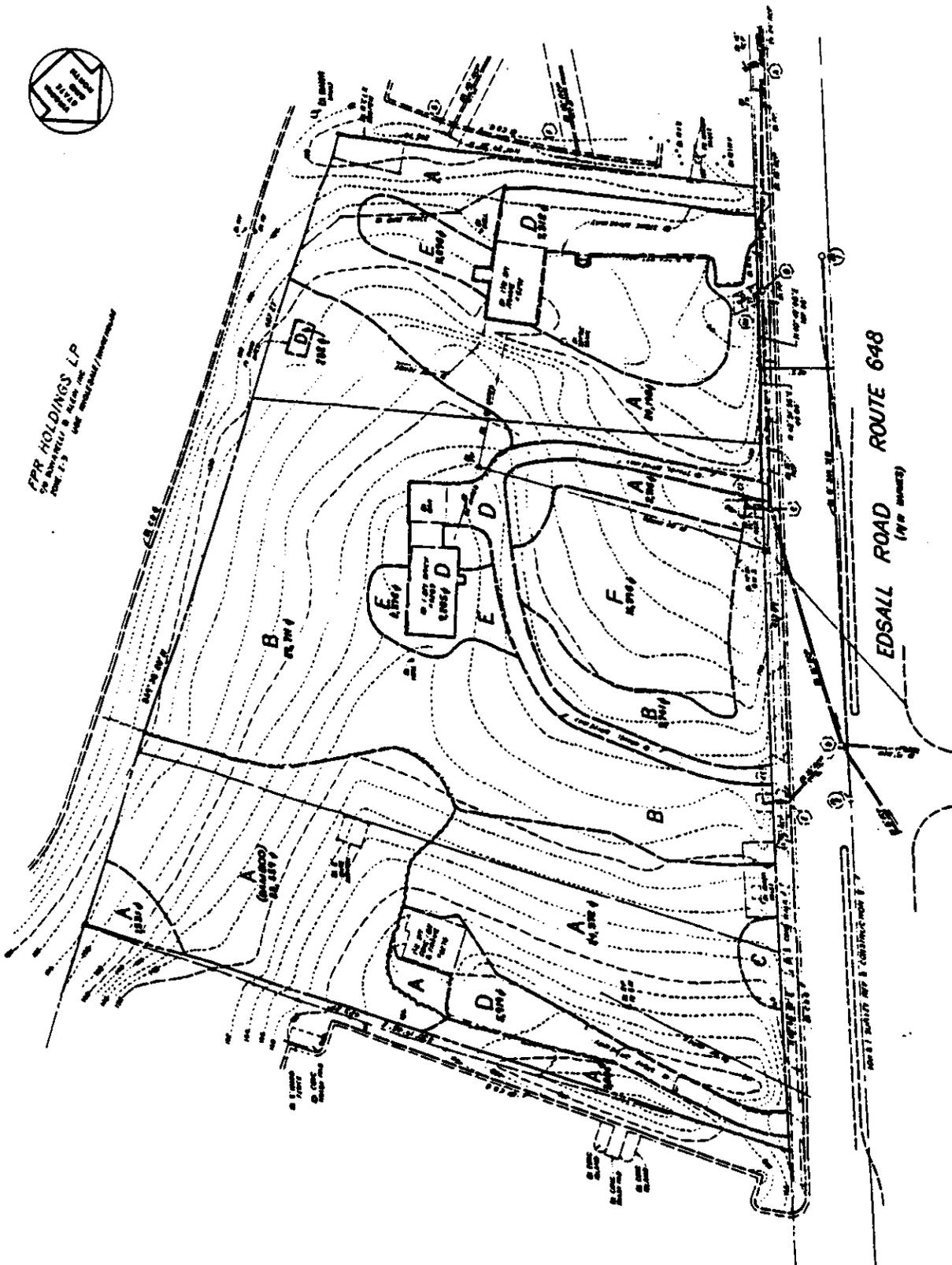
OWNER ADDRESS THE SHEET:  
 FAIRFAX APARTMENTS ASSOC.  
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 FAIRFAX APARTMENTS ASSOC.  
 1000 N. 100



FPR HOLDINGS LP  
 10000 N. 100th St., Suite 100  
 Edmonds, WA 98149



TYPE	STAGE	EST. DATE
A-UPLAND	BARKY SUCCESSIONAL	79-AM
B-UPLAND	SERIALS	81-AM
C-UPLAND	CLIMAX	81-AM
D-DEVELOPED		82-AM
E-MAINTAINED	GRASSLAND	84-AM
F-UPLAND	PIONEER	84-AM

**ALEXANDRIA KNOLLS**  
 10000 N. 100th St., Suite 100  
 Edmonds, WA 98149

**HAROLD A. LOGAN - ASSOCIATES PC**  
 10000 N. 100th St., Suite 100  
 Edmonds, WA 98149

SCALE: 1" = 40'  
 DATE: 8-2-88  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 REVISIONS:

**SANITARY SEWER TABULATION**

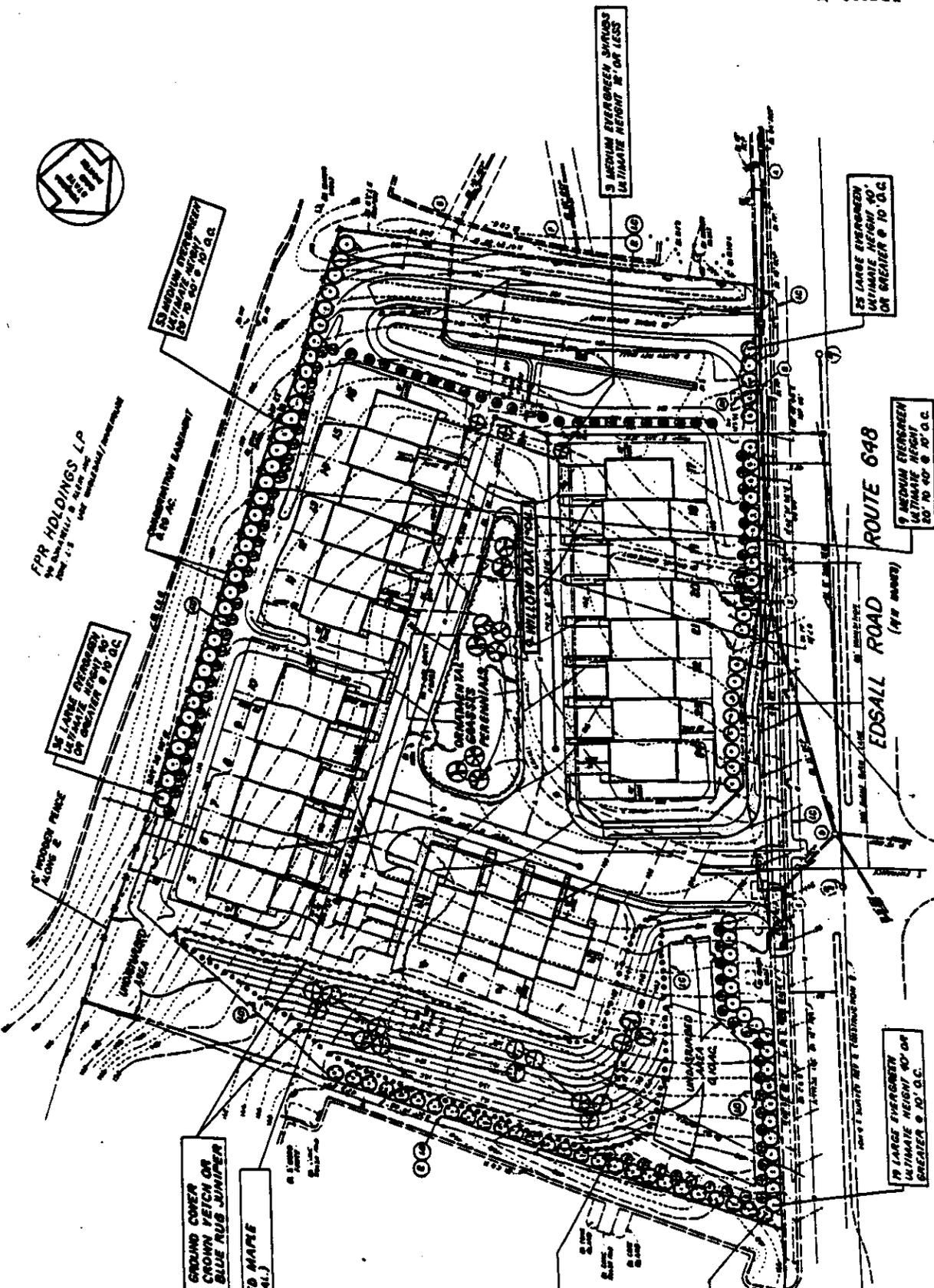
NO.	DATE	DESCRIPTION
1	8-2-88	PRELIMINARY
2	8-2-88	REVISED

**FORM SEWER TABULATION**

NO.	DATE	DESCRIPTION
1	8-2-88	PRELIMINARY
2	8-2-88	REVISED
3	8-2-88	REVISED
4	8-2-88	REVISED
5	8-2-88	REVISED
6	8-2-88	REVISED
7	8-2-88	REVISED
8	8-2-88	REVISED
9	8-2-88	REVISED
10	8-2-88	REVISED
11	8-2-88	REVISED
12	8-2-88	REVISED
13	8-2-88	REVISED
14	8-2-88	REVISED
15	8-2-88	REVISED
16	8-2-88	REVISED
17	8-2-88	REVISED
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24	8-2-88	REVISED
25	8-2-88	REVISED
26	8-2-88	REVISED
27	8-2-88	REVISED
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29	8-2-88	REVISED
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32	8-2-88	REVISED
33	8-2-88	REVISED
34	8-2-88	REVISED
35	8-2-88	REVISED
36	8-2-88	REVISED
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44	8-2-88	REVISED
45	8-2-88	REVISED
46	8-2-88	REVISED
47	8-2-88	REVISED
48	8-2-88	REVISED
49	8-2-88	REVISED
50	8-2-88	REVISED



**FPR HOLDINGS, L.P.**  
 100 UNIVERSITY BLVD, SUITE 100  
 FORT WORTH, TEXAS 76102  
 (817) 339-1111



**SEE COVER JAMBLED**  
 GROSS SQ. AREA - 11,000 SQ. FT. ±  
 NET AREA - 10,000 SQ. FT. ±  
 NET COVERED AREA - 11,000 SQ. FT. ±  
 NET UNCOVERED AREA - 1,000 SQ. FT. ±

**ALEXANDRIA KNOLLS**  
 LANDSCAPE PLAN  
 HARVARD COUNTY, MASSACHUSETTS  
**HAROLD A. UOYAN - ASSOCIATES PC**

SCALE: 1" = 40'  
 DATE: 10-18-00  
 DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 10-18-00

25 LARGE EVERGREEN  
 ULTIMATE HEIGHT 40'  
 ON GREATER @ 10' O.C.

25 MEDIUM EVERGREEN  
 ULTIMATE HEIGHT 20'  
 ON GREATER @ 10' O.C.

OWNER ACROSS THE STREET!  
**PULTE HOME CORP.**  
 1000 PULTE BLVD.  
 FORT WORTH, TX 76102

**ROUTE 648**

**EDSALL ROAD**  
 (NEW STREET)

**SANITARY SEWER  
 TABULATION**

- ① 10' DIA. 10' DEEP
- ② 12' DIA. 12' DEEP
- ③ 15' DIA. 15' DEEP
- ④ 18' DIA. 18' DEEP

OWNER ACROSS THE STREET!  
**FALLEN APARTMENTS ASSOC.**  
 1000 PULTE BLVD.  
 FORT WORTH, TX 76102

**FORM SEWER TABULATION**

- ① 12" DIA. 12' DEEP
- ② 15" DIA. 15' DEEP
- ③ 18" DIA. 18' DEEP
- ④ 21" DIA. 21' DEEP
- ⑤ 24" DIA. 24' DEEP
- ⑥ 30" DIA. 30' DEEP
- ⑦ 36" DIA. 36' DEEP
- ⑧ 42" DIA. 42' DEEP
- ⑨ 48" DIA. 48' DEEP
- ⑩ 54" DIA. 54' DEEP
- ⑪ 60" DIA. 60' DEEP
- ⑫ 72" DIA. 72' DEEP
- ⑬ 84" DIA. 84' DEEP
- ⑭ 96" DIA. 96' DEEP
- ⑮ 108" DIA. 108' DEEP
- ⑯ 120" DIA. 120' DEEP

GROUND COVER OR  
 CROWN FETTER OR  
 BLUE HUB JUMPER

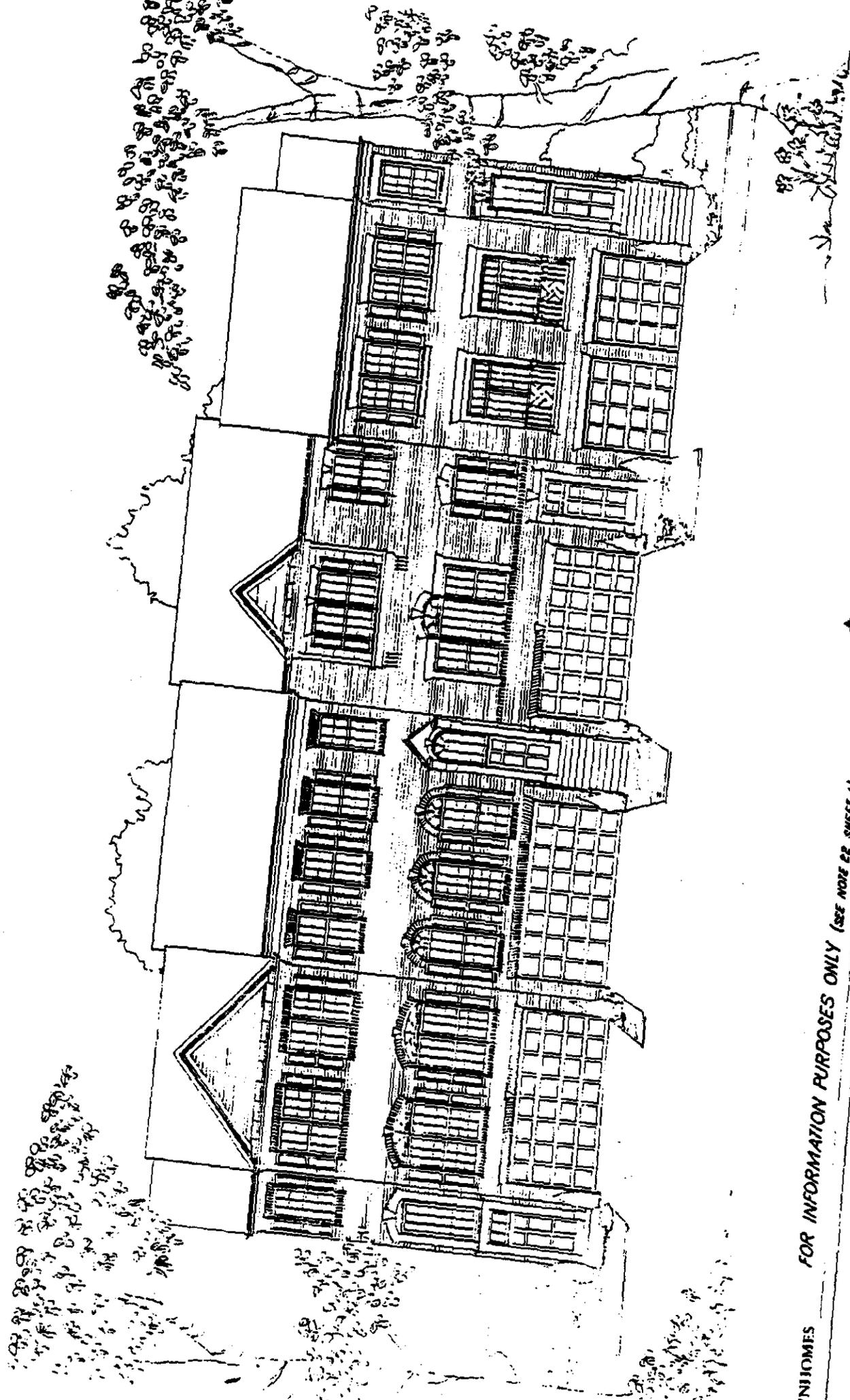
RED MAPLE  
 (7" CAL.)

**EDSALL TERRACE CONDO**  
 1000 PULTE BLVD.  
 FORT WORTH, TX 76102

25 MEDIUM EVERGREEN  
 ULTIMATE HEIGHT 20'  
 ON GREATER @ 10' O.C.

25 LARGE EVERGREEN  
 ULTIMATE HEIGHT 40'  
 ON GREATER @ 10' O.C.

25 LARGE EVERGREEN  
 ULTIMATE HEIGHT 40'  
 ON GREATER @ 10' O.C.



SHEET NO. 41-0000

ALEXANDRIA KNOLLS  
 WILSON ARCHITECT  
 FRONT ELEVATION  
 HARROLD COUNTY, GEORGIA  
 HARROLD A. LOGAN - ASSOCIATES PC

SCALE: 1/4" = 1'-0"  
 NORTH

OWNHOMES FOR INFORMATION PURPOSES ONLY (SEE NOTE 22, SHEET 1)



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

**DESCRIPTION OF THE APPLICATION**

**Applicant:** S & R Developers, Inc.

**Location:** 6275-6291 Edsall Road, South side of Edsall Road, approximately 200 feet west of the Alexandria City limits.

**Request:** To rezone 3.95 acres from C-3 (Office) District to R-8 (Residential, 8 du/ac) District to permit development of 24 single-family attached (townhouse) units at an overall density of 6.08 dwelling units/acre (du/ac).

**Waivers and Modifications Requested:**

A waiver of the minimum district requirement as specified in section 9-610.

**LOCATION AND CHARACTER**

**Site Description:**

The subject property is located on the south side of Edsall Road between the City of Alexandria and Turkeycock Run. Currently there are three lots and each is occupied with a single-family detached dwelling; the lots are mostly wooded.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Open space for residential development and multi-family dwellings	PDH-4 & R-20	Residential (2-3 du/ac) & Residential (5-8 du/ac)
<b>South</b>	Wholesale warehouses	I-3	Industrial
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>East</b>	Multi-family Dwellings	*	*
<b>West</b>	Parking lot	I-3	Residential (3-4 du/ac) and Residential (2-3 du/ac)

\* City of Alexandria

### **BACKGROUND**

<b>Application</b>	<b>Date</b>	<b>Use</b>	<b>Action</b>
C-480	11/26/73	Rezone from RE-0.5 to I-L	BOS Denied <sup>1</sup>
RZ 81-M-085	6/28/82	Rezone from R-2 to C-3 to build an office building.	BOS Approved <sup>2</sup>
RZ 96-M-019	10/1/98	Rezone from C-3 to I-5 to construct mini-storage facility	Withdrawn by applicant <sup>3</sup>

<sup>1</sup> On November 26, 1973, the Board of Supervisors denied C-480 to rezone one (1) acre of the subject site from RE-0.5 to I-L.

<sup>2</sup> On June 28, 1982, the Board of Supervisors approved RZ 81-M-085, which permitted the construction of an office building on the site. This project was not executed; a copy of the approved proffers is contained in Appendix 4 for reference.

<sup>3</sup> On October 1, 1998, the applicant withdrew the rezoning application.

### **COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

**Plan Area:** Area I  
**Planning Sector:** Bren Mar Park Community Planning Sector (L-3)  
 Lincolnia Planning District

On page 115 of the Addendum to the Area I Volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, states:

Modify: Page 336 of the Area I Volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, Lincolnia Planning District, Bren Mar Park Community Planning Sector (L3), Recommendations, Land Use, recommendation # 5 reads:

"5. The tract along the south side of Edsall Road, immediately west of the Alexandria City line, is planned for office use up to .25 FAR and building heights not to exceed 45 feet to minimize the visual impact on adjacent residential areas. As an option, this area may develop as residential use at 5-8 du/ac if the following conditions are met:

- Full consolidation of parcels 81-2 ((2)) 4, 5 and 6\*;
- Provision of appropriate screening/buffering to adjacent non-residential uses; and
- Height of structures not to exceed 45 feet"

\* These tax parcel numbers do not exist. It has been determined that the correct tax parcel reference should be 81-2 ((1)) 4, 5 and 6, which corresponds with the tax parcel numbers for the subject parcels.

**Plan Map:** Office

## **ANALYSIS**

**Generalized Development Plan (GDP) (Copy at front of staff report)**

**Title:** Alexandria Knolls

**Prepared By:** Harold A. Logan – Associates P.C.

**Original and Final Revision Date:** May 5, 2000 as revised through December 20, 2000

The GDP Plan consists of five sheets. Sheet one features the vicinity and soil maps, tabulations and notes. Sheet two includes the layout plan, and the storm and sanitary sewer tabulations. Sheet three is the existing vegetation plan. Sheet

four shows the landscaping plan. Sheet five is the front elevation of the townhouses. The following features are depicted on the GDP:

- 24 – Two story attached dwellings (townhouses).
- The three existing detached single-family dwellings will be removed.
- One point of vehicular access to the site is shown off Edsall Road. A right turn taper is shown.
- 102 parking spaces are to be provided on site. 55 parking spaces are required.
- 56% of the site is open space (20% open space is required.)
- Undisturbed areas are shown in the northeastern and southeastern corners of the site.
- Stormwater management facilities are depicted along the western property boundary of the site.
- Sidewalks are shown from Edsall Road into the site and along the front yards of the townhouses.

#### **Land Use Analysis (Appendix 5)**

The proposed development conforms to the use and intensity guidelines stated in the Comprehensive Plan. Furthermore, the residential use option specified in the Comprehensive Plan may be pursued because the conditions set forth for that option (parcel consolidation, screening and buffering and building height limit) are met.

#### **Transportation Analysis (Appendix 6)**

**Issue:** Right turn lane into the site.

Based on a number of factors including traffic volume, speed and terrain, staff recommended the provision of a right turn lane into the site to allow for the deceleration of traffic entering the site from westbound Edsall Road, subject to VDOT approval.

**Resolution:**

The applicant has provided a proffer committing to a right turn lane which meets VDOT standards.

**Issue:** Back up area for parking spaces near townhouse #5 was not adequate.

Staff recommended an increase in the amount of back space for vehicles maneuvering out of the parking spaces near townhouse #5.

**Resolution:**

On the most recently amended GDP dated December 20, 2000, the applicant shows an additional 10 feet of paving surface which allows more depth for backing up. This modification will improve vehicle maneuvering in the parking area.

**Issue:** Island divider in the middle of the entrance.

**Resolution:**

The applicant has proposed a proffer committing to a right turn lane and entrance meeting VDOT standards, which addresses this issue.

**Environmental Analysis (Appendix 7)**

**Issue:** Stormwater Best Management Practices and soil constraints

This site falls within the Cameron Run Watershed of Fairfax County which is part of the County's Chesapeake Bay Watershed. Turkeycock Run, a tributary in this watershed, is considered a Resource Protection Area (RPA) and the subject site shares its western boundary with that of the one hundred year floodplain. On the western portion of the land, the applicant has proposed a bioretention area to accommodate the water quality and quantity requirements. This site however is characterized by hydric soil, and has mixed alluvial soil where the bioretention area is proposed and marine clay throughout the remainder of the site. This site has limited capacity to absorb stormwater and it needs to be determined whether the proposed bioretention facility has the necessary capacity to handle the stormwater needs of the site. It is important to ensure that the composition of the soils will not thwart the effectiveness of the proposed stormwater management and BMPs.

**Resolution:**

The applicant has proposed a proffer to provide stormwater management in accordance with requirements of the Public Facilities Manual of Fairfax County.

**Issue:** Tree preservation and restoration

The site is densely vegetated with deciduous trees; however, information concerning the types of species and their quality has not been provided. The amount of tree preservation depicted on the GDP from May 2000 only showed potential tree preservation along the southern property boundary, otherwise the entire site is to be cleared. Although the most recently amended plan (revised December 20, 2000) depicts additional undisturbed areas in the northeast and southwest corners of the site, staff is concerned about the quality and quantity of trees that are saved.

**Resolution:**

The reduction in the number of units from 30 townhouses to 24 townhouses in the most recent revision of the GDP shows additional undisturbed land in the northeast and southeast corners of the site. The applicant has submitted a proffer which commits to provide a tree preservation plan showing individual trees to be preserved and the limits of clearing, so it can be reviewed and acted upon by the Urban Forestry Branch.

**Issue:** Soils

The site is primarily underlain with marine clay. This type of soil is characterized as a problem soil because of its shrink-swell quality that places uneven forces on foundations and the walls of buildings. Because thirty (30) percent or more of the site's land area is comprised of marine clays, this development is subject to Sect. 2-308 of the Zoning Ordinance. When this provision applies, it places a maximum density ceiling on the site. In this case, the proposed rezoning to the R-8 district would limit development to eight (8) units per acre. The maximum density provision further reduces the level of density that is permitted. Initially the applicant proposed thirty (30) dwelling units for this site. However, the known percentage of marine clay reported on county soil maps indicates the site is at least 78% marine clay. This would translate into a reduction of six (6) units.

**Resolution:**

The applicant has revised the GDP to show 24 dwelling units rather than the original 30 units. Further, the applicant has proposed a proffer that if the percentage of marine clay exceeds 78%, the applicant will reduce the number of

units accordingly, starting with the units in the southwest corner of the site. Additionally, the applicant has proposed a proffer that at the time of site plan review they will submit a geotechnical soil study for review and approval by the Geotechnical Review Board and will implement the findings.

**Issue: Trails**

The Trails Plan Map depicts a bicycle trail adjacent to Edsall Road and a stream valley trail and a bicycle trail along Turkeycock Run.

**Resolution:**

The applicant has proposed a proffer to address this issue.

**Fairfax County Park Authority (Appendix 8)**

The Park Authority requested a contribution of \$6,150 to provide recreational facilities for the proposed residential development. The applicant has proffered to contribute an equal amount of money for improvements in a nearby park in the Mason District. The proffer ensures that the amount of money contributed is adjusted for the inflation rate. The applicant has made an additional proffer to enhance the availability of recreational amenities to the residents of the residential development and the neighborhood by placing \$4,500 in escrow for the homeowner's association to purchase memberships in the Bren Mar Recreation Association for residents. Under the proposed proffer residents will be informed in writing of this recreational option at the time of contract.

**Sanitary Sewer Analysis (Appendix 9)**

The application property is located in the Cameron Run (1-3) Watershed. It would be sewered into the Alexandria Sanitation Authority Treatment Plant. An existing 8-inch line located in Edsall Road and approximately 50 feet from the property is adequate for the proposed use at this time.

**Water Service Analysis (Appendix 10)**

Adequate domestic water service is available at the site from existing 12 inch mains located at the property.

**Fire and Rescue Analysis (Appendix 11)**

The application property is serviced by the Fairfax County Fire and Rescue Department Station #26, Edsall Road. The property currently meets fire protection guidelines.

### Utilities Planning and Design Analysis (Appendix 12)

There are no drainage complaints filed with DPWES from the properties downstream of this site, however concern was raised about the right and left turn lanes off Edsall Road being substandard. Currently, there is a proposed proffer that commits to a right turn lane off Edsall Road which meets VDOT standards. Further it should be stated that the left turn lane off Edsall Road and into the housing development will be evaluated by DPWES during site plan review and will also need to meet VDOT standards.

### Fairfax County Public Schools (Appendix 13)

The proposed development of RZ 2000-MA-036 would be served by the following public schools: Bren Mar Park Elementary, Poe Middle, and Annandale High. Currently Bren Mar Park Elementary exceeds capacity. Poe Middle and Annandale High are projected to exceed capacity within five (5) years.

## ZONING ORDINANCE PROVISIONS

The following table illustrates how the proposed development conforms to the bulk standards of the R-8 District.

<b>Bulk Standards (R-8)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	None as proposed for single-family attached	Minimum lot – 2,160 sq. ft.
Lot Width	18 feet	24 feet (Interior lots) 34 feet (end lots)
Building Height	Maximum 35 feet	Maximum 34 feet
Front Yard	15° ABP, but not less than 5 feet	18 feet
Side Yard	15° ABP, but not less than 10 feet	10 feet where dwellings are not attached
Rear Yard	30° ABP, but not less than 20 feet	20 feet
Privacy Yard	200 square feet	Minimum of 200 square feet

Standard	Required	Provided
Open Space	20%	56%
Parking Parking Spaces	55 spaces	102 spaces

### **Waivers/Modifications**

#### **Waiver:**

In Article 3, Section 806 of the Zoning Ordinance, there is a minimum district size requirement of five (5) acres for R-8 (Residential District, Eight Dwelling units/acre). The site designated for this rezoning is 3.95 acres.

#### **Basis:**

1. The three parcels that comprise this site have not been reduced in size since the requirement of minimum district size was adopted in the Zoning Ordinance.
2. This development is not considered to have a deleterious effect on the adjacent properties because it is screened from the adjacent properties and is generally considered to have a lower intensity character than the industrial and residential uses that surround it.
3. In other regards this application is in compliance with the Zoning Ordinance.

Staff supports the waiver of the minimum district requirement because the bases set forth above have been met. Further, the Comprehensive Plan specifically cites the three parcels that make up this site and states that rezoning to an R-8 district is an option if the proposed development consolidates the parcels, screens the property, and does not build over 45 feet in height. The proposed development will maintain each of these recommendations. Finally, there is no adjacent land that is undeveloped which is available to be incorporated in this request to create a site over five (5) acres.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

This is an application to rezone 3.95 acres of land from the C-3 District to the R-8 District in order to develop a subdivision containing twenty-four (24) single-family attached dwellings. In staff's analysis, the proposed use is consistent with the plan language recommending an option for residential use because the parcels will be consolidated, the residential use will be screened from the use to the south and west, and finally because the dwellings will not exceed the height limit of forty-five feet expressed in the plan. In staff's evaluation, with incorporation of the draft proffers the application is in harmony with the Comprehensive Plan and conforms with the applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of RZ 2000-MA-036 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of a waiver of the minimum district requirement.

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 Proffers
2. Affidavit
3. Statement of Justification
4. Previously approved Proffers for RZ 81-M-085
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental and Urban Forestry Analyses
8. Fairfax County Park Authority
9. Sanitary Sewer Analysis

**APPENDICES (Cont.)**

10. Water Analysis
11. Fire and Rescue
12. Utilities Planning and Design Analysis
13. Fairfax County Schools
14. Glossary of Terms



## PROFFERS

RZ 2000-M-036

December 20, 2000

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, S & R, Developers, Inc., their successors and assigns, and owners for themselves, their successors and assigns (hereinafter referred to as the "Applicant"), in RZ 2000-M-036, filed for property identified on Fairfax County Tax Map as 81-2 ((1)) and 4, 5 and 6 (hereinafter referred to as the "Application Property"), agree to the following proffers, provided that Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property from the C-3 District to the R-8 District.

### 1. GENERALIZED DEVELOPMENT PLAN (GDP)

- a. Subject to the provisions of Section 18-203 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan (GDP), consisting of five (5) sheets, prepared by Harold A. Logan Associates, P.C., dated December 20, 2000.
- b. The illustrative architectural rendering as shown on Sheet 5 of the GDP is provided to illustrate the design intent of the proposed units. The building elevations shall be generally consistent in terms of character and quality with the illustration, and the materials on the exterior of the units will consist of a mix of either brick or siding. The specific features, such as the exact location of windows, doors, shutter and roofline, and other architectural details are subject to modification with final engineering and architectural design.
- c. Pursuant to Section 2-402 of the Zoning Ordinance, if the Department of Public Works and Environmental Services (DPWES) and/or the Geotechnical Review Board determines that the Application Property's marine clay coverage exceeds 78%, then the Applicant shall delete units in the southwestern portion of the Application Property shown on the GDP accordingly, and convert the lot area to the Homeowner's Association (HOA). The deletion of a unit shall not require the approval of a Proffer Condition Amendment by the Board. Any changes to the maximum number of units shall also be in conformance with the provisions of the R-8 District of the Zoning Ordinance.

## 2. TRANSPORTATION

- a. At the time of site plan approval or upon demand from the Virginia Department of Transportation (VDOT) or DPWES, whichever occurs first, the Applicant shall dedicate in fee simple to the Board, a right-of-way along the Property's Edsall Road frontage as shown on the GDP.
- b. Prior to the issuance of the first Residential Use Permit (RUP), the Applicant shall construct a right turn lane and entrance improvements (i.e. curb returns and apron) in conformance with VDOT standards along the Property's Edsall Road frontage.
- c. Prior to entering into a contract of sale, prospective purchasers of houses shall be notified in writing by the Applicant of the maintenance responsibility of the private streets and open space area by the Homeowner's Association and shall acknowledge receipt of this information in writing. The Applicant shall record a covenant within the Homeowner's Association documents setting forth the maintenance responsibility of the private streets and open space by the Homeowner's Association among the land records of Fairfax County. Each deed of conveyance shall expressly contain these disclosures.
- d. A covenant shall be recorded by the Applicant which provides the 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 Homeowner's 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.
- e. Trail requirements that apply to the subject property shall be determined by DPWES at time of site plan review. The Applicant shall comply with the determination.

## 3. RECREATION

- a. Prior to the issuance of the first RUP, the Applicant shall escrow for the benefit of the Homeowner's Association \$4,500.00 as adjusted by increase to the *Consumer Price Index* published in the *Engineering News Record* by McGraw Hill, from time of rezoning approval for purchase of memberships to the Bren Mar Recreation Association. Any remaining funds after sale of the last unit shall be released to the Applicant. Prospective purchasers of units shall be informed of this escrow and the availability of memberships.

- b. Prior to the issuance of the first RUP, the Applicant shall contribute the sum of \$6,150.00, as adjusted by increase to the *Consumer Price Index* published in the *Engineering News Record* by McGraw Hill, from time of rezoning approval to the Fairfax County Park Authority for improvements to a nearby park in the Mason District.

#### 4. ENVIRONMENTAL

- a. At the time of site plan submission, the Applicant shall submit a geotechnical soil study for review and approval by the Geotechnical Review Board and shall implement such measures as determined by the Geotechnical Review Board.
- b. In order to achieve the maximum interior noise level of approximately 45 dBA Ldn, the Applicant proffers that all residential units impacted by highway noise having levels between 65 and 70 dBA Ldn shall have the following acoustical attributes:
  - Exterior walls shall have a laboratory sound transmission class (STC) of at least 39. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
  - Doors and windows shall have a laboratory STC of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.
  - Adequate measures to seal and caulk between surfaces will be provided.
- c. In order to achieve a maximum exterior noise level of 65 dBA Ldn within rear yards of units impacted by highway noise having levels between 65 and 70 dBA Ldn, the Applicant shall install a 6-foot high solid wooden fence with no gaps or openings within the southern transitional screening yard as shown on the GDP.
- d. As an alternative to the above, the Applicant may elect to have a refined acoustical analysis performed subject to approval by DPWES, in coordination with Environmental and Design Review Branch, DPWES, to verify or amend the noise levels and impact areas as set forth above, and/or to determine which units may have sufficient shielding to permit a reduction in the mitigation measures prescribed above or which may include alternative measures to mitigate noise impact on the side.
- e. Individual homeowners of units adjacent to the southern and western boundaries may elect to add a privacy fence along their side and/or rear lot lines.

- f. SWM shall be provided in accordance with PFM requirements as shown on the GDP. If approved by DPWES, alternative bioretention measures, such as a rain garden, may be provided in lieu of the dry pond shown on the GDP.

## 5. LANDSCAPING AND OPEN SPACE

- a. Street trees, peripheral and interior landscaping shall be provided by the Applicant generally as shown on the GDP. The exact location of the proposed planting may be modified as necessary by the Urban Forester, DPWES for the installation of utilities. The installation of utilities shall be done in the least disruptive manner as determined by the Urban Forestry DPWES.
- b. In order to restore a natural appearance to the proposed stormwater management pond, a landscape plan shall be submitted as part of the first submission of the subdivision plan showing landscaping in all possible planting areas of the pond, in keeping with the planting policies of the DPWES.

## 6. TREE SAVE AND PRESERVATION

- a. The Applicant shall prepare a tree preservation plan along the limits of clearing and grading line as shown on the GDP for the Application Property to be submitted as part of final site plan submittal. The tree preservation plan shall, *inter alia*, show individual trees to be preserved, the limits of clearing, and the easements, all as indicated on the GDP, and shall be reviewed and approved by the Urban Forestry Branch. The tree preservation plan shall consist of a tree inventory which includes the location, species, size crown spread and condition rating of all trees 12 inches or greater in diameter, measured 4 ½ feet from the ground, within 20 feet on either side of the limits of clearing and grading shown on the GDP. The condition analysis shall be prepared using methods outlined in the eighth edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.
- b. All trees shown to be preserved on the tree preservation plan shall be protected at all times during construction. Tree protection shall be in accordance with Public Facilities Manual (PFM) Section 12-0802.2 standards.
- c. The tree protection areas shall be made clearly visible to all construction personnel. The tree protection measures shall be installed prior to the

performance of any clearing and grading activities on the site, including the demolition of any existing structures.

- d. The demolition of existing features and structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved. These methods are to be included in the tree preservation plan.

## **7. AFFORDABLE HOUSING**

- a. At the time of final site plan approval, the Applicant shall contribute to the Fairfax County Housing Fund the sum equal to one-half (0.5) percent of the projected sales price of the house to be built on each lot to assist Fairfax County's low and moderate income housing goals. The projected sales price shall be determined by the Applicant in consultation with the staff of the Fairfax County Department of Housing and Community Development.

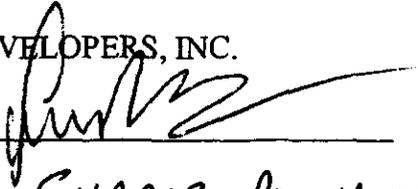
**[SIGNATURES BEGIN ON FOLLOWING PAGE]**

PROFFERS  
RZ 2000-M-036

APPLICANT/CONTRACT PURCHASER OF  
Tax Maps 81-2 ((1)) Parcels 4, 5, 6

S & R DEVELOPERS, INC.

By

  
Name: SHABIR POONAWALA

Title:

PRESIDENT

Title owners  
Tax Map 81-2-((1)) 6

*W E Dakin Jr*

William E. Dakin, Jr.

*Carla Jo Dakin*  
Carla Jo Dakin by William E. Dakin, Jr., Attorney in Fact

*Monta Lee Dakin*  
Monta Lee Dakin by William E. Dakin, Jr., Attorney in Fact

*Julie Ann Dakin*  
Julie Ann Dakin by William E. Dakin, Jr., Attorney in Fact

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PROFFERS  
RZ 2000-M-036

Title Owner  
Tax Map 81-2 ((1)) 4

Andrew T. Mink, Jr.  
Andrew T. Mink, Jr.

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PROFFERS  
RZ 2000-M-036

Title owners  
Tax Map 81-2-((1)) 5

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Lee A. Breakiron



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Mark R. Breakiron

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Larry W. Breakiron

Title owners  
Tax Map 81-2-((1)) 5

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Lee A. Breakiron

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Mark R. Breakiron

*Mark R. Breakiron*  
Larry W. Breakiron

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Title owners  
Tax Map 81-24(1) 8

  
\_\_\_\_\_  
Lee A. Breakiron

\_\_\_\_\_  
Mark R. Breakiron

\_\_\_\_\_  
Larry W. Breakiron

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LIMITED  
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, CARLA JO DAKIN, the undersigned principal, who resides at 6086 N. Wilson Avenue, Fresno, California 93704, do hereby make, constitute and appoint WILLIAM E. DAKIN, JR., who resides at Grafton Street, P.O. Box 467, Chester, Vermont 05143, my true and lawful attorney in fact for me and in my name, place and stead, and my behalf, and for my use and benefit:

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, as specifically pertains to the sale, transfer and conveyance of real property owned by me, located at 6291 Edsall Road, Alexandria, Virginia, and known as all of the lands and premises conveyed to William Edward Dakin and Doris F. Dakin by deed of James E. Poole and Louise W. Poole dated September 3, 1953 and recorded September 4, 1953 in Book 1109, Page 363 of the Land Records of Fairfax County, Virginia, herein "the property".

2. To sign, acknowledge and deliver a general warranty deed and any and all other documents necessary and required to consummate the sale of the property, including, but not limited to, real estate purchase and sale agreement, zoning permit application, and any and all necessary bank closing documents presented by the purchaser's lending institution, if any, and to receive all sales proceeds and pay all closing expenses, including legal fees and other costs of the sale.

3. This power of attorney is a limited power of attorney applicable only to any and all duties, obligations, rights, powers, and responsibilities arising from the sale and transfer of title to the property.

Granting and giving unto said attorney-in-fact authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as the grantor might or could do if personally present.

This power of attorney shall not be affected by the disability of the principal.

Dated this 9<sup>th</sup> day of November, 1994.

[Signature]  
First Witness  
[Signature]  
Second Witness

[Signature]  
Carla Jo Dakin

STATE OF CALIFORNIA  
COUNTY OF FRESNO, SS.

At Fresno, in said County and State, on this 9TH day of November, 1994, personally appeared CARLA JO DAKIN, and she acknowledged the foregoing document, by her signed, to be her free act and deed.

Before me Beverly Pointkowski  
Notary Public

My commission expires: 6/29/98

(SEAL)



LIMITED  
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, MONTA LEE DAKIN, the undersigned principal, who resides at 4601 Millburn Court, Alexandria, Virginia 22309, do hereby make, constitute and appoint WILLIAM E. DAKIN, JR., who resides at Grafton Street, P.O. Box 467, Chester, Vermont 05143, my true and lawful attorney in fact for me and in my name, place and stead, and my behalf, and for my use and benefit:

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, as specifically pertains to the sale, transfer and conveyance of real property owned by me, located at 6291 Edsall Road, Alexandria, Virginia, and known as all of the lands and premises conveyed to William Edward Dakin and Doris F. Dakin by deed of James E. Poole and Louise W. Poole dated September 3, 1953 and recorded September 4, 1953 in Book 1109, Page 363 of the Land Records of Fairfax County, Virginia, herein "the property".

2. To sign, acknowledge and deliver a general warranty deed and any and all other documents necessary and required to consummate the sale of the property, including, but not limited to, real estate purchase and sale agreement, zoning permit application, and any and all necessary bank closing documents presented by the purchaser's lending institution, if any, and to receive all sales proceeds and pay all closing expenses, including legal fees and other costs of the sale.

3. This power of attorney is a limited power of attorney applicable only to any and all duties, obligations, rights, powers, and responsibilities arising from the sale and transfer of title to the property.

Granting and giving unto said attorney-in-fact authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as the grantor might or could do if personally present.

This power of attorney shall not be affected by the disability of the principal.

Dated this 10<sup>th</sup> day of November, 1994.

Victoria E. Ward  
First Witness Victoria E. Ward

MLD  
Monta Lee Dakin

Stephanie M. Covington  
Second Witness Stephanie M. Covington

COMMONWEALTH OF VIRGINIA  
CITY OF ALEXANDRIA

At Alexandria, on this 10<sup>th</sup> day of November, 1994,  
personally appeared MONTA LEE DAKIN, and she acknowledged the  
foregoing document, by her signed, to be her free act and deed.

Before me Deborah D. Anderson  
Notary Public

My commission expires: 8.31.95

(SEAL)

Deborah D. Anderson  
Virginia Notary Public  
My Commission Expires  
August 31, 1995

LIMITED  
POWER OF ATTORNEY

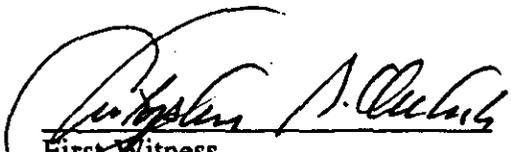
KNOW ALL MEN BY THESE PRESENTS, that I, JULIE ANN DAKIN, the undersigned principal, who resides at 80 Harley House, Marylebone Road, London NW1 5HN, England, does hereby make, constitute and appoint WILLIAM E DAKIN, JR., who resides at Grafton Street, P O Box 467, Chester, Vermont 05143, my true and lawful attorney in fact for me and in my name, place and stead, and my behalf, and for my use and benefit:

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, as specifically pertains to the sale, transfer and conveyance of real property owned by me, located at 6291 Edsall Road, Alexandria, Virginia, and known as all of the lands and premises conveyed to William Edward Dakin and Doris F. Dakin by deed of James E. Poole and Louise W. Poole dated September 3, 1953 and recorded September 4, 1953 in Book 1109, Page 363 of the Land Records of Fairfax County, Virginia, herein "the property".
2. To sign, acknowledge and deliver a general warranty deed and any and all other documents necessary and required to consummate the sale of the property, including, but not limited to, real estate purchase and sale agreement, zoning permit application, and any and all necessary bank closing documents presented by the purchaser's lending institution, if any, and to receive all sales proceeds and pay all closing expenses, including legal fees and of the costs of the sale.
3. This power of attorney is a limited power of attorney applicable only to any and all duties, obligations, rights, powers, and responsibilities arising from the sale and transfer of title to the property.

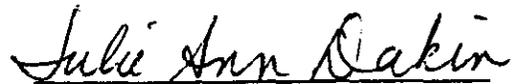
Granting and giving unto said attorney-in-fact authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers herein expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as the grantor might or could do if personally present.

This power of attorney shall not be affected by the disability of the principal.

Dated this 9th day of November, 1994.

  
First Witness

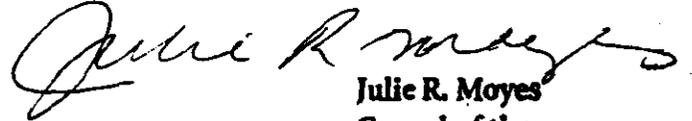
CHRISTOPHER G. O'CONNEL

  
Julie Ann Dakin

  
S.L. DINES  
Second Witness

GREAT BRITAIN AND NORTHERN IRELAND  
LONDON, ENGLAND  
EMBASSY OF THE UNITED STATES OF AMERICA

On this Ninth day of November, 1994, personally appeared JULIE ANN DAKIN, and she acknowledged the foregoing document, by her signed, to be her free act and deed.



Julie R. Moyes  
Consul of the  
United States of America

Before me \_\_\_\_\_  
London, England

~~Notary Public~~

~~My commission expires: \_\_\_\_\_~~

(SEAL)



REZONING AFFIDAVIT

APPENDIX 2

DATE: September 28, 2000

(enter date affidavit is notarized)

I, Keith C. Martin, 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 2000-143a

in Application No(s): PZ 2000-MA-036  
(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)
S & R Developers, Inc. -Shabir Poonawala	13101 Mares Neck Lane Herndon, Virginia 20171	Applicant/Contract Purchaser Agent
Equity Homes, L.P. -Peter Hazeloop	11216 Waples Mill Road Suite 103 Fairfax, Virginia 22030	Contract Assignee Agent
Andrew T. Mink, Jr.	1234 N. Evergreen Street Arlington, Virginia 22205	Title Owner 81-2 ((1)) 4
Lee A Breakiron Mark R. Breakiron Larry W. Breakiron	6283 Edsall Road Alexandria, Virginia 22312	Title Owners 81-2 ((1)) 5
William E. Dakin, Jr. Carla Jo Dakin Monta Lee Dakin Julie Ann Dakin	Grafton Street Chester, Vermont 05143	Title Owners 81-2 ((1)) 6
Harold A. Logan Associates, P.C. Harold A. Logan	9114 Industry Drive Manassas Park, Virginia 20111	Engineer Agent

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued on a "Rezonan 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: September 28, 2000  
(enter date affidavit is notarized)

2000-143a

for Application No(s): R2 2000-MA-036  
(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))
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. -Keith C. Martin -Lynne J. Strobel -Martin D. Walsh -Timothy S. Sampson -M. Catherine Puskar -Elizabeth D. Baker -Inda E. Stagg	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorney/Planners/Agents Agent Agent Agent Agent Agent Agent

EMSI Engineering, Inc.	6997 Gateway Court Manassas, VA 20109	Engineers/Agents
Fouad (nmi) Emara		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.

September 28, 2000

DATE: (enter date affidavit is notarized)

2000-143a

For Application No(s): R2 2000-MA-036 (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) S & R Developers, Inc. 13101 Mares Neck Lane Herndon, Virginia 20171

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name) Shabir Poonawala (nmi) Rashida Poonawala (nmi)

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

(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: September 28, 2000  
(enter date affidavit is notarized)

2000-143a

for Application No(s): R2 2000-NA-036  
(enter County-assigned application number(s))

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

Equity Homes, Inc.  
11216 Waples Mill Road  
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)

Robert L. Fitton, I \_\_\_\_\_  
Lindalee B. Fitton \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Peter Hazeloop, President \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Equity Resources, Inc.  
11216 Waples Mill Road, Suite 103  
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)

Robert L. Fitton, I \_\_\_\_\_  
Lindalee B. Fitton \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Peter Hazeloop, President \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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: September 28, 2000  
(enter date affidavit is notarized)

2000-143a

for Application No(s): RZ 2000-MA-036  
(enter County-assigned application number(s))

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

Harold A. Logan Associates, P.C.  
9114 Industry Drive  
Manassas Park, Virginia 20111

**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)

Harold A. Logan  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Harold A. Logan, President  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 \_\_\_\_\_ Nan E. Terpak \_\_\_\_\_  
Thomas J. Colucci \_\_\_\_\_  
Peter K. Stackhouse \_\_\_\_\_  
Jerry K. Emrich \_\_\_\_\_  
Michael D. Lubeley \_\_\_\_\_

**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.

September 28, 2000

DATE:

(enter date affidavit is notarized)

2000-1432

for Application No(s):

P2 2000 MA-036

(enter County-assigned application number(s))

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

EMS Engineering, Inc.
6997 Gateway Court
Manassas, VA 20109

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Fouad (nmi) Emara
Rania (nmi) Seoud
Naim (nmi) Ahmedezia

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)

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 "Rezoning Attachment to Par. 1(b)" form.

DATE: September 28, 2000

(enter date affidavit is notarized)

2000-143a

for Application No(s): \_\_\_\_\_  
(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)  
Equity Homes, L.P.

11216 Waples Mill Road, Suite 103  
Fairfax, Virginia 22030

(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)

GENERAL PARTNER - Equity Homes, Inc.

LIMITED PARTNER - Equity Resources, Inc.

(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.

REZONING AFFIDAVIT

September 28, 2000

DATE: (enter date affidavit is notarized)

for Application No(s): R2 2000-MA-036 (enter County-assigned application number(s))

2000-1430

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

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

Subscribed and sworn to before me this 28th day of September, 2000, in the State/Comm. of Virginia, County/City of Arlington

My commission expires: May 31, 2001

Notary Public (Signature)

**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.wcsel.com>Keith C. Martin  
(703) 528-4700 ext. 19PRINCE WILLIAM OFFICEVILLAGE SQUARE  
13863 OFFICE PLACE, SUITE 201  
WOODBRIDGE, VIRGINIA 22182-4216

(703) 690-4684

METRO (703) 690-4647

FACSIMILE (703) 690-2412

MANASSAS OFFICE9324 WEST STREET, SUITE 300  
MANASSAS, VIRGINIA 20110-5198

(703) 330-7400

METRO (703) 803-7474

FACSIMILE (703) 330-7430

LOUDOUN OFFICE1 E. MARKET STREET, THIRD FLOOR  
LEESBURG, VIRGINIA 20176-3014

(703) 737-3633

FACSIMILE (703) 737-3632

June 21, 2000

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
JUN 22 2000  
ZONING EVALUATION DIVISION

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

Re: Rezoning Application on Property Identified as Tax Map 81-2 ((1)) Parcels 4, 5, 6  
Requesting Rezoning from a C-3 District to the R-8 District  
Applicant: S&R Developers, Inc.  
Mason District

Dear Ms. Byron:

The following is submitted as a statement of justification for the above-referenced Rezoning Application. S&R Developers, Inc., the Applicant and Contract Purchaser of the above-referenced Property, hereby requests that the Board of Supervisors rezone the Application Property from the C-3 District to the R-8 District to allow the development of thirty (30) single-family attached dwelling units. The subject property is currently zoned C-3, but is developed with three existing one-story single-family detached houses. The property has over 400 linear feet of frontage along Edsall Road.

The Generalized Development Plan (GDP) proposes thirty (30) single-family attached units at a density of 7.6 dwelling units per acre. Approximately 1.58 acres, or 40% of the total site will be provided in open space, thereby doubling the required open space for the R-8 District. A majority of the open space is provided along the perimeter of the site which provides appropriate transitional screening and buffers along Edsall Road to the north, to the Edsall Terrace Condominium to the east, and along the southern property line adjacent to the I-5 zoned property. A large landscaped island is provided in the center of the site which will be surrounded by internal private streets and visitor parking.

Access to the property will be provided by a singular entrance along Edsall Road. The entrance is aligned with a proposed entrance on the northern side of Edsall Road for the PDH-4 zoned property and the R-20 zoned Fairfax Apartments. A proposed right-of-way dedication along the Edsall Road frontage is also depicted on the GDP.

June 21, 2000  
Page 2

It is submitted that this rezoning request is in conformance with the recommendations of the Comprehensive Plan (the "Plan"). The Plan was amended pursuant to annual plan review item #98-I-1L. The property is located in Area I, L3 Bren Marr Park Community Planning Sector. The Plan recommends an option for residential use 5 to 8 dwelling units per acre with full consolidation of

Parcels 4, 5 and 6, and appropriate screening/buffering from adjacent uses. It is submitted that this proposal complies with all of those recommendations.

If you have any questions or require further information in order to process this Application, do not hesitate to contact me.

Very truly yours,

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



Keith C. Martin

KCM:jms

cc: Shabir Poonawala

Peter Hazeloop

Supervisor Penelope A. Gross

JAEQUITY2693.8BYRON.LTR

MARTIN E. TURK  
4500 Park Road  
Alexandria, Virginia 22312

June 17, 1982

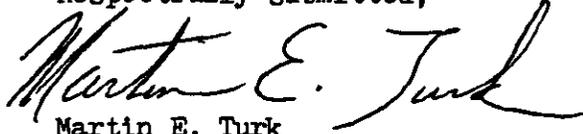
To the Honorable Chairman and Members  
of the Planning Commission of the  
County of Fairfax, Virginia

The applicant in RZ 81-M-085 herewith proffers the following in connection with the proposed rezoning:

1. The applicant proffers that the site and building plans shall be submitted for review to the Geotechnical Review Board to ensure a properly engineered development.
2. The applicant proffers to provide adequate transition screening in the form of shrubs and trees along the east side of the property line adjacent to the apartment complex.
3. The applicant proffers not to exceed the C-2 district FAR of 0.5.
4. The applicant proffers that the height limit shall not exceed four stories and shall not exceed 50 feet.
5. The applicant proffers that there shall be a minimum of twenty per cent open space in the site plan.
6. The applicant proffers that on the north & west boundary of the property it will provide screening in the form of plantings of shrubs and trees in order to minimize the visual impact of the office building(s) on the apartments and Bren Mar Park Recreation facility across the street.
7. The applicant proffers the building(s) architecture shall be compatible to the surrounding neighborhood.
8. The applicant proffers to minimize the visual impact of the building(s) located on the site with sound engineering in relation to the topography and quality of the soils determining the exact building site(s).
9. The applicant proffers the property shall have a maintained landscape appearance with lawnmowing, shrub trimming, sweeping and cleaning of parking lots and walkways performed at reasonable and regular intervals.
10. The applicant proffers that parking lot lighting shall be shielded from the residential properties.

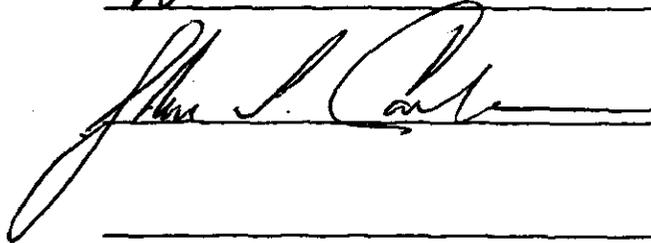
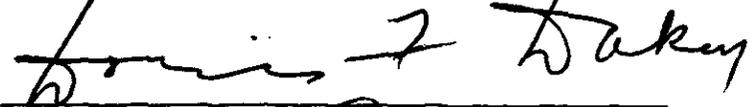
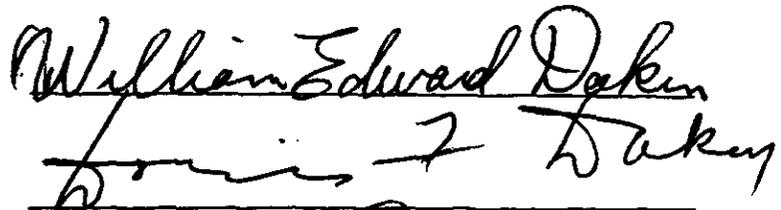
11. The applicant proffers the site plan shall be submitted to the planning commission for approval.
12. The applicant proffers that waste disposal facilities shall be enclosed.
13. The applicant proffers that all new utilities shall be underground.

Respectfully submitted,



Martin E. Turk  
Applicant

MET:gd



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## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** LAND USE ANALYSIS: S & R Developers Inc.  
RZ 2000-MA-036

**DATE:** 6 December 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning application and generalized development plan (GDP) dated May 2, 2000. The extent to which the proposed use, intensity, and development plan are consistent with the guidance contained in the Comprehensive Plan is noted.

**DESCRIPTION OF THE APPLICATION**

The applicant requests approval to rezone an assemblage of 3 parcels containing a total of 3.95 acres from the C-3 to the R-8 District to permit a residential townhouse development of 30 units at a density of 7.6 du/ac.

**LOCATION AND CHARACTER OF THE AREA**

The site is located on the south side of Edsall Road just west of the City of Alexandria. The property to the east is developed with the Edsall Terrance Condominiums. To the south and west is the industrially planned and zoned property that is developed with a wholesale warehouse establishment. To the north across Edsall road is vacant property that is zoned PDH-4 and planned for residential use at 2-3. An apartment complex is also developed on land zoned R-20 and planned for residential use at 5-8 du/ac is also situated across Edsall Road to the north.

**COMPREHENSIVE PLAN CITATIONS**

**Plan Area:** I      **Planning Sector:** Bren Mar Park Community Planning Sector (L-3)  
Lincolnia Planning District

**Plan Text:** Page 115 of the Addendum to the Area I Volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, states:

**MODIFY:** Page 336 of the Area I volume of the Comprehensive Plan, 1991 edition, as amended through June 26, 1995, Lincolnia Planning District, Bren Mar Park Community Planning Sector (L3), Recommendations, Land Use, recommendation #5 to read:

“5. The tract along the south side of Edsall Road, immediately west of the Alexandria City line, is planned for office use up to .25 FAR and building heights not to exceed 45 feet to *minimize* the visual impact on adjacent residential areas. As an option, this area may develop as residential use at 5-8 du/ac if the following conditions are met:

- Full consolidation of parcels 81-2 ((2)) 4, 5, and 6;
- Provision of appropriate screening/buffering to adjacent non-residential uses; and
- Height of structures not to exceed 45 feet”

**PLAN MAP:** Office

#### **ANALYSIS**

The proposed development is in conformance with the use and intensity guidance contained in the Plan and meets the Plan conditions regarding maximum height and screening. Consideration of a different unit type may be appropriate to address environmental concerns for steep slopes and poor soils.

BGD:DMJ

## FAIRFAX COUNTY VIRGINIA

## MEMORANDUM

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

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

**FILE:** 3-4 (RZ 2000-MA-036)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 2000-MA-036, Alexandria Knolls  
Traffic Zone: 1404  
Land Identification Map: 81-2 ((1)) 4, 5, 6

**DATE:** October 18, 2000

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated May 2, 2000 and revised October 16, 2000. The subject application is a request to rezone 3.9489 acres from C-3 to R-8 for 24 single family attached dwelling units for a density of 6.08 dwelling units per acre. The internal street system is to be private.

- The applicant should provide a right turn lane according to VDOT standards.
- Turn around area adjacent to dwelling unit #5 should accommodate vehicles backing from the driveway and parking spaces opposite driveway
- Remove the island divider at entrance.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

*Bruce G. Douglas*

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ 2000-MA-036  
S & R Developers, Inc.

**DATE:** 6 December 2000

This memorandum, prepared by Mary Ann Welton, 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 revised development plan dated May 2, 2000. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

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

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

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

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

Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses.

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

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

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

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

On page 90 of the 1990 Policy Plan under the heading “Environmental Hazards”, the Comprehensive Plan states:

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

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

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

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

**Objective 11: 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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ...”

## **ENVIRONMENTAL ANALYSIS:**

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

### **Stormwater Best Management Practices /Soil Constraints**

#### **Issue:**

The subject property is a 3.95-acre tract that falls within the Cameron Run Watershed of Fairfax County specifically, and within the County's Chesapeake Bay Watershed generally. A tributary of Turkeycock Run, which is considered Resource Protection Area as well as one hundred-year floodplain is contiguous with the western boundary of the subject property. The development plan depicts a thirty-five to a forty-five foot bioretention area on the western side of the proposed development to accommodate the water quality and quantity requirements. However, the site is characterized by the hydric soil, Mixed Alluvial Soil (1A+) in this area and Marine Clay (118) exists throughout the remainder of the site.

#### **Resolution:**

At the time of site plan review, the Department of Public Works and Environmental Services (DPWES) will determine whether or not the proposed bioretention facility will adequately accommodate stormwater management requirements. The applicant should be commended for proposing an innovative practice. It is noted that Marine Clay may inhibit the functional efficiency of any best management practice. DPWES may require a geotechnical study because of the significant constraints posed by Marine Clay.

### **Tree Preservation & Restoration**

#### **Issue:**

The subject property is densely vegetated with deciduous trees. An existing vegetation survey has been provided with the development plan. However, detail regarding quality and species has not been provided. It is not apparent that the potential tree preservation strip along the southern boundary of the site is also the area where the best specimens are located. Except for this potential tree preservation buffer along the southern boundary, the "limits of clearing and grading" will result in total site clearance.

#### **Resolution:**

It is suggested that the applicant look for opportunities to tighten the proposed "limits of clearing and grading". The applicant should work with the County's Urban Forestry Branch of DPWES to identify high quality stands of trees and integrate the information into the development. It is also suggested that the applicant develop a comprehensive landscape plan for this development, which incorporates existing trees along with new plant materials including diverse native species of ground cover, shrubs, and trees.

The applicant should eliminate language in the notes, such as Note 29, which allows the developer significant flexibility regarding the "limits of clearing and grading."

**TRAILS PLAN:**

The Trails Plan Map depicts a bicycle trail adjacent to Edsal Road and a stream valley trail and a bicycle trail along Turkeycock Run. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements apply to the subject property.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Fran Burns, Staff Coordinator  
Department of Planning and Zoning

**DATE:** November 9, 2000

**FROM:** Mark Buscaino, Urban Forester II  
Urban Forestry Division, OSDS



**SUBJECT:** Alexandria Knolls; RZ 2000-MA-036

**RE:** Request for comments/recommendations regarding potential tree preservation areas for this site

This review is based upon a site visit conducted on November 3, 2000, and the Generalized Development plan and the Existing Vegetation Map stamped: "Received, Department of Planning and Zoning, October 16, 2000."

**Site Description:** The site is primarily undeveloped except for three existing structures and their accompanying gravel/asphalt driveways. The site is surrounded by residential developments to the northwest and northeast, and commercial/industrial developments to the southwest and southeast.

In terms of vegetative cover, the site contains two relatively distinct areas. At the southeast corner of the site is a dense stand of bamboo which has only a few trees located within it. The remainder of the site ranges from some large planted overstory oaks which are located around the existing structures, to a red maple/oak subclimax forest generally in the center of the parcel, to an early successional maple/oak/locust forest to the east, just south of the bamboo stand. The EVM is fairly accurate. Specific comments and recommendations regarding this GDP are as follows.

1. **Comment:** Development Plan Note 12 states that there are no utility easements greater than 25 feet in width on the subject parcel. This does not account for existing easements smaller than 25 feet in width that may impact the proposed development.

**Recommendation:** Revise the GDP to show all existing utility easements, regardless of size, and remove this note.

2. **Comment:** Development Plan Note 20 is not specific and does not commit the developer to saving specific, designated areas on the GDP.

**Recommendation:** Remove this note.

3. **Comment:** Development Plan Note 24 allows an adjustment in the SWM/BMP pond which could completely change the configuration of the development and result in loss of tree

preservation areas.

**Recommendation:** Remove this note.

4. **Comment:** Development Plan Note 25 allows great latitude to remove vegetation shown to be saved and trees shown to be planted on the GDP. Such changes could significantly modify the intent of the proposed development.

**Recommendation:** Remove this note.

5. **Comment:** Development Plan Note 28 is very broad and may lead to significant amounts of save areas shown to be cleared at site plan that are shown to be saved on the GDP. Such changes could significantly modify the intent of the proposed development.

**Recommendation:** Remove this note.

6. **Comment:** Any proposed dry pond would benefit from landscaping the facility in accordance to DPWES guidelines.

**Recommendation:** Attempt to secure a proffer from the applicant with wording similar to the following: "In order to restore a natural appearance to the proposed stormwater management pond, a landscape plan shall be submitted as part of the first submission of the subdivision plan showing extensive landscaping in all possible planting areas of the pond, in keeping with the planting policies of DPWES."

7. **Comment:** The areas shown to be preserved are comprised primarily of low quality forest or bamboo. The areas of the highest quality forest exist in a band in the middle of the property and are generally located in the areas of lots 7 -16 and 18 - 24.

**Recommendation:** Reconfigure the lot layout to preserve one or both of these higher quality forested areas. Note that all undisturbed forested areas that are placed into a permanent conservation easement may be used toward BMP credit.

8. **Comment:** This parcel's soils are primarily marine clay. According to Objective 7 and 7a in the environment section of the policy plan, new developments should avoid these problem soil areas and limit densities. In addition, the environment portion of the Comprehensive Plan for the Lincolnia District stresses that preservation of these poor soil areas is recommended for groundwater quality purposes.

**Recommendation:** Reduce the number of proposed lots to avoid soil problems, preserve

more forested area, and increase the quality of groundwater that will recharge directly into the aquifer.

9. **Comment:** The proposed conservation easement along the southeast property boundary is only 10 feet in width, and it is shown to be extensively planted. Enforcing an easement of this size is not possible.

**Recommendation:** Remove this easement. Establish conservation easements for large, contiguous blocks of forest that will not be disturbed, and show signage demarcating these conservation easement areas on the GDP.

10. **Comment:** Given the existing vegetation on site, it is doubtful that the planting shown along the southeast property boundary can be installed as shown, or if it will even survive if it is planted. Other parties reviewing this GDP that are not aware of these constraints may get a false impression of what landscaping can actually be implemented on-site with the layout as it now stands.

**Recommendation:** Obtain the services of a landscape architect or certified arborist to verify if the plantings shown can actually be planted, and if so, if they will survive. Verify and reconfigure, if necessary, the planting scheme proposed to assure that it can be implemented in the field and will survive in the long term.

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

MRB/  
UFDID# 01-0787

cc: Mary Anne Welton, Environmental Planner, DPZ  
Denise James, Land Use Planner, DPZ  
DPZ file  
RA file

**BOARD OF DIRECTORS**

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**COMMONWEALTH of VIRGINIA**

**DISTRICT  
ADMINISTRATOR**  
Diane Hoffman

**TELEPHONE**  
703/324-1460

**FAX**  
703/324-1421

**EMAIL**  
nvswcd@erols.com

**Northern Virginia Soil and Water Conservation District**  
12055 Government Center Parkway • Suite 905 • Fairfax, VA 22035-5512

September 11, 2000

**RECEIVED**

DEPARTMENT OF PLANNING AND ZONING

**SEP 26 2000**

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

**FROM: Wilfred D. Woode**  
Senior Conservation Specialist

A handwritten signature in black ink, appearing to be "W. Woode", written over the printed name.

ZONING EVALUATION DIVISION

**RE: Conservation Report RZ 2000-MA-036**

This is a 3.95-acre property located at the south side of Edsall Road, approximately 200 feet west of south Van Dorn Street. It can be identified in the Fairfax County tax map as 081-2- /01/ /0004- ,0005- ,0006-

The applicant proposes a change in zoning from C-3 to R-8, for permission to develop a thirty unit single-family attached dwelling, with access from Edsall Road. Nearby properties are of mixed zoning status, such as I-3, PDH-4 and R-20.

There are no EQC, 100-Yr. floodplain, or RPA onsite. Of note, is the fact that just along the southeastern boundary of the property, is the RPA limit of Turkeycock Run.

Due to the proximity of this site to the Turkeycock Run RPA, sound erosion and sediment control plans must be designed, implemented and maintained.

The property consists mainly of environmentally sensitive and problem soils. These soils include Marine Clay 70%, Mixed Alluvial (Hydric) 15% and Hyattsville (15%).

Majority of the structures will be on the Marine Clay soil. This soil is categorized as a 'Class A' problem soil, mainly due to its shrink-swell nature that exerts inconsistent pressure on the foundation wall, and also, the presence of perched water table. Applications for building on marine clay should not be approved without an engineering geotechnical report; indicating special features that will be implemented into the design specifications to alleviate the soil related problems.

— More Than 50 Years of Conservation Leadership —



Barbara Byron  
RZ 00-M-036

Page 2

The submitted general development plan shows a central landscaped area for a proposed bioretention system. While the details of this structure is not provided, one must emphasis the fact that marine clay is not the best soil for a bioretention structure due to its very slow rate of permeability. However, a structure of that nature may work well if the layer below the marine clay can be reached and is less impervious or a specialized soil mixture with the right permeability is prepared and under drainpipe is installed to channel the treated water into the storm sewer system.

cc: Bruce Douglas, Branch Chief, Environmental and Development  
Review Branch, Planning Division, DPZ.



12055 Government Center Parkway ❖ Suite 927

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

**MEMORANDUM**

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

December 14, 2000

**FROM:** Lynn S. Tadlock, Director  
Planning and Development Division

**SUBJECT:** RZ 00-M-36  
Alexandria Knolls  
Loc: 81-2((1))4,5,6

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

The development plan for Alexandria Knolls will construct 24 units that will add approximately 50 residents to the current population of Mason District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis, and volleyball courts; and athletic fields. The proportional development cost, to maintain the current level of service for these facilities, is \$10,283. The applicant needs to provide \$10,283 to the Fairfax County Park Authority prior to issuance of the first residential use permit for the proposed development.

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

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



RZ 00-M-36  
Alexandria Knolls  
December 14, 2000  
Page 2

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



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator  
Zoning Evaluation Division, OCP

DATE: October 4, 2000

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 00-M-036  
Tax Map No. 081-2- /01/ /0004, 0005, 0006

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

1. The application property is located in the CAERON RUN (I-3) Watershed. It would be sewerred into the Alexandria Sanitation Authority Treatment Plant.
2. Based upon current and committed flow, there is excess capacity available in the Alexandria Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An Existing 8 inch line pipe located in EDSALL ROAD and APPROX. 50 FEET FROM the property is adequate for the proposed use at the present this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information of comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

September 7 , 2000

**MEMORANDUM**

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

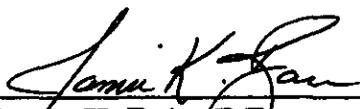
**FROM:** Planning Branch (Tel. 289-6363)  
Planning and Engineering Division

**SUBJECT:** Water Service Analysis, Rezoning Application RZ 00-MA-036

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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 an existing 12 inch main located at the property. See enclosed property map.
3. The enclosed water main alignment is provided by FCWA as guidance for the Design Engineer and subject to change upon formal plan submission.

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

Attachment

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

August 18, 2000

**RECEIVED**

DEPARTMENT OF PLANNING AND ZONING

**AUG 18 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-MA-036.

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 #26, Edsall Road.
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.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

**DATE:** December 11, 2000

**FROM:** Scott St. Clair, Director  
Stormwater Planning Division  
Department of Public Works & Environmental Services

*SRS*

**SUBJECT:** Rezoning Application Review

Name of Applicant/Application: S&R Developers Inc.

Application Number: RZ2000-MA-036

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

Date Received in SWPD: 8/23/00

Date Due Back to DPZ: 9/1/00

Site Information:        Location               - 081-2-01-00-0004, -0005, -0008  
                                  Area of Site         - 3.95 acres  
                                  Rezone from         - C-3 to R-8  
                                  Watershed/Segment - Cameron Run / Military

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: There are no downstream complaints on file with PSB, relevant to this proposed development.
- Master Drainage Plan, proposed projects, (SWPD): No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

II. Trails (PDD):

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

RE: Rezoning Application Review rz2000ma036

Application Name/Number: S&R Developers Inc. / rz2000-MA-036

**\*\*\*\*\* SWPD AND PDD, DPWES, RECOMMENDATIONS\*\*\*\*\***

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

**DRAINAGE RECOMMENDATIONS (SWPD): None.**

**TRAILS RECOMMENDATIONS (PDD): None.**

**SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.**

**SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.**

Yes  NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

**Other E&I Recommendations (PDD): None.**

**OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: The proposed Right and Left turn lanes into site are substandard. Applicant is required to bring them in conformance with VDOT standards.**

SWPD and PDD Internal sign-off by:

Planning Support Branch (Ahmed Rayyan) kcm

Utilities Design Branch (Walt Wozniak) ww

Transportation Design Branch (Larry Ichter) nc

Stormwater Management Branch (Fred Rose) FR

RS M

SRS/rz2000ma036

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch

Bruce Douglas, Chief, Environment and Development Review Branch

**RECEIVED**

DEPARTMENT OF PLANNING AND ZONING

Date: 12/20/00

Case # RZ-00-MA-036

DEC 20 2000

Map: 82-1

PU 2547

Acreage: 3.95

Rezoning

From :R-1 To: R-8

ZONING EVALUATION DIVISION

**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	9/30/00 Capacity	9/30/00 Membership	2001-2002 Membership	Memb/Cap Difference 2001-2002	2005-2006 Membership	Memb/Cap Difference 2005-2006
Bren Mar Park 2114	K-6	312	370	402	-90	431	-119
Poe 2141	7-8	1150	1089	1125	25	1169	-19
Annandale 2140	9-12	2350	2257	2249	101	2417	-67

- 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	SF	24	X.201	5	SF	3	X.4	1	4	5
7-8	SF	24	X.048	1	SF	3	X.069	0	1	1
9-12	SF	24	X.102	2	SF	3	X.159	0	2	2

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 (Bren Mar Park Elementary, Poe Middle, Annandale 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.*

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	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
DU/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		

