



FAIRFAX COUNTY

APPLICATION FILED: April 11, 2001
PLANNING COMMISSION: September 20, 2001
BOARD OF SUPERVISORS: December 3, 2001
@4:00 p.m.

V I R G I N I A

November 1, 2001

STAFF REPORT

RZ/FDP 2001-DR-014

DRANESVILLE DISTRICT

APPLICANT: Property Professionals, Inc.

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-2

PARCEL(S): 28-2 ((1)) 5, 7 and 28-2 ((6)) A1

ACREAGE: 11.19 Acres

DENSITY: 1.43 du/acre

OPEN SPACE: 52%

PLAN MAP: Residential, 1-2 du/acre

PROPOSAL: Rezone to permit development of 16 single-family detached lots

WAIVERS/MODIFICATIONS: None

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2000-DR-014, subject to proffers consistent with those contained in Appendix 1 of this report.

Staff recommends approval of FDP 2000-DR-014, subject to staff proposed development conditions contained in Appendix 2.

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

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

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



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 /

FINAL DEVELOPMENT PLAN

RZ 2001-DR-014

FDP 2001-DR-014

FILED 04/05/01

PROPERTY PROFESSIONALS INC

TO REZONE: 11.19 ACRES OF LAND; DISTRICT - DRANESVILLE
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-2
DISTRICT

LOCATED: APPROXIMATELY 800 FEET FROM LEESBURG PIKE
WITH ACCESS TO CRICKLEWOOD COURT FROM
THE WOLFTRAP WOODS SUBDIVISION

ZONING: R-1

TO: PDH-2

OVERLAY DISTRICT(S):

MAP REF 028-2- /01/ /0005- ,0007-
028-2- /06/ / -A1

FILED 04/11/01

PROPERTY PROFESSIONALS INC

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

APPROX. 11.19 ACRES OF LAND; DISTRICT - DRANESVILLE
LOCATED: APPROXIMATELY 800 FEET FROM LEESBURG PIKE
WITH ACCESS TO CRICKLEWOOD COURT FROM
THE WOLFTRAP WOODS SUBDIVISION

ZONING: PDH-2

OVERLAY DISTRICT(S):

MAP REF 028-2- /01/ /0005- ,0007-
028-2- /06/ / -A1



REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 2001-DR-014

FDP 2001-DR-014

FILED 04/05/01

PROPERTY PROFESSIONALS INC

TO REZONE: 11.19 ACRES OF LAND; DISTRICT - DRANESVILLE

PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-2 DISTRICT

LOCATED: APPROXIMATELY 800 FEET FROM LEESBURG PIKE WITH ACCESS TO CRICKLEWOOD COURT FROM THE WOLFTRAP WOODS SUBDIVISION

ZONING: R-1

TO: PDH-2

OVERLAY DISTRICT(S):

MAP REF 028-2- /01/ /0005- ,0007-
028-2- /06/ / -A1

FILED 04/11/01

PROPERTY PROFESSIONALS INC

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

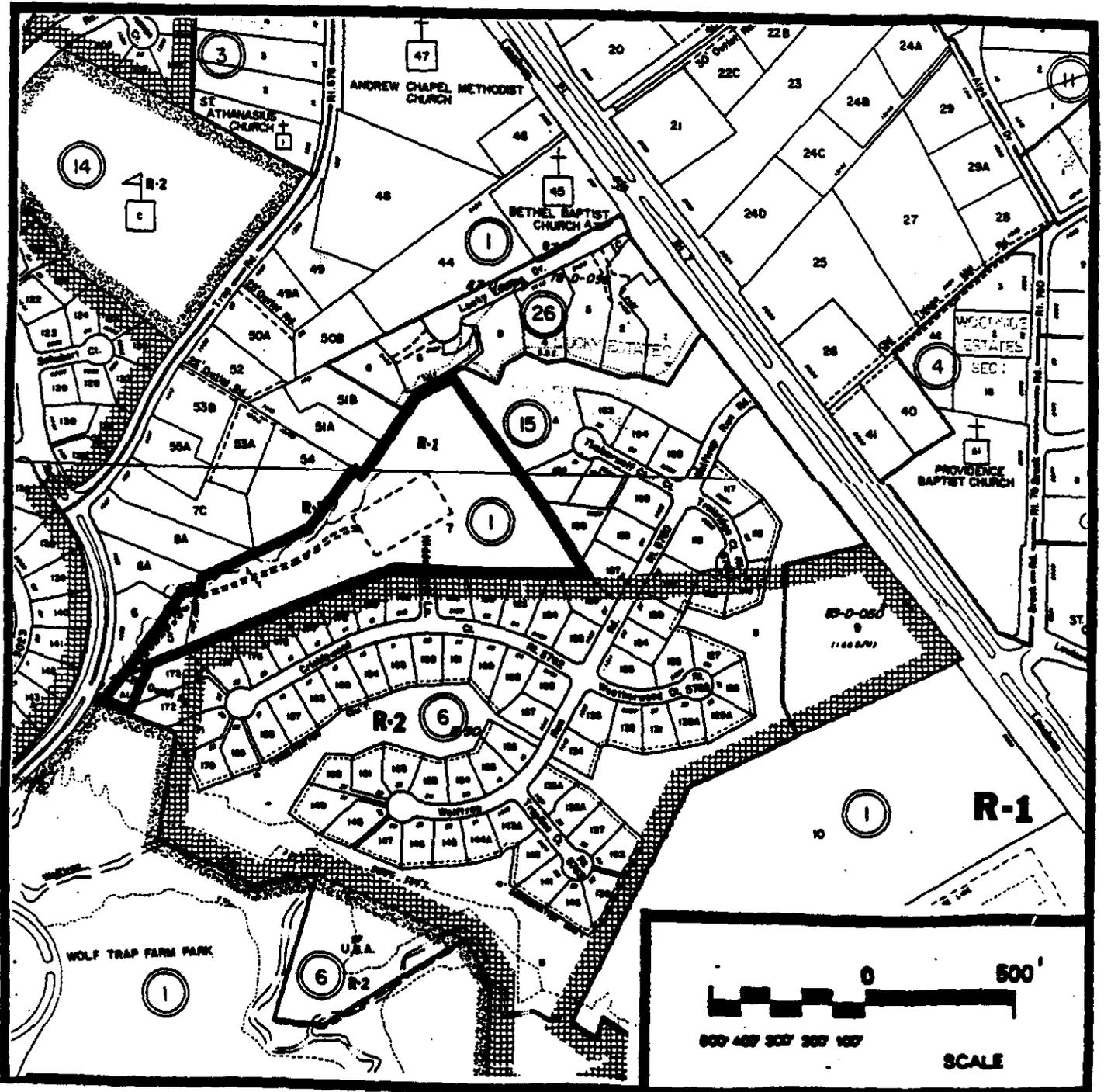
APPROX. 11.19 ACRES OF LAND; DISTRICT - DRANESVILLE

LOCATED: APPROXIMATELY 800 FEET FROM LEESBURG PIKE WITH ACCESS TO CRICKLEWOOD COURT FROM THE WOLFTRAP WOODS SUBDIVISION

ZONING: PDH-2

OVERLAY DISTRICT(S):

MAP REF 028-2- /01/ /0005- ,0007-
028-2- /06/ / -A1



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

DESCRIPTION OF THE APPLICATION

- Proposal:** The applicant requests approval to rezone a total of 11.19 acres from the R-1 District to the PDH-2 District in order to develop a total of 16 single-family detached lots. Lot sizes range from a minimum of 10,009 square feet to 13,595 square feet, with an average lot size of 11,590 square feet. A total of 52% open space is provided.
- Location:** The subject property is located on the north side of Cricklewood Court, approximately 800 feet west of Leesburg Pike, and consists of a consolidation of three (3) parcels of land.
- Proposed Density:** 1.43 du/acre
- Waivers and Modifications:** None requested.

LOCATION AND CHARACTER

- Site Description:** The site is currently developed with two (2) existing dwellings which are all proposed to be removed. The property is heavily wooded and is characterized by areas of steep slopes which fall toward a tributary of Wolfrap Creek and its associated floodplain. Much of the western side of the site is defined as EQC.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North/Northwest	Single-family detached	R-1	1-2 du/acre
South	Single-family detached	R-2	2-3 du/acre
East	Single-family detached	R-1	1-2 du/acre

BACKGROUND

Site History:

The subject property is developed with two (2) older single-family dwellings constructed on one lot. Special Exception SE 87-D-036 was approved on August 3, 1987, to permit additions on two dwellings located on one lot. The residential neighborhoods which surround the subject site were developed either by-right or pursuant to rezonings approved prior to 1990. Lot sizes in the area generally range from 15,000 to 20,000 square feet. Right-of-way which extends from Cricklewood Court to the subject property was reserved when Wolf Trap Woods Section 2 was developed. There have been no previous rezoning applications filed on the application site.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area II
Planning Sector:	Jefferson North Community Planning Sector
Plan Map:	Residential, 1-2 du/acre
Plan Text:	Residential, 1-2 du/acre

On page 322 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Wolf Trap Community Planning Sector (M7), in the McLean Planning District, the Comprehensive Plan states:

"1. Low density residential development 1-2 dwellings units per acre is planned for the area east of Beulah Road."

On page 35 in the LAND USE section of the 2000 Edition of the Policy Plan, in the LAND USE COMPATIBILITY section, the Plan states:

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

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area..."

ANALYSIS**Conceptual/Final Development Plat (CDP/FDP) (Copy at front of staff report)**

Title of CDP/FDP: Coventry Springs Estates
Prepared By: Land Design Consultants
Original and Revision Dates: March, 2001,
Revised to September 21, 2001.

Description of CDP/FDP

The combined CDP/FDP consists of four (4) sheets. Reductions of the sheets are contained at the front of the report.

Sheet 1 shows front elevations of the proposed dwellings and notes. The elevations depict two styles of front-loaded dwellings. Building materials are not labeled; however, the applicant has stated that the units will be constructed with a synthetic cedar shake product on all four (4) sides with stone watertables and accents. The applicant's draft proffers commit to muted colored siding with no white, yellow, or mint green siding permitted and rugged, shake-like roof shingles in an attempt to be compatible with Wolf Trap Woods Section 2. The draft proffers also state that "The Applicant shall provide architectural elevations similar to those shown on Sheet 1 of the CDP/FDP. Additional architectural elevations may also be provided."

Sheet 2 contains the development plan and tabulations which are summarized as follows:

- a total of 16 lots at a density of 1.43 du/acre are proposed
- minimum lot size of 10,009 square feet shown. Draft proffer # 1b allows that minor modifications/adjustments/revisions/changes from the CDP/FDP may be permitted as determined by the Zoning Administrator. The proffer notes that such minor modifications shall include "only building setbacks, the locations of utilities, minor adjustment of property lines, and the general location of dwellings on the proposed lots provided that the total area of open space is not decreased from that shown hereon." Staff does not support modifications which result in reductions in building setbacks, particularly in sideyards and at the site periphery. Given the size of the proposed dwellings reductions in side yards from the 8 feet depicted would create an extremely dense appearance which would not be consistent with the development pattern in the adjacent Wolfrap Woods-Section 2. Reductions in setbacks from peripheral lot lines would have the same effect. Staff has, therefore, proposed a development condition which requires strict adherence to side yard and peripheral setbacks to that depicted in the tabulations.

- minimum front yards of 20 feet, minimum side yards of 8 feet, and minimum rear yards of 20 feet are provided (see discussion above) .
- access to the development is provided via the extension of Hidden Hill Lane from Cricklewood Court into the site. All of the lots now have direct access to the public streets within the development. Previously a pipestem lot had been proposed west of Lots 1 and 2 which the applicant deleted in response to staff and community concerns.
- approximately 258,000 square feet, or 52%, of open space are provided in Parcels A and C. Parcel A is the largest area of open space and contains 245,558 square feet. This area is located in the western and southwestern portions of the site and contains a significant amount of EQC associated with the stream, floodplain, and adjacent steep slopes. If required, the SWM/BMP facility would be constructed in this area. Parcel B which was located between the previously proposed pipestem lot and Parcel 179 in Wolftrap Woods was deleted with elimination of the pipestem lot . This area had been created to buffer Lot 179 of Wolftrap Woods from the proposed pipestem lot. Parcel C, containing 12,639 square feet, is located in the southeastern corner of the site and is provided as a buffer to existing dwellings in Wolftrap Woods.
- A "potential SWM/BMP dry pond" is depicted in the southwestemmost part of the site, adjacent to the EQC in Parcel A. The southern edge of the proposed pond is 30 feet from the nearest property line. The CDP/FDP shows an area of tree save between the pond and the southern property boundary which ranges in width from approximately 15 feet to more than 90 feet. The CDP/FDP shows a row of Leyland Cyprus or "evergreen trees" planted in the cleared area between the pond and the limits of clearing and grading to provide additional buffering of the pond from the adjacent lots in Wolftrap Woods. A gabion wall with a maximum height of 20 feet is proposed along the southern edge of the pond. The applicant has applied for a waiver of the on-site SWM facility. This issue is discussed at length in the Enrironmental Analysis section of this report.
- Retaining walls will be used at the rear of Lots 11 and 12, at the rear of Lots 14 and 15 and the side of Lot 13, and adjacent to the EQC line on Lots 3, 4, and 5. The maximum height of these walls ranges from 6 feet adjacent to Lots 11 and 12 to 13 feet adjacent to Lots 13-15 . The walls are located in close proximity to the limits of clearing and grading which makes strict adherence to the limits critical. The applicant has proffered that the limits of the EQC and the wetlands shall be fenced and flagged to prevent intrusions prior to any clearing or grading on the site. The fencing proposed was plastic orange tree protection fencing which would not adequately prevent intrusions. To address staff concerns, the applicant has now proffered to use metal fencing, as specified in the Urban Forestry memo. Adequate fencing is critical

in this instance because intrusions beyond the limits of clearing and grading could damage off-site trees as well as those in the tree save areas.

- Leyland Cyprus or "evergreen trees" are proposed on the south sides of Lots 1 and 16 and along the south side of the gabion wall required for the SWM/BMP facility. Those proposed on the south side of Lot 1 are primarily off-site on Parcel 180 which is owned by the applicant. Off-site clearing is depicted on Parcel 181 which is located south of proposed Lot 16. A letter of consent to the grading signed by the owner of Parcel 181 is shown on Sheet 4. This letter should be revised to reflect re-numbering of the proposed lots on the application property. Lot 17 referenced in the letter has been re-numbered to Lot 16.
- Two benches and two picnic tables are located on the north side of the proposed trail in Parcel A to provide recreation.
- A four (4) foot wide sidewalk is proposed along Hidden Hill Lane and within the development.

Sheet 3 is the Existing Vegetation Map (EVM) which shows a total of approximately 458,223 square feet of bottomland (47,000 square feet) and upland forest (411,223 square feet) on the site. With the exception of the central area of the site which is developed with structures, the entire site is wooded. Vegetation in both the bottomland and upland forest areas is rated generally good and good to moderate.

Sheet 4 is a new sheet which contains copies of letters of permission from the owners of Parcels 181 and 180 (the applicant) for off-site grading to occur. A letter of intent from the Wolf Trap Woods Homes Association supporting the inclusion of Coventry Springs Estates into the Association is also shown on this sheet.

Transportation Analysis (See Appendix 6)

Contained in Appendix 6 is a Transportation Impact Analysis, dated May 30, 2001 and a memo from VDOT, dated May 17, 2001. There are no issues associated with approval of the proposed development. The VDOT memo states that streets within the subdivision should be designed and constructed in accordance with the County's PFM and that the applicant should address drainage issues along the existing portion of Hidden Hill Lane which is proposed to be constructed and extended into the development.

The applicant has added a new Proffer 3c which states that "The Applicant reserves the right to apply for a modification to reduce the minimum permitted radius of the cul-de-sac pavement section and right-of-way on Riesley Lane to permissible VDOT standards. If the modification is granted, the Applicant shall

be permitted to reduce this cul-de-sac without interpretation or amendment by the Department of Planning and Zoning provided that the clearing and grading limits shown hereon are not expanded." It is staff's understanding that the Fire Marshal had opposed such a waiver. DOT has no objection to this proffer. This issue will be addressed at the subdivision review stage with DPWES.

Proffer 3d states that "All internal public roads shall be constructed to applicable VDOT and County standards, unless otherwise modified by the approving authority." The issue of drainage along Hidden Hill Lane will be addressed during subdivision review.

In summary, there are no outstanding transportation issues.

Environmental Analysis (Appendix 7)

Issue: Environmental Quality Corridor/Stormwater Best Management Practices

An unidentified tributary stream associated with Wolftrap Creek traverses the site in an east-west direction. The boundary of the EQC for this stream has been the subject of much discussion with the applicant. A consultant for the applicant proposed an EQC delineation based almost entirely on the buffer width formula which is not consistent with County policy. This delineation omitted extensive areas of steep, wooded slopes to the west, north and north east of the existing home site which is located east and upland of the stream valley.

Staff and the applicant have agreed on an EQC delineation which includes much of the area in steep slopes, unlike earlier versions of the development plan. Although not ideal, the current development plan limits most of the site disturbance to the area furthest from the stream, adjacent to the Wolf Trap Woods subdivision, and to the area already disturbed by the existing home development. A potential SWM/BMP dry pond is depicted in the southernmost part of the site, adjacent to the EQC. If a waiver of stormwater detention is not granted, the proposed pond will disturb a large area that would be a valuable addition to the EQC.

Resolution:

The applicant's original request for a waiver of stormwater detention received an unfavorable preliminary recommendation from DPWES. The applicant subsequently submitted a request for reconsideration of the waiver. A copy of the request and supporting documentation is attached in Appendix 16. This issue has not been resolved at this time. A letter to the applicant's agent from Valerie Tucker, Chief Stormwater Engineer in DPWES, dated October 19, 2001, is also attached in Appendix 16. The letter states that a preliminary review of the

applicant's proposal indicated that the stormwater detention waiver may be favorably considered once the rezoning process is complete, subject to certain conditions. The letter also notes that the applicant's proffered off-site stream improvements are dependent upon obtaining permission from off-site landowners. As such, if such permission is not obtained, a waiver will not be granted.

The applicant's current proffer states among other things that "...if a waiver of stormwater management (detention) is granted, the applicant will comply with all waiver conditions, as established by DPWES. Note that these waiver conditions may include the completion of off-site improvements on parcels 28-2 ((1)) 6 and 6A as guided by an environmental consultant. These improvements may consist of stream stabilization including the removal of dead and dying trees, placement of rip-rap, bio-mat materials and the planting of vegetation within the stream bank." It should be noted that completion of these stabilization measures is dependent upon obtaining permission from the owners of parcels 28-2 ((1)) 6 and 6A. According to the applicant's agent, both property owners have verbally indicated that they will agree to permit the work on their properties and letters to that effect are likely prior to the public hearing before the Planning Commission.

The applicant has also proffered that "If a dry extended detention pond is provided on site in the general location shown on the CDP/FDP, the applicant intends to meet BMPs through conservation easements placed on open space parcels as well as measures within the detention pond. This pond would also collect runoff from the adjoining Wolfrap Woods, Section 2 subdivision which is currently discharged onto the subject property undetained, as depicted on the CDP/FDP."

Staff is concerned about the uncertainty of the stormwater detention waiver in this case. Without a waiver of stormwater detention, a large area of trees will be cleared for the depicted SWM/BMP facility. In addition, the depicted facility may be constructed with a retaining wall with a height of up to 20 feet which the HOA would be responsible for maintaining. The clearing necessary to construct this facility with its gabion wall is depicted within approximately 15 feet of the adjacent property. There is a potential for tree damage or loss in the adjacent tree save area. Therefore, staff recommends that the applicant obtain written permission from the owners of Parcels 6 and 6A prior to any action being taken on this application.

In the event that the SWM/BMP facility is not waived, staff raised concerns about the adequacy of the size of the pond depicted and its proximity to EQC on the north and east. The applicant has proffered that "In the event that the SWM pond needs to increase in size beyond the limits of clearing and grading as shown on the CDP/FDP in order to meet PFM requirements, the Applicant shall apply for a Final Development Plan Amendment application to relocate or increase the size of the pond. In no event shall there be any additional clearing in the EQC for

construction of this facility beyond that shown on the CDP/FDP." Also of concern is the area along the southwestern portion of the pond which is not EQC, where clearing is proposed only 15 feet from adjacent property. The development plan shows this 15 foot wide area as a proposed tree save area; however, according to the Urban Forester, clearing and grading activities will likely damage trees within the 15 foot wide area. With the exception of stating that "All trees and tree save areas shown to be preserved on the tree preservation plan shall be protected by tree protection fence...", the applicant's draft proffers are silent on this area. There is no room to adjust the limits of clearing and grading to protect trees which may be damaged during the construction of the pond and gabion wall. In an attempt to address this issue, staff has proposed a development condition which requires strict adherence to the limits of clearing and grading depicted on the south side of the SWM/BMP facility.

Further, if a pond is required, it would be desirable for the runoff from the lots and streets to be piped under the existing driveway to minimize additional clearing in the EQC. The applicant's draft proffers state that only those utilities which cannot be reasonably accommodated elsewhere on the site "as determined by the Urban Forestry Division and approved by the Director, Department of Public Works and Environmental Services (DPWES)" will be located in the EQC. The proffer also states that the applicant will work diligently with County agencies to permit the overlapping of easements for public water, sanitary sewer and storm sewer to reduce the clearing limits shown. This issue will be addressed during the subdivision review process.

Issue: Tree Preservation

Extensive mature deciduous tree cover characterizes the subject property. The development plan does not specifically indicate that the open space areas delineated on the CDP/FDP will be permanently protected unless the areas are needed for BMP credit. The applicant is encouraged to place all areas of tree save and open space in permanent open space regardless of whether or not a waiver of stormwater management requirements is granted. These areas should be described accordingly on the development plan. The applicant is encouraged to work with the Urban Forestry Division of DPWES to determine the most suitable tree preservation techniques to be employed during construction.

Resolution:

The development plan now designates Parcels A and C "tree preservation areas". The applicant's draft proffers state that "The applicant shall join the Wolf Trap Woods Homes Association (HOA) for the proposed development to own, manage, and maintain the open space in Parcels A, B, and C. Restrictions placed on the use of the open space and maintenance responsibilities of the HOA shall be disclosed to all prospective purchasers in a disclosure memorandum at time of contract execution and included in the HOA documents." The applicant needs to clarify the

nature of the restrictions to be placed on the open space parcels and to label such areas on the development plan accordingly. In addition, reference to Parcel B should be deleted.

The application was referred to the Urban Forestry Branch for review and guidance in tree preservation on the site. Memos from the Urban Forestry Branch, dated July 31, 2001, and August 22, 2001, are contained in Appendix 7. Both Memos were written on the applicant's earlier submissions. The following issues have been raised.

OFF-SITE TREE DAMAGE

Clearing and grading limits allow clearing and grading to occur to the property lines of many of the proposed lots with no buffer provided to protect off-site trees or EQC. The applicant has proffered that a tree preservation plan will be developed for the areas within ten (10) feet of the rear property lines of Lots 1, 6-7, and 11-16. According to the proffer, tree preservation activities "should include crown pruning, root pruning, mulching, and fertilization." According to the Urban Forester, none of those activities will prevent damage to and possible loss of off-site trees located at or within ten(10) feet of the property line if clearing and/or construction activities occur at the property line. The Urban Forester was previously concerned that the limits of clearing and grading shown at the rear of Lots 11 and 12 and Lots 3, 4, and 5 were not realistic and did not allow construction of a retaining wall without additional clearing. The Urban Forestry Memo recommended that the applicant provide a 15-20 foot buffer at the rear property line to protect off-site trees of the above mentioned lots.

The applicant has adjusted the limits of clearing and grading to provide a minimum 15 foot buffer adjacent to Lots 11 and 12 and at the rear of Lots 14 and 15 and the south side of Lot 13 to allow more room to construct the proposed retaining walls without damaging off-site trees. Clearing to the property line or to the EQC is still proposed on Lots 1-5 and 7. A retaining wall is proposed between Lots 3-5 and the EQC and there is concern that its construction may result in encroachment into the EQC or damage to trees at the edge of the EQC. To address this issue, staff has proposed a development condition which requires a minimum 15 foot buffer at the rear of all of the lots which either abut adjacent developments or EQC to prevent destruction of trees in those areas.

TREE PRESERVATION PROFFER

The applicant's previous tree preservation proffer did not include all of the elements recommended by the Urban Forester. Specifically, the proffer did not commit to submit a tree preservation plan with the first submission of the subdivision plan, did not provide for a tree preservation survey within the limits of clearing and grading on

lots, and did not commit to use welded wire fencing instead of orange plastic fencing to mark the limits of clearing and grading.

The current draft proffers provide for a tree preservation plan to be submitted with the first subdivision plan submission. The proffers provide for a tree inventory for on-site trees within 20 feet of the rear property line on Lots 1, 6-7, and 11-16 and offsite within 10 feet of the rear property lines of the same lots. Lots 2-5 should also be included in this proffer as there may be tree 10 inches or greater at the rear of these lots or at the edge of the EQC that should be included in the tree preservation plan. The proffer now states that "All trees and tree save areas shown to be preserved on the tree preservation plan shall be protected by tree protection fence." The proffer further provides that such fence shall be 14 gauge-welded wire as specified by the Urban Forester. The applicant's draft proffers states that "In order to preserve and protect the EQC, the limits of clearing and grading shall strictly conform to the limits as shown on the CDP/FDP, subject to installation of only those utilities which cannot be reasonably accommodated elsewhere on the site as determined by the Urban Forestry Division and approved by the Director, Department of Public works and Environmental Services (DPWES)..." The proffer further states that any such utilities shall be installed in the least disruptive manner possible to minimize tree damage.

The latest CDP/FDP and proffers are an improved effort to address tree preservation efforts but, as noted above, there are certain deficiencies which could result in the loss of valuable trees at the edge of the EQC where it abuts building lots and offsite along the eastern side of Lot 7 where clearing to the property line is still proposed without a commitment to modify the clearing limits if damage to off-site trees may occur. Staff considers the specific commitments made for tree preservation on this site to be critical if this is to be approved as a PDH District where high quality development that is sensitive to the environment is expected. In addition, staff believes the development plan should provide realistic limits of clearing and grading to avoid minor modifications at the subdivision plan stage which permit removal of trees in sensitive areas where adjacent property owners expect to woods to remain. The proposed development condition regarding the provision of a minimum 15 foot buffer at the rear and/or sides of lots adjacent to the EQC or located at the periphery should provide adequate resolution of the tree preservation issue.

Issue: Trails

The Trails Plan Map does not show any trails immediately adjacent to the subject property.

Resolution:

This issue will be addressed at the time of subdivision plan review.

In summary, with the staff proposed development conditions, tree preservation issues have been adequately addressed at this time. The applicant still needs to provide clarification in the proffers regarding the specific restrictions that will be applied to the tree save areas.

Sanitary Sewer Analysis (See Appendix 9)

The application property is located in the Difficult Run (D3) Watershed. It will be sewer into the Blue Plains Treatment Plant. At this time adequate sewer capacity exists; however, availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site. There are no Sanitary Sewer issues related to this application.

Water Service Analysis (See Appendix 10)

The application property is located within the Fairfax County water service area. There are no Water Service issues associated with this request.

Fire and Rescue Analysis (See Appendix 11)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #29, Tysons Corner. There are no Fire and Rescue issues associated with this request.

Schools Analysis (See Appendix 12)

The Schools Analysis was based on a previous CDP/FDP which proposed eighteen (18) homes. Adjusting for the sixteen (16) currently proposed homes, the development is projected to generate seven (7) elementary, one (1) intermediate, and three (3) high school students which represents an increase of four (4) students over that which would be generated under the existing R-1 zoning. The four (4) additional students will require .16 additional classrooms with an estimated cost of approximately \$56,000, based on a per classroom construction cost of \$350,000 per classroom. Spring Hill Elementary, Longfellow Intermediate and McLean High Schools are currently projected to be near or above capacity.

Utilities Planning and Design Analysis (See Appendix 13)

The application property is located within the Woodside Segment of the Difficult Run Watershed. There are drainage complaints on file concerning yard flooding, approximately 2800 feet downstream of this site. Channel stabilization project DF281 is located approximately 3000 feet downstream of the site. The Stormwater Planning Division of DPWES recommends that on-site stormwater detention be provided. As discussed previously, the applicant's requested waiver of stormwater detention is still under review by DPWES. The applicant's

development plan does provide for a stormwater management/BMP facility on site. The applicant has stated that, if the waiver is granted, BMPs can be provided in part through open space preservation. Staff has some concerns about the adequacy of the size pond and clearing limits depicted and its proximity to EQC as well as adjacent properties. The applicant has proffered that additional clearing in the EQC beyond that shown on the CDP/FDP will not occur if the pond needs to increase in size in order to meet PFM requirements.

This is an application in which a waiver of on-site detention would resolve the issues concerning how much clearing of trees will actually be necessary for construction of the SWM/BMP facility. Staff has proposed a development condition which prohibits additional clearing on the south side of the SWM/BMP facility but minor modifications can occur in the field with undesirable impacts on the wooded buffer depicted south of the pond. In staff's opinion it would be preferable to delay action on the rezoning until a preliminary determination on the waiver has been provided by DPWES and the applicant has demonstrated that he will be permitted to perform the offsite improvements proposed in lieu of onsite detention. As noted in the letter to the applicant's agent from DPWES (Appendix 16), absent permission from the adjacent property owner(s) to permit the proposed off-site drainage improvements, the stream channel improvements cannot be made and a detention waiver could not be justified.

Park Authority Analysis (See Appendix 14)

The Park Authority Analysis requests that the applicant comply with Sects. 16-110 and 16-404 to provide \$955 per dwelling unit for outdoor recreational facilities. The applicant has proffered to contribute \$955 per unit for on-site improvements consisting of the 6 foot wide stonedust trail, benches, and picnic tables, as generally shown on the CDP/FDP. The proffer now provides for any unused recreation funds to be contributed to the Fairfax County Park Authority for its use in a nearby park.

Land Use Analysis (See Appendix 5)

The Land Use Analysis was written on a previous submission which proposed 17 lots at a density of 1.53 dwelling units per acre. The applicant's currently proposed plan shows a total of 16 lots and a proposed density of 1.43 dwelling units per acre. Both of the densities are consistent with the Plan recommended density of 1-2 du/acre for the site. The Memo raised the following issue.

Issue: Compatibility with Adjacent Development

The Land Use Memo pointed out that this is an infill development and, as such, compatibility with adjacent development should be addressed. The specific area of concern was where former Lots 15, 16, and 17 abutted two larger lots to the south. It was recommended that the design be modified so that an equal

number of lots backed onto existing lots in the adjacent development in order to mitigate the impacts of the proposed smaller lots being placed next to larger ones in Wolfrap Woods. One way to achieve better compatibility in this area would have been to reconfigure Lots 15, 16, and 17 into two lots to match Lots 181 and 182 in Wolfrap Woods.

Resolution:

The applicant was not willing to remove one lot from this area as was suggested in the Land Use Memo. To address this concern, he has shifted the lot lines of the lots in this southern area to create larger lots adjacent to Wolfrap Woods. There are now two and one-half proposed lots adjacent to Lots 181 and 182 of Wolfrap Woods, instead of three. Proposed Lots 14-16 are now approximately 10,811 square feet, 11,265 square feet, and 11,578 square feet in area, respectively. The development plan shows a row of Leyland Cyprus or other evergreen trees on the south side of Lot 16. A retaining wall approximately 13 feet in height will be constructed at the rear of Lots 14 and 15. All of these lots will be cleared of vegetation. This shift in lot lines and increase in size of the lots located in this area is an improvement and generally addresses the compatibility issue.

In summary, land use issues have generally been addressed.

Residential Development Criteria

The Comprehensive Plan designates a density range of one (1) to two (2) dwelling units per acre for the subject property. The proposed density of 1.43 dwelling units per acre is above the base level of the density range and, therefore, should satisfy one-half (1/2) of the applicable Residential Density Criteria. Staff's review is as follows.

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

The applicant's development plan proposes the construction of dwellings of quality in both materials and design. The design results from a desire for compatibility with the older dwellings in Wolfrap Woods. Although not proffered, the applicant has verbally stated that all four sides of the dwellings will be constructed of the same materials. Staff has proposed a development condition to that effect. The proposed development is a logical extension of Hidden Hill Lane into the site. The proposed development generally complements the existing and planned neighborhood scale or is buffered. The major deficiency of this proposal concerns the location of the limits of clearing and grading and the potential damage to off-site trees and to areas depicted as vegetated buffers on the development plan. This issue is discussed in the Environmental Analysis. The development plan provides adequate landscaping of the proposed lots and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. Given the above, staff believes one-half credit is appropriate for this criterion.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development, to alleviate the impact of the proposed development on the community. (NOT APPLICABLE)
3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. (NOT APPLICABLE)
4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. (NOT APPLICABLE)
5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. (NOT APPLICABLE)

The applicant has proffered to contribute the Zoning Ordinance required \$955 per unit for active recreation facilities. The applicant has proffered that \$955 per unit will be contributed for the construction of a stone dust trail, benches, and picnic tables. Since the \$955 per unit contribution is an Ordinance requirement, this criterion is not applicable and no credit will be given.

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

The application proposes 52% open space which exceeds the minimum requirement of 20% in the PDH-2 District. The applicant's proffers indicate that passive recreational facilities such as a picnic area and benches will be provided in the open space area shown on the north side of the proposed trail. The open space area which includes Parcels A and C will be accessible from the proposed trail which leads from the development to Wolf Trap Road. Parcel A will be developed with a stormwater management/BMP facility if a waiver of detention is not approved. Parcel C will function as a buffer to existing lots in Wolftrap Woods and as a tree save area but will not be particularly useable to residents in this development. Given the fact that open space which exceeds the Ordinance requirement is provided, staff believes full credit is appropriate.

7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. (1/2 CREDIT)

The site contains EQC and floodplain associated with a tributary of Wolftrap Creek and, with the exception of the central area of the property which is developed with two residences, is heavily wooded. The EQC delineation depicted on the latest development plan was negotiated with the Environment and Development Review Branch of DPZ and is the result of a number of concessions made by staff in exchange for better preservation of the steep slopes adjacent to the creek in the EQC located in the northernmost portion of the site, primarily in the area between proposed Lots 5 and 6. Areas in the western portion of the property which staff had originally determined to be EQC were allowed to be cleared to provide an area for the SWM facility if it is needed. The applicant's latest CDP/FDP and proffers provide improved commitments for protection of the EQC and wooded areas. However, there are still areas along the edge of the EQC where it abuts lots and adjacent to Lot 7 where damage to trees onsite and offsite could occur. The applicant's commitments to a tree survey does not include all of the lots and does not provide for modifications to the clearing and grading limits if trees to be saved may be damaged. In order to address those deficiencies, staff has proposed a

development condition which requires a minimum 15 foot buffer at the rear of Lots 1-6 which are adjacent to EQC and at the rear of Lots 6 and 7. As discussed previously, the applicant's limits of clearing and grading do not appear to be realistic in certain areas of the site and may result in tree loss both on and off-site. Provision of a minimum 15 foot buffer should help to minimize damage. Because of the above cited issues, staff believes no more than ½ credit can be given on this criterion.

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

The requirements of the Affordable Dwelling Unit Program, contained in Part 8 of Article 2 of the Zoning Ordinance, apply to any rezoning application which yields fifty (50) or more dwelling units at an equivalent density greater than one unit per acre and which is located within an approved sewer service area. This application which proposes to develop 16 dwelling units is, therefore, not subject to the ADU Ordinance. On August 6, 1990, the Board of Supervisors adopted the Policy Plan. Appendix 9 of the Land Use Element of the Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential and non-residential density/intensity in excess of the low end of the density range recommended in the Comprehensive Plan. As adopted, the Plan specified that applicants could not achieve a density above 60% of the base limit of the Plan range absent a contribution of land or units for affordable housing. An Amendment to the Policy Plan adopted on April 8, 1991, states that "Criterion #8 may also be achieved by a contribution to the Housing Trust Fund. An appropriate contribution will be in accordance with the formula adopted by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority." The formula which was adopted by the Board requires a contribution in an amount equivalent to 1% of the sales price of the proposed unit(s). The proposed density of 1.53 dwelling units per acre is not at the high end of the range as it does not exceed 60% of the base limit of the Plan range density. However, the proposed density is above the base level and a contribution equal to one-half percent (0.50%) of the projected sales price of the proposed units would be appropriate if credit for this criterion is to be given.

The applicant has proffered to make the contribution.

- 9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage. (NOT APPLICABLE)
- 10. Integrate land assembly and/or development plans to achieve Plan objectives. (FULL CREDIT)

The application site is a consolidation of the parcels located between Wolf Trap Woods on the south and east and Shady Acres to the north. The development extends Hidden Hill Lane into the site from Wolf Trap Woods as planned when Wolf Trap Woods was developed and right-of-way for the connection was reserved. The consolidation does not leave any parcels without the ability to redevelop in accordance with the Plan in the future. Therefore, full credit is warranted.

The application has adequately satisfied the applicable criteria to justify the proposed density.

ZONING ORDINANCE PROVISIONS (See Appendix 15)

The following table illustrates how the proposed development conforms with the bulk standards of the PDH-2 District

Bulk Standards (PDH-2)		
Standard	Required	Provided
District Size	2 Acres	11.17 Acres
Lot Area	No Minimum	10,009 Sq. Ft.
Lot Width	NA	NA
Front Yard	NA	20 Ft.
Side Yard	NA	8 Ft.
Rear Yard	NA	20 Ft.
Open Space	20%	52%

As the above chart indicates, the application meets the applicable regulations for the PDH-2 District.

There are no transitional screening or barrier requirements between this use, single family detached residential development, and the surrounding uses.

WAIVERS/MODIFICATIONS REQUESTED

None

OTHER ZONING ORDINANCE REQUIREMENTS:**Planned Development Requirements (See Appendix 15)**

The requested rezoning of the 11.19 acre application property to the PDH-2 District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations; Section 16-101, General Standards; and Section 16-102, Design Standards, among others.

Article 6

The applicant has requested rezoning to the Planned Development Housing District (PDH-2) District and approval of a Conceptual Development Plan (CDP) and Final Development Plan (FDP). According to the Zoning Ordinance, PDH Districts are intended to encourage innovative and creative design and are to be designed, among others, to "ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; and to encourage the provision of dwellings within the means of families of low and moderate income..."

PDH districts provide the opportunity to develop a site with more open space than would be required in a conventional zoning district. This site provides a minimum of 52% open space which exceeds the 20% required by the Ordinance. The applicant has provided a logical site layout with a density which conforms with that recommended by the Plan. The development constraints of the site and the possible need for onsite stormwater management have resulted in a somewhat crowded layout. Fewer but larger lots would be more in character with surrounding development. Building elevations have been proffered and staff has proposed a development condition which requires the same materials and architectural details on all four sides of the dwellings which is consistent with the applicant's statement regarding treatment of side and rear facades.

The proposed 11.19-acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed maximum density of 1.43 dwelling units per acre satisfies the maximum density requirements of two (2) du/ac for the PDH-2 District (Sect. 6-109).

Section 6-110 requires 20% open space in a PDH-2 development. The application proposes 52% open space.

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities or provide a cash contribution of \$955.00/unit. A trail and passive recreation facilities have been proffered on-site. Funds not utilized will be contributed to the Fairfax County Park Authority for use in a nearby park.

16-101 Planned Development General Standards

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

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

The proposed development substantially conforms to the adopted comprehensive plan by providing single family homes at a density above the base level of the recommended Plan range of one (1) to two (2) dwelling units per acre which are generally compatible in type, character, and intensity of use to those in adjacent developments. As stated previously, staff is of the opinion that fewer but larger lots would be more compatible with surrounding development.

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

The application site contains 52% open space which would not necessarily be provided under a conventional zoning district. The flexibility of the PDH District has permitted lots which are smaller and clustered out of the EQC and the steepest slopes. This standard is met.

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

The applicant has not addressed all of the tree save issues. Limits of clearing and grading depicted and the proffers could result in damage to the EQC, off-site trees and to buffer areas depicted on-site. In certain areas the limits of clearing and grading may not be realistic and do not provide adequate room for construction depicted on the development

plan. The applicant has requested reconsideration of a request for a waiver of on-site detention in exchange for providing improvements to the stream channel. If the waiver is granted, the area depicted as a SWM/BMP facility on the CDP/FDP will remain open space. This issue has not been determined at this time. If the pond is required, staff has concerns regarding the size of the area provided for the pond and the potential impacts on adjacent vegetation depicted to be saved. However, the staff proposed development conditions which require a minimum 15 foot buffer at the site periphery and adjacent to the EQC and the requirement for strict adherence to the limits of clearing and grading on the south side of the SWM/BMP facility, staff believes this standard is met.

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

The proposed development provides for an extension of Hillwood Lane into the site and proposes development of a product that is compatible with the existing older homes in Wolftrap Woods. In general, the development should not hinder, deter or impede development on adjacent properties. Clearing to the property line and damage to off-site trees could result. Staff had previously suggested to the applicant that one of the three lots (Lots 14-16) be eliminated in order to avoid having three (3) lots abut two (2) existing lots. The applicant instead shifted property lines to enlarge the lots which is an improvement.

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

Staff analysis has determined that the above listed utilities and services are available and adequate for the use proposed which addresses this standard.

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

The applicant proposes to construct Hidden Hill Lane into the site and to provide sidewalks within the development and on the off-site portion of Hidden Hill Lane. In addition, the applicant proposes to construct a stonedust trail from the center of the development to Wolftrap Road where access into Wolftrap Farm Park exists. This standard has been met.

16-102 Planned Development Design Standards

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

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

The R-2 Cluster standards require a 25 foot front yard, 8 foot side yards, and 25 foot rear yards. The applicant's proffered development plan shows greater setbacks for all of the peripheral lots. The CDP/FDP shows a row of evergreen trees and a 6 foot tall fence along the north side of Parcel 180 to buffer it from the proposed dwelling on Lot 1 which is shown at 12 feet from its side property line which is less than the peripheral setbacks shown on the other lots. All of the setbacks at the periphery are shown to meet or exceed the requirements of the R-2 Cluster District. However, the applicant's draft proffer 1b allows minor modifications to the development plan which "shall include building setbacks, the locations of utilities, minor adjustments of property lines, and the general location of dwellings on the proposed lots...". Staff has proposed a development condition which requires conformance to the building setbacks depicted along the periphery of the development. Thus, this standard is met.

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

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

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

The applicant is providing public streets with sidewalks for the development which meet VDOT standards.

Summary of Zoning Ordinance Provisions

With the applicant's revised CDP/FDP and staff proposed development conditions, the application has now justified the proposed density, pursuant to the Residential Density Criteria. In addition, the General and Design Standards have now been addressed. All applicable bulk and parking regulations have been satisfied with the proposed development conditions and proffers.

CONCLUSIONS AND RECOMMENDATIONS

This is an application for an infill development which proposes to rezone 11.19 acres from the R-1 District to the PDH-2 District in order to develop a total of 16 lots at a density of 1.43 dwelling units per acre. The site contains environmental constraints, such as EQC, floodplain, and steep slopes which limit its development potential. In addition, the site is heavily wooded with quality vegetation. The emphasis throughout the review process has been on environmental issues including stormwater management and protection of the EQC and trees. The applicant's first request for a waiver of stormwater detention was denied by DPWES and a request for reconsideration which proposes stream improvements in lieu of on-site detention has been submitted. No decision has been reached by DPWES at this time; however, a letter from DPWES to the applicant's agent contained in Appendix 16 indicates that a favorable recommendation may result. However, completion of improvements to the stream channel which require offsite construction would have to be provided in order for a waiver to be approved. At this time the applicant has not demonstrated that permission to perform the offsite work will be granted. Staff recommends that such permission be provided in writing prior to action on this Rezoning Application. If the waiver is not approved a SWM/BMP facility will be constructed on the site and will require the removal of a significant number of trees. Staff believes the potential for damage to a narrow wooded buffer between the pond and adjacent residences exists. A final decision cannot be issued until after the Board has acted on the rezoning. The applicant has revised the proffers and development plan to address staff concerns regarding protection of the EQC and trees both on and offsite; however, the revisions do not fully address all of the concerns. Staff has proposed development conditions to address the outstanding issues. Staff is particularly concerned about adherence to reasonable limits of clearing and grading because of the numerous concessions which were agreed to regarding the delineation of the EQC and further compromises which may jeopardize the EQC and tree preservation would not be appropriate.

Staff Recommendations

Staff recommends approval of RZ 2000-DR-014, subject to proffers consistent with those contained in Appendix 1 of this report.

Staff recommends approval of FDP 2000-DR-014, subject to staff proposed development conditions contained in Appendix 2.

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. Proposed FDP Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Urban Forestry Memos
9. Sanitary Sewer Analysis
10. Water Service Analysis
11. Fire and Rescue Analysis
12. Schools Analysis
13. Utilities Planning and Design Analysis (DPW)
14. Park Authority Analysis
15. Applicable Zoning Ordinance Provisions Checklist
16. Correspondence regarding the Stormwater Detention Waiver
17. Glossary of Terms



PROFFERS

Property Professionals, Inc.

Coventry Springs Estate

RZ 2001-DR-014
FDP 2001-DR-014
June 28, 2001
September 21, 2001
October 18, 2001
October 29, 2001

Pursuant to Section 15.2-2303(a) of the 1950 Code of Virginia, as amended, the undersigned Applicant and owners proffer for themselves and their successors and assigns the following conditions subject to the approval of the Board of Supervisors of Fairfax County, Virginia:

1. Conceptual / Final Development Plan

- a) Subject to Section 18-204 of the Fairfax County Zoning Ordinance, development of the subject property shall be in substantial conformance with the Conceptual / Final Development Plan (CDP/FDP) prepared by Land Design Consultants, Inc. dated March, 2001 and revised through September 21, 2001.

Notwithstanding the CDP/FDP is presented on four sheets and said CDP/FDP is the subject of Proffer 1 above, it will be understood that the Conceptual Development Plan will be the entire plan shown on Sheet 2 relative to the points of access, the total number of units and general location of the residential lots and common open space areas, and that the Developer has the option to request a Final Development Plan Amendment ("FDPA") from the Planning Commission in accordance with the provisions set forth in Sect. 16-402 of the Zoning Ordinance.

- b) Pursuant to Paragraph 5 of Section 16-204 of the Zoning Ordinance, minor modifications/adjustments/revisions/changes from the CDP/FDP may be permitted as determined by the Zoning Administrator. These modifications shall include only building setbacks, the locations of utilities, minor adjustment of property lines, and the general location of dwellings on the proposed lots provided that the total area of open space is not decreased from that shown hereon.
- c) In order to preserve and protect the EQC, the limits of clearing and grading shall strictly conform to the limits as shown on the CDP/FDP, subject to installation of only those utilities which cannot be reasonably accommodated elsewhere on the site as determined by the Urban Forestry Division and approved by the Director, Department of Public Works and Environmental Services (DPWES). Any such utilities shall be located and installed in the least disruptive manner possible to minimize damage to trees as determined by DPWES. The applicant will work diligently with County agencies to permit the overlapping of easements for public water, sanitary sewer and storm sewer to reduce the clearing limits shown hereon. If such overlapping of easements is not approved by these agencies in the area of west of the proposed homes through open space parcel A, the clearing limits shall conform to those shown on the CDP/FDP.

A replanting plan in accordance with the Public Facilities Manual shall be developed and implemented, as approved by the Urban Forestry Division for any areas outside the limits of clearing and grading that must be disturbed. The EQC shall remain as undisturbed open space with the exception for removal of dead or dying vegetation, trail construction, and clearing and grading as shown on the CDP/FDP, and subject to the necessary installation of utilities as described above.

2. Tree Preservations, Landscaping and Open Spaces

- a) At the time of grading plan review for the subdivision, the Developer shall designate limits of clearing and grading, in addition to those shown on the CDP/FDP, in areas where it is feasible to save additional trees without precluding construction of the project in accordance with the CDP/FDP, including but not limited to, the specific density and general development configuration shown thereon, and without requiring the additional installation of retaining walls or relocation of existing utilities or unfeasible relocation of proposed utilities.
- b) The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating of all trees 10 inches or greater in diameter, (1) on-site within 20 feet of the rear property lines of lots 1, 6-7, and 11-16, and (2) offsite within 10 feet of the rear property lines of lots 1, 6-7, and 11-16. The condition analysis shall be prepared using methods outlines in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.
- c) All trees and tree save areas shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the phase I & II erosion and sediment control sheets in all areas.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures and shall remain in place until the completion of construction in the area and removal is approved by the Urban Forester. The installation of tree protection fence shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the projects certified arborist shall verify in writing that the tree protection fence has been properly installed.

- d) Prior to any clearing or grading on the site, the limits of the EQC and the wetlands protected against clearing and grading as shown on the CDP/FDP, shall be fenced and flagged to prevent intrusions into these areas, subject to DPWES approval. The fencing or other suitable barriers shall remain in place during all phases of construction in the adjacent area, as determined by DPWES.
- e) The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant shall walk the limits of clearing and grading with an Urban Forestry Branch representative to determine where minor adjustments to the clearing limits shall be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their proximity to disturbance will also be identified at this time by the Urban Forester. The Applicant will

be given the option of any tree at the edge of the limits of clearing and grading and within the tree preservation area that is designated for removal to permit removal by methods determined by the Urban Forester.

- f) The Applicant shall join the Wolf Trap Homes Association (HOA) for the proposed development to own, manage, and maintain the open space in Parcels A, B and C all other community owned land and improvements. Restrictions placed on the use of the open space and maintenance responsibilities of the HOA shall be disclosed to all prospective homeowners in a disclosure memorandum at time of contract execution and included in the HOA documents.
- g) Initial purchasers of units which abut EQC shall be advised in writing prior to entering a contract of sale of the existence of this feature and of the prohibition against clearing beyond the property line or using the area as a depository for trash, lawn clippings, or other debris. The homeowner's association documents shall contain this information.

3. Transportation

- a) All dedications contained herein are made subject to Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance as dedications for which density is reserved.
- b) The applicant shall construct off site improvements to Hidden Hill Lane within the existing public right of way as shown on the CDP / FDP and in accordance with State and County standards.
- c) The Applicant reserves the right to apply for a modification to reduce the minimum permitted radius of the cul-de-sac pavement section and right-of-way on Riesley Lane to permissible VDOT standards. If the modification is granted, the Applicant shall be permitted to reduce this cul-de-sac without interpretation or amendment by the Department of Planning and Zoning provided that the clearing and grading limits shown hereon are not expanded.
- d) All internal public roads shall be constructed to applicable VDOT and County standards, unless otherwise modified by the approving authority.

4. Storm Water Management and Best Management Practices

- a) The Applicant shall provide stormwater management (SWM) and best management practice (BMP) techniques to control the quantity and quality of stormwater runoff from the Application property unless otherwise waived or modified.
- b) If a dry extended detention pond is provided on site in the general location shown on the CDP / FDP, the applicant intends to meet BMP's through conservation easements placed on open space parcels as well as measures within the detention pond. This pond would also collect runoff from the adjoining Wolftrap Woods, Section 2 subdivision which is currently discharged onto the subject property undetained, as depicted on the CDP/FDP.
- c) In the event that the SWM pond needs to increase in size beyond the limits of clearing and grading as shown on the CDP/FDP in order to meet PFM requirements, the Applicant shall apply for a Final Development Plan Amendment application to relocate or increase the size of the pond. In no event shall there be any additional clearing in the EQC for construction of this facility beyond that shown on the CDP/FDP.
- d) In order to restore a natural appearance to the proposed SWM pond, a landscape plan shall be submitted as part of the first submission of the subdivision plan for the pond showing landscaping in all possible planting areas of the pond, in keeping with the

planting policies of Fairfax County as determined by Urban Forestry Branch and approved by the Director, DPWES.

- e) If a waiver for stormwater management (detention) is granted, the Applicant shall meet the BMP criteria by providing 40% of the site in a separate conservation easement placed on open space parcels. These conservation easements shall be recorded to the benefit of the Board of Supervisors of Fairfax County or the Homeowners' Association, as determined by Fairfax County DPWES, and shall also be disclosed in the Homeowners' Association documents for the development. These easements shall prohibit any use of the easement areas, except for that passive recreational use consistent with open space character of the easement and the removal of dead, dying trees, or hazardous trees as determined by DPWES.

Furthermore, if a waiver of stormwater management (detention) is granted, the applicant will comply with all waiver conditions, as established by DPWES. Note that these waiver conditions may include the completion of off site improvements on parcels 28-2 ((1)) 6 and 6A as guided by an environmental consultant. These improvements may consist of stream stabilization including the removal of dead and dying trees, placement of rip-rap, bio-mat materials and the planting of vegetation within the stream bank.

5. Proposed Houses

- a) All new homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent.
- b) The Applicant shall provide the following exterior enhancements for all proposed dwellings:
- Adherence to the Wolf Trap Homes Association architectural guidelines.
 - No white, yellow or mint green siding shall be permitted.
 - Architectural treatments to all four sides of the dwellings.
 - Rugged shake-like dimensional roof shingles.
- c) The Applicant shall provide architectural elevations similar to those shown on sheet 1 of the CDP/FDP. Additional architectural elevations may also be provided.

6. Contributions

After approval of the final subdivision plat (record plat) but prior to recordation, the Applicant shall make the following contributions:

- a) In accordance with Section 16-404 of the Fairfax County Zoning Ordinance, the Applicant shall contribute \$955.00 per building lot to on site improvements consisting of the 6" stone dust private trail, benches and picnic tables, as generally shown on the CDP/FDP. Funds which are not utilized on site shall be contributed to the Fairfax County Park Authority for use in a nearby park.
- b) At the time of final subdivision plan approval, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one-half a percent (0.5%) of the projected sales price of the house to be 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 Fairfax County Department of Housing and Community Development.

7. Miscellaneous

- a) No temporary signs (including paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance, and no signs, which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off site during the marketing of the homes on the Application property. The Applicant shall not post or cause others to post temporary signs to market the homes on the Application Property.
- b) Successors and Assigns. These proffers shall bind the Applicant and his/her successors and assigns.
- c) Counterparts. These proffers may be executed on one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

Signatures:

John P. Sekas, President
Property Professionals, Inc.
Applicant / Contract Purchaser

Craig O. Jones
Property Owner
Parcel 28-2 ((1)) 5 & 7 and 28-2 ((6)) A1



FDP DEVELOPMENT CONDITIONS

FDP 2000-DR-014

November 1, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 1999-PR-039 from the R-1 District to the PDH-2 District for residential development located at Tax Map 28-2 ((1)) 5, 7 and 28-2 ((6)) A1, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. The minimum driveway length shall be 18 feet in order to permit the parking of vehicles without overhanging into the sidewalk.
2. The maximum building height shall be 35 feet.
3. Dwellings shall be constructed in substantial conformance with the building elevations depicted on Sheet 1 of the CDP/FDP as it relates to general architectural style and building materials. Variations including the number and location of windows and other architectural details may occur so long as the final product retains the character and quality of that depicted. The same building materials and architectural detailing shall be used on all 4 sides of the dwellings.
4. Strict adherence to the limits of clearing and grading depicted along the south side of the SWM/BMP facility shall be maintained in order to prevent damage to the vegetative buffer provided adjacent to Wolfrap Woods, Section 2.
5. A minimum 15 foot buffer shall be provided at the rear of proposed Lots 6 through 15 and Lots 1 through 5 to protect trees on and off-site and vegetation in the EQC, subject to Urban Forestry review and approval.
6. Minimum side yard setbacks and setbacks at the site periphery shall be maintained as depicted on the development plan.
7. The proposed retaining walls shall have a brick, stone or other similar textured finish to soften the visual impact of the wall on the abutting residences.



REZONING AFFIDAVIT

APPENDIX 3

DATE: October 1, 2001
(enter date affidavit is notarized)

I, John P. Sekas, President, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2001-57a

in Application No(s): RZ 2001-DR-014
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Property Professionals, Inc.	421-A Church St, NE Vienna, VA 22180	Contract Owner/ Applicant - Lot 7, A1, 5
Land Design Consultants, Inc.	8569-E Sudley Road Manassas, VA 20110	Planners/Engineers Surveyors
John L. Marshall		Agent
Sara V. Kroll		Agent
Matthew T. Marshall		Agent
Charles Powell		Agent
Craig O. Jones	1437 Trap Road Vienna, VA 22182	Owner - Lots 5, A1, 7
John P. Sekas	9800 Clarks Crossing Rd Vienna, VA 22182	Agent for Applicant Contract Owner

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

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

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

REZONING AFFIDAVIT

DATE: October 1, 2001
(enter date affidavit is notarized)

2001-57a

for Application No(s): RZ 2001-DR-014
(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)

Property Professionals, Inc.
421-A Church Street, NE
Vienna, VA 22180

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)

John P. Sekas

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

John P. Sekas, President
Darcy L. Sekas, Secretary

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

** All listings which include partnerships 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 Attachment to Par. 1(b)

DATE: October 1, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2001-DR-014
(enter County-assigned application number(s))

2001-57a

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

Land Design Consultants, Inc.
8569-E Sudley Road
Manassas, VA 20110

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)

John L. Marshall

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

John L. Marshall, President & Secretary

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: October 1, 2001
(enter date affidavit is notarized)

2001-57a

for Application No(s): RZ 2001-DR-014
(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)
N/A

(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)

(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

DATE: October 1, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2001-DR-014
(enter County-assigned application number(s))

2001-57a

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:

John P. Sekas, President
(check one) [] Applicant Applicant's Authorized Agent
John P. Sekas, President
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 1st day of October, 2001, in the State/Comm. of Virginia, County/City of Fairfax.

Dandra A. Boony
Notary Public

My commission expires: June 30, 2004



RECEIVED
DEPARTMENT OF PLANNING AND ZONING

SFP 21 2001

ZONING EVALUATION DIVISION

Memorandum

To: Mary Ann Godfrey, Staff Coordinator
Fairfax County Department of Planning and Zoning

From: Sara V. Kroll *SVK*

Re: Coventry Springs Estates
RZ / FDP # 2001-DR-014
LDC Project # 96068-1-0

Date: September 21, 2001

Please find enclosed 10 full size copies of the revised development plan, one development plan reduction, the proffers and the revised affidavit. Following our meeting to discuss your staffing comments, the applicant has conducted further planning and engineering evaluations in an effort to address concerns voiced by the County. I am pleased that we have been able to make the following adjustments:

- The total yield on the property has now been reduced to 16 lots. I believe that the loss of this additional lot from our previous submission creates a compatible development of lots 181 to 183 within Wolftrap Woods to the proposed lots 14 to 16 on the development plan. As you may recall, this application was originally submitted showing the proposed development of 18 lots at a density of 1.61 dwelling units per acre; this yield has now been reduced to 16 lots with a density of 1.43 dwelling units per acre. Additionally, 52% of the site has been preserved in open space.
- A tree preservation area of 15 feet and the location of retaining walls 20 feet from the property line along the rear of lots 11-15 is now provided. Additionally, the applicant has proffered the suggested tree preservation language as provided by Urban Forestry and discussed in our meeting. Please note that letters of permission have also been added to Sheet 4 of the plan showing permission to grade off site and install replacement planting on lots 1 and 16. The applicant will also join the Wolftrap Woods HOA such that where clearing is required near the rear property line of lot 7 for utility installation, the development will be abutting commonly owned Wolftrap Woods HOA grounds.
- A commitment has been made to maintain a minimum lot size of 10,000 square feet, greater than the 8,500 square foot minimum commitment which was requested by the County.
- The utilities through open space parcel A have been moved away from the stream. Additionally, the applicant has shown these utilities with no overlapping of easements but continues to proffer to work with these County agencies towards permission to overlap easements and reduce the clearing area.
- The applicant has shown the maximum retaining wall locations on the plan, determined as a result of engineering analysis. While the applicant has requested the ability to allow for the adjustment of these heights, all reasonable measures will be utilized to match the heights shown hereon.
- The applicant has eliminated the "pipestem" lot which previously impacted lot 179 of Wolftrap Woods. Additional area has been dedicated to the EQC and tree preservation measures on site. A pre-review by the County environmental staff has determined that this revised EQC delineation is appropriate.

I believe that the applicant has made substantial improvements to this plan which will enhance its appearance, environmental sensitivity, and contribution to the community. Please let me know if you have any questions or concerns.

Cc: Shane Murphy, Dranesville Supervisor's Office
Joan Dubois, Planning Commissioner, Dranesville District
John P. Sekas, Property Professionals, Inc.
John L. Marshall, L.S., LDC



Memorandum

To: Mary Ann Godfrey, Staff Coordinator, DPZ
From: Sara V. Kroll *SVK*
Subject: Coventry Springs Rezoning Application
Date: August 6, 2001

Please find enclosed ten copies of the revised CDP / FDP, an eight and one-half by eleven reduction, and a copy of the draft proffers for your review and comments. I would briefly detail the revisions as follows:

- Lot line revisions for lots 12 through 17 to allow more spacing to the proposed dwellings on lots 15 through 17 against the adjoining development.
- Further increase in area of open space parcel B.
- Additional commitment of plantings along the eastern and southern property boundary, as shown on the CDP / FDP.
- Revisions to the limits of clearing and grading, EQC and potential SWM / BMP pond location as now shown on the CDP / FDP. This revision allows for a greater buffer area between the existing Wolfrap Woods, Section Two development and the possible construction of this facility.
- Addition of architectural elevations to the CDP / FDP.
- Revisions to the proffers to include the location of all trees 10 inches in diameter (previously 12 inches) and clarification of tree location within 10 feet of the property boundary to include off site properties.

This only briefly summarizes the changes presented in this submission. Additionally, LDC will submit this week a SWM reconsideration to further detail justifications of the proposed SWM waiver. Please note that Mr. Sekas has met with Mrs. Williams and she is agreeable to granting a letter of permission to complete this work. While the proffer does not detail this information, it is anticipated that if a SWM waiver is granted by DPWES, the waiver will be conditioned upon obtaining this letter of permission and completing off site work.

I look forward to your review of the enclosed information as well as the SWM reconsideration which will be forwarded to your attention this week. In the interim, if you have any questions, please contact me at 631-8387. As always, it is a pleasure working with you.

Cc: Joan Dubois, Planning Commissioner
Shane Murphy, Legislative Assistant, Dranesville District
John Sekas, Property Professionals, Inc.



RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAR 23 2001

ZONING EVALUATION DIVISION

March 23, 2001

Ms. Barbara A. Byron, Director
Department of Planning and Zoning
Fairfax County
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Statement of Justification
Coventry Springs Estate Rezoning Application
LDC Project # 96068-1-0

Dear Ms. Byron:

Property Professionals, Inc. and Land Design Consultants, Inc. (LDC) is pleased to present this rezoning application to the County staff for formal staff evaluation. The subject property, located on tax map 28-2 ((1)) Parcels 5 and 7 and 28-2 ((6)) Parcel A1, is situated within the Dranesville magisterial district and is currently zoned R-1. The total area of the property is approximately 11.2 acres.

As the Comprehensive Plan recommends the development of the property at one to two dwelling units per acre, the applicant has filed the enclosed proposal showing the development of the property with 18 homes at an overall density of 1.61 dwelling units per acre. This layout utilizes a Planned Development Housing (PDH) district to allow for maximum preservation of the open space and environmental features while still providing for an average lot size of 11,900 square feet within the proposed development.

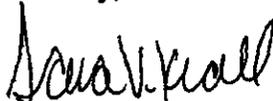
So as to initiate citizen comments early in the design process, the applicant and LDC conducted an informative citizen meeting on February 22nd to present several development alternatives exploring the R-1 by-right development, R-2 cluster and PDH-2 scenarios. As sensitivity to the existing homes and tree preservation were primary concerns, citizens generally felt that the PDH-2 layout best met these needs. Thus, this development plan has been submitted for staff evaluation. This application not only best meets the desires of the surrounding

Statement of Justification
Coventry Springs Estate Rezoning Application
March 23, 2001

In your review of this application, I believe that you will find it meets the spirit and criteria of the County's Comprehensive Plan, the character of the surrounding neighborhoods and is a positive compliment to the existing community.

I look forward to meeting with your staff to further discuss this application.

Sincerely,



Sara V. Kroll
Director of Production

Enclosures

Cc: John Sekas, Property Professionals, Inc.
John L. Marshall, L.S., LDC
Matthew T. Marshall, A.I.C.P., LDC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **LAND USE ANALYSIS:** **RZ/FDP 2001-DR-014**
(Property Professionals)

DATE: 18 July 2001

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

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	June 28, 2001
<i>Request</i>	Rezoning from R-1 to PDH-2 for 17 lots to develop single-family detached dwellings.
<i>DU/AC</i>	1.52
<i>Land Area</i>	11.2 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The site is located in an area that is developed with single-family residential lots with detached dwellings. Development is zoned R-1 and R-2. The site is an extension of the Wolf Den subdivision, which is a cluster development.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**Plan Text:**

On page 322 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Wolf Trap Community Planning Sector (M7) in the McLean Planning District, the Comprehensive Plan states:

- “1. Low density residential development at 1-2 dwelling units per acre is planned for the area east of Beulah Road”

On page 35 in the LAND USE section of the 2000 Edition of the Policy Plan, in the LAND USE COMPATIBILITY section, the Plan states:

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

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area....”

Plan Map:

The property is planned for residential use at a density of 1-2 dwelling units per acre, as shown on the Comprehensive Plan map.

Analysis:

The application proposes a single family detached clustered subdivision of 17 lots with a density of 1.52 dwelling units per acre. The use and intensity are in conformance with the recommendations of the Comprehensive Plan.

This proposal should be considered infill development. As an infill project compatibility with the adjacent subdivision is important. One measure of compatibility is lot size. The development plan indicates that the proposed lot sizes range from about 8,000 to 17,000 square feet, which is somewhat smaller than the 15,000 to 20,000 square foot lots adjacent to the subject property along Cricklewood Court. The use of smaller lots is justified by the amount of open space being preserved by this application. However, it would be desirable if an equal number of homes in the proposed subdivision backed onto the existing lots on the north side of Cricklewood Court. Ideally, proposed lots 15, 16, and 17 should be reconfigured into two lots to match the lots 181 and 182 in Wolf Trap Woods, which they abut.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

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

FILE: 3- 4 (RZ 2001-DR-014)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-DR-014, FDP 2001-DR-014;
Property Professionals
Traffic Zone: 1621
Land Identification Map: 28-2 ((01)) 5,7
28-2 ((06)) -A1

DATE: May 30, 2001

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this Department dated March 2001.

The applicant requests the rezoning of 11.09 acres from the R-1 district to the PDH-2 district. The applicant proposes to develop this property with 18 detached single-family lots with an average lot area of 11,900 square feet. The site is expected to generate approximately 165 trips per day, with approximately 18 vehicular trips generated per the a.m. and p.m. peak hours.

The department has reviewed the subject application and does not object to its approval.

AKR/AK:ak
c:\mword\rz-cases\rz01dr14

cc: Michele Brickner, Director, Office of Site Review, DPW & ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

May 17, 2001

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: RZ/FDP 2001-DR-014, Coventry Springs Estates
Tax Map No.: 028-2 /01/ /0005-, 0007028-2 /06/ -A1

Dear Ms. Byron,

This office has reviewed the conceptual/final development plan relative to rezoning/final development plan application 2001-DR-014 and offers the following comments.

Access to the proposed subdivision will be afforded extending Hidden Hill Lane as a public street. The streets within the subdivision should be designed and constructed in accordance with the County's PFM.

The applicant should address drainage issues from post development along the existing portion of Hidden Hill Lane.

If you should require any additional information please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Mr. R. L. Moore

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ/FDP 2001-DR-014
Property Professionals, Inc.

DATE: 18 July 2001

This memorandum 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 June 28, 2001. 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 page 8 of the 2000 Edition of Area II of the Comprehensive Plan under the heading "Environment", the Plan states:

"The McLean Planning District contains an extensive array of environmental resources... Outside the Tysons Corner area, development is heavily constrained by rugged terrain associated with the Potomac River, extensive EQCs, highly erodible soils, and areas of hardwood forests. Low density development and innovative subdivision designs should be used to maximize the preservation of these features. Policies should be addressed to maintaining these areas for the valuable habitat they support. The following are environmental objectives for the McLean Planning District:

- Ensure a diversity of habitat types through the provision of wetland, forestland and meadowland EQCs..."

On pages 91 through 93 of the 2000 edition of the Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

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

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

....

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

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.

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

On page 94 the of the 2000 edition of the Policy Plan 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 pages 98-100 of the 2000 Edition of the Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

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

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

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

- **Habitat Quality:** The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- **"Connectedness":** This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- **Aesthetics:** This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- **Pollution Reduction Capabilities:** Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the

landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements...:

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

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

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered."

On page 101 of the 2000 Edition of the Policy Plan 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.

Environmental Quality Corridor/ Stormwater Best Management Practices

Issue:

The subject property has a dense hardwood forest where one single family detached home site is located predominately east and upland of a stream valley. An unidentified tributary stream associated with Wolftrap Creek traverses the site in an east-west direction. The boundary of EQC for this stream has been the subject of much discussion with the applicant. A consultant for the applicant proposed an EQC delineation based almost entirely on the buffer width formula. This delineation omitted extensive areas of steep, wooded slopes to the west, north and north east of the existing home site.

Resolution:

Staff and the applicant have agreed on an EQC delineation the includes much of the area in steep slopes, unlike earlier versions of the development plan. Although not ideal, the current development plan limits most of the site disturbance to the area furthest from the stream, adjacent to the Wolf Trap Woods subdivision, and to the area already disturbed by the existing home site. The storm water management facility will disturb a large area that would be a valuable addition to the EQC. However, if a facility is required, the impact of this location is somewhat ameliorated because it is in an area that is already separated from the stream by the existing driveway. The applicant has proposed stream restoration in lieu of on-site detention, which is laudable. If a waiver is not granted, it would be desirable for the runoff from the lots and streets to be piped under the existing driveway to the extent practicable to minimize additional clearing in the EQC.

Tree Preservation

Issue:

Extensive mature deciduous tree cover characterizes the subject property. The development plan does not specifically indicate that the “open space” areas, which have been designated on the development plan, will be permanently protected. The proposed proffers indicate that conservation easements will only be recorded in the event that a stormwater management waiver is granted by DPWES.

Resolution:

The applicant is encouraged to place all areas of "tree save" and "open space" in permanent open space regardless of whether or not a waiver of stormwater management requirements is granted by DPWES. These areas should be described accordingly on the development plan. The applicant is encouraged to work with the Urban Forestry Division of DPWES to determine the most suitable tree preservation techniques to be employed during construction.

TRAILS PLAN:

The Trails Plan Map does not depict any trails immediately adjacent to the subject property. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements, if any, apply to the subject property.

BGD: MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Ann Godfrey, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: August 22, 2001

FROM: Brian Murphy, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Coventry Springs Estate, RZ 2001-DR-014

RE: Your request received August 6, 2001

This review is based on the latest Final Development Plan/Conceptual Development Plan (FDP/CDP), which is stamped received by the Department of Planning and Zoning on August 6, 2001, and the draft proffers dated August 6, 2001.

The GDP/FDP and draft proffers do not adequately address any of the previous Urban Forestry Division (UFD) comments from the memorandum of July 31, 2001. These specific comments are listed below. The UFD strongly recommends that the following comments and draft proffer language be used in its entirety. Specifically, the current GDP/FDP has a high potential for off-site tree damage. The language proposed by the applicant for tree protection is also not adequate. The language proposed by the UFD should be used in its original form.

1. **Comment:** Lots 1, 6-8, and 12-17 show little or no tree preservation between the proposed houses and existing adjoining single family lots. The potential for off-site tree loss/damage is very high given the wooded nature of these parcels.

Recommendation: Provide a 15-20 ft. wide undisturbed buffer along the rear property line on all of the above mentioned lots. A tree preservation plan for all trees 10 inches in diameter or greater along both sides of the property lines of these lots should be provided as part of the first subdivision plan (see below).

2. **Comment:** Trees to be preserved on this site will require protection and care throughout the development process.

Recommendation: Recommended proffer language to address this issue: "The applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plan submission. The tree

preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches or greater in diameter (1) on-site within 20 feet of the rear property lines of lots 1, 6-8, and 12-17, and (2) off-site within 10 feet of the rear property lines of lots 1, 6-8, and 12-17. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.”

“All trees and tree save areas shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the phase I & II erosion and sediment control sheets in all areas.”

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

cc: Mary Ann Welton, Land Use Planner, E&DRB, Planning Division, OCP
Steve McGregor, Environmental Planner, E&DRB, Planning Division, OCP
DPZ File
RA File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Ann Godfrey, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: July 31, 2001

FROM: Brian Murphy, Urban Forester II *BWM*
Urban Forestry Division, OSDS

SUBJECT: Coventry Springs Estate, RZ 2001-DR-014

RE: Your request received July 17, 2001

This review is based on the Final Development Plan/Conceptual Development Plan (FDP/CDP), which is stamped received by the Department of Planning and Zoning on June 29, 2001, and a site visit conducted on July 23, 2001.

Site Description: The site is almost entirely wooded, with the exception of two existing houses and associated structures. The forest is comprised of both sub-climax bottomland and upland species. Primary species are oak, sweetgum, poplar and red maple. An Environmental Quality Corridor (EQC) runs the length of the property along the northern boundary. With the exception of some of the trees around the homes and associated structures, this is an extremely high quality forested area with steep slopes that provide exceptional wildlife habitat and tremendous scenic beauty for all of the surrounding single family houses and the adjoining National Park.

1. **Comment:** Lots 1, 6-8, and 12-17 show little or no tree preservation between the proposed houses and existing adjoining single family lots. The potential for off-site tree loss/damage is very high given the wooded nature of these parcels.

Recommendation: Provide a 15-20 ft. wide undisturbed buffer along the rear property line on all of the above mentioned lots. A tree preservation plan for all trees 10 inches in diameter or greater along both sides of the property lines of these lots should be provided as part of the first subdivision plan (see below).

2. **Comment:** Trees to be preserved on this site will require protection and care throughout the development process.

Recommendation: Recommended proffer language to address this issue: "The applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plan submission. The tree

Coventry Springs Estate

RZ 2001-DR-014

July 31, 2001

Page 2

preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches or greater in diameter (1) on-site within 20 feet of the rear property lines of lots 1, 6-8, and 12-17, and (2) off-site within 10 feet of the rear property lines of lots 1, 6-8, and 12-17. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization."

"All trees and tree save areas shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the phase I & II erosion and sediment control sheets in all areas."

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

cc: Mary Ann Welton, Land Use Planner, E&DRB, Planning Division, OCP
Steve McGregor, Environmental Planner, E&DRB, Planning Division, OCP
DPZ File
RA File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: July 5, 2001
 Zoning Evaluation Division, OCP

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/FDP 2001-DR-014

Tax Map No. 028-2- /01/ /5, 7 ;028-2- /06/ /A1

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

1. The application property is located in the DIFFICULT RUN (D3) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. 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 pipe line located IN AN EASEMENT and APPROX. 65 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<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 or comments: _____

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

May 2, 2001

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 01-DR-014
FDP 01-DR-014

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 8 inch main located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



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

Attachment

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

May 1, 2001

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ
2001-DR-014 and Final Development Plan FDP 2001-DR014

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 #29, Tysons Corner
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 ____ of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 5/2/01

Case # RZ-01-DR-014

Map: 28-2

PU 3401

Acreage: 11.19

Rezoning

From : R-1 To: PDH-2

TO: County Zoning Evaluation Branch (DPZ)

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
Spring Hill 3017	K-6	778	1022	1056	-278	1120	-342
Longfellow 3031	7-8	800	894	998	-198	1105	-305
McLean 3030	9-12	1725	1539	1535	190	1825	-100

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	18	X.4	7	SF	11	X.4	4	3	7
7-8	SF	18	X.069	1	SF	11	X.069	1	0	1
9-12	SF	18	X.159	3	SF	11	X.159	2	1	3

Source: Capital Improvement Program, FY 2002-2006, 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 (Spring Hill Elementary, Longfellow Middle, McLean High) are currently projected to be near or above capacity.

The 4 students generated by this proposal would require .16 additional classrooms (4 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 56,000 based upon a per classroom construction cost of \$350,000 per classroom.

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

MEMORANDUM

Post-It* Fax Note	7671	Date
To	Mary Ann Bradley	From
Co./Dept.	3 pages	Co.
Phone #		Phone #
Fax #	43924	Fax #

DATE: July 20, 2001

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

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Property Professionals Inc.

Application Number: RZ/FDP2001-DR-014

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

Date Received in SWPD: 4/30/01

Date Due Back to DPZ: 5/24/01

Site Information: Location - 028-2-01-00-0005, 0007 and
028-2-06-00-0000-A1
Area of Site - 11.19 acres
Rezone from - R-1 to PDH-2
Watershed/Segment - Difficult Run / Woodside

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 complaints, on file with PSB, concerning yard flooding, approximately 2800 feet downstream of this proposed development.
- Master Drainage Plan, proposed projects, (SWPD): Channel stabilization project DF281 is located approximately 3000 feet downstream of site.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

RE: Rezoning Application Review RZ/FDP2001-DR-014

Application Name/Number: Property Professionals Inc. / RZ/FDP2001-DR-014

***** 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): Applicant should provide on-site stormwater detention as required in PFM section 6-0300 and should include location of on-site storm water control facility on plan.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) ab
Utilities Design Branch (Walt Wozniak) mg
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) FR
RS M

SRS/RZ/FDP2001DR014

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

RE: Rezoning Application Review RZ/FDP2001-DR-014

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.


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

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

DATE: August 8, 2001

SUBJECT: RZ/FDP 2001-DR-014
Coventry Spring Estates
Loc: 28-2((1)) 5, 7; 28-2((6)) A1

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

1. The development plan for Coventry Springs Estates proposes 18 units that will add approximately 55 residents to the current population of Dranesville District. The development plan currently no recreational facilities planned at the site. The residents of this development will need outdoor facilities including tot lots, basketball, tennis and volleyball courts and athletic fields.

Based on the Zoning Ordinance Sections 16-110 and 16-404, the cost to develop outdoor recreational facilities for the population attracted to this new Planned Development (PDH) site is estimated to be \$ 17,190. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH unit, times the 18 non-ADU (affordable dwelling unit) residents proposed in this development.

2. FCPA does not support the waiver of onsite stormwater detention, as requested by the Applicant in note 21. The FCPA requests dedication of parcel A if a detention pond is not placed on this parcel.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Management Branch
Sonia Sarna, Plan Review Team, Planning and Land Management Branch
File Copy

ARTICLE 16**DEVELOPMENT PLANS****PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS****16-101 General Standards**

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

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

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

FAIRFAX COUNTY ZONING ORDINANCE

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

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ENVIRONMENT APPENDIX 16

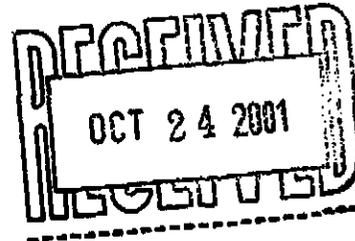
Environmental and Facilities Review Division
12055 Government Center Parkway, Suite 530
Fairfax, Virginia 22035-5503

Telephone: (703) 324-1720 Fax: (703) 324-8359

V I R G I N I A

October 19, 2001

Sara V. Kroll, Director of Operations
Land Design Consultants
8569-E Sudley Road
Manassas, Virginia 20110



Subject: Coventry Springs Estates, Tax Map #028-2-01-0005, 0007 and 028-2-06-0000-A-1,
Dranesville District

Reference: Stormwater Detention Waiver Request #023586
(Reconsideration of Waiver #023316)

Dear Ms. Kroll:

In response to your request, and in order to avoid possible conflicts with the Board of Supervisors (BOS) actions, your request for a reconsideration of our letter dated June 19, 2001 (Waiver #023316), a waiver of standard County stormwater detention requirements for the subject project, cannot be approved until the BOS completes action on the rezoning application.

We have conducted a preliminary review of the subject request and the additional information provided. Based on the proposed conditions and field inspections, it appears that the stormwater detention waiver request may be favorably considered once the rezoning process is complete with certain conditions. Based on the information provided, the total pre-developed flow from the site is 7.9 cubic feet per second (cfs) for the 2-year storm. The increase in runoff based on post-developed conditions is estimated to be 6.6 cfs for the 2-year storm. This is an 84% increase from pre-development conditions. This is not a minimal increase. The relatively large increase in peak stormwater runoff for the proposed project may have an adverse affect on downstream properties. Improvements, in the form of stabilization and streambank protection will be required to mitigate the effects of increased runoff in the adjacent stream.

With your request, you mention the willingness of the applicant to commit to include on-site and off-site stream stabilization and restoration as part of the development. Stream modifications may have to be performed to provide an adequate outfall of surface waters in connection with land development activities as required per Public Facilities Manual (PFM) Section 6-0200. Stream restoration to satisfy the outfall requirements of PFM 6-0200 does not justify a waiver of the detention requirements of PFM Section 6-0300.

Sara V. Kroll, Director of Production
Stormwater Detention Waiver #023586
Page 2

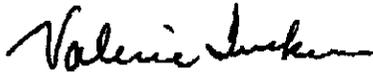
In your proposed proffer condition, you state that if the developer is unable to obtain permission from off-site landowners to complete the improvements, then he will not be required to complete the improvements, but will comply with any other waiver conditions. Please be reminded that if the developer is not able to comply with all conditions of a waiver, then the waiver will not be valid.

Please note that this preliminary finding is based on the project as described in your current waiver request. Any changes to the proposed project may affect the outcome of your waiver request, and final action will be based on the final project design and the regulations in effect at the time the plan is submitted.

After final action on the rezoning request, please provide written notification to this office for reconsideration to receive final action on the subject waiver request.

If further assistance is desired, please contact Jeremiah Stonefield, Engineer II, Environmental and Facilities Review Division (EFRD) at 703-324-1720.

Sincerely,



Valerie Tucker
Chief Stormwater Engineer

VT/dah

cc: Scott St. Clair, Acting Director, Stormwater Planning Division, DPWES
Craig Carinci, Director, Environmental and Facilities Inspections Division, DPWES
Cyrus Salehi, Chief Site Review Engineer, EFRD, DPWES
Jeremiah Stonefield, Stormwater Engineer, EFRD, DPWES
Waiver File



Land Design Consultants

Engineers • Planners • Surveyors

Established 1968

Land Design Consultants, Inc.
2800 N. Skyway Road
Martinsburg, Virginia 25110

Phone: 703-631-4567
Fax: 703-631-6414

John L. Marshall, L.S.
President

Sara V. Kroll
Director of Operations

Charles E. Powell, L.S.
Director of Survey

Deborah Springer
Director of Administration

Memo

To: Valerie Tucker, DPWES
From: Sara V. Kroll
Re: Detention Waiver # 023586
Coventry Springs Estates
LDC Project #96088-1-0
Date: October 18, 2001
Revised 10/19/01

Thank you for taking the time to meet on site and review the existing stream condition on the Coventry Springs rezoning application. I would like to take this opportunity to offer some additional commitments that the developer is willing provide for this project. If a detention waiver is approved, the following improvements could be provided:

- The applicant will construct additional storm sewer to pipe all runoff from the proposed development downstream to discharge at the point shown on the attached sketch, where the benches are currently shown on the CDP / FDP. This will limit the area of impact to Mrs. Williams' property.
- The applicant will commit to install storm sewer to pick up the existing discharge from Wolftrap Woods, Section 2 and discharge this runoff at the aforementioned point and as shown on the attached sketch. This will again lessen the area of impact to Mrs. Williams' property.
- The applicant will provide the following improvements under the recommendations of a stream restoration plan completed by an environmental consultant and reviewed by your department:
 - Area 1: Improvements may consist of removing dead vegetation, cleaning silt and stabilizing this area with rip-rap.
 - Area 2: Improvements may consist of cleaning silt and stabilizing with rip-rap.
 - Area 3: Improvements may consist of flattening curvature of stream to move away from Mrs. Williams' driveway and installing rip-rap baskets to stop erosion.
 - Area 4: Improvements may consist of removing dead vegetation, cleaning silt and stabilizing this area with rip-rap.
 - Area 5: Improvements may consist of removing dead vegetation, cleaning silt and installing rip-rap baskets to stabilize this area.
- The revised proffers (see proffer 4a-e) allows for the developer to comply with any conditions which you deem appropriate in the approval of an on site detention waiver.
- Mr. Barnes (parcel 28-2 ((1)) 6A) and Mrs. Williams (parcel 28-2 ((1)) 6) are willing to grant the necessary letter of permission subject to a county recommendation for approval of the detention waiver. Mr. Barnes participation was not outlined in our reconsideration request dated August 14, 2001.

Again, I thank you for your time this past Monday and would be willing to provide any additional information that may be useful for your review. Please let me know if you have any questions or concerns.

Cc: Stuart Mendelson, Supervisor, Dranesville District
Joan Dubois, Planning Commissioner, Dranesville District
Shane Murphy, Legislative Aide, Dranesville District
Mary Ann Godfrey, Staff Coordinator, DPZ
John Sekas, Property Professionals, Inc.
John L. Marshall, L.S., LDC



August 14, 2001

Ms. Michelle Brickner, P.E., Director
Environmental and Facilities Review Division
Department of Public Works and Environmental Services
12055 Government Center Parkway, 5th Floor
Fairfax, VA 22035

Re: Storm Water Detention Re-consideration Request
Fairfax County Waiver Number 023316
Coventry Springs Estate, 11.19 Acres, Requested Rezoning to PDH-2
Fairfax County Tax Map # 28-2 ((1)) Parcels 5 and 7 and 28-2 ((6)) A1
LDC Project # 96068-1-0

Dear Ms. Brickner:

We respectfully request your reconsideration of a waiver of the on-site storm water detention requirements contained within Section 6-0300 of the *Public Facilities Manual (PFM)* for the above referenced property. LDC previously submitted a waiver request that was recommended for disapproval, as viewed in the attached letter. As a reduction in density has been provided and significant public sentiment is opposed to the provision of an extended dry detention facility on site, LDC respectfully submits this reconsideration. Our justifications are as follows:

1. The current rezoning application suggests the development of 17 single family detached homes on 11.19 acres, a reduction of one home from your previous review of this waiver. Approximately 52% of the site will be preserved in open space, an increase of 5% from our previous request. LDC has now completed a weighted "c" factor analysis to accurately assess the increase in runoff generated by this development and has found the following:

Pre-Development Runoff:	0.31
Post Development Runoff:	0.38
Increase in Runoff:	0.07 or 7%

The tabulations utilized to derive this weighted "c" factor are attached for your review and reference. This calculation reveals a minimal increase in runoff generated by the post development conditions due primarily to the significant preservation of open space. Note that the aforementioned tabulation assumes that a detention pond is not constructed on site and this area is preserved in undisturbed open space.

2. Copies of the draft proffers and CDP / FDP are attached for your review and consideration. As you can see, the applicant is willing to proffer the improvements to approximately 300 feet, from the point where the storm sewer system will outfall, along the length of the stream, to a point where the stream ultimately leaves the site. These channel improvements will be

Ms. Michelle Brickner, P.E., Director
Environmental and Facilities Review Division
Re: Storm Water Detention Reconsideration Request
Coventry Springs Estate
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completed under the direction of an environmental engineer (Wetland Studies and Solutions) and the applicant is willing to commit to have this plan reviewed and approved by your division prior to subdivision plan approval. Improvements may consist of the removal of dead trees, placement of rip-rap, bio-mat and the planting of trees. The developer would welcome additional input from your staff regarding the extent and nature of these improvements.

Even though the proffer is currently written to protect the applicant if an off site letter of permission is unattainable, it is understood that a waiver of the on site requirements by your office would most likely be conditioned upon the completion of these off site improvements. LDC and the applicant have met with the owner of parcel 28-2 ((1)) 8 and due to the existing erosion, this property owner is willing to participate in any improvements to the channel. A draft copy of the agreement is attached for your reference. The applicant is currently coordinating a meeting with the owner of parcel 28-2 ((1)) 5 with whom preliminary conversations have been conducted to obtain his concurrence with the draft agreement.

3. Runoff from the Wolfrap Woods, Section Two subdivision is currently discharged onto the subject property but is not transported to the stream in an adequate channel. As the enclosed photographs demonstrate, this is causing erosion to the existing channel on parcel 28-2 ((1)) 8. If a modification of the detention requirement is granted, the applicant is willing to place approximately 150 feet of rip-rap to slow the velocity of this runoff and create an adequate bed and banks network for runoff to be transported to the stream bed in a non-erosive manner.
4. Neither the Wolfrap Woods, Section Two subdivision (approved in the 1970's) nor the Lucky Estates subdivision (approved in 1999) currently provide stormwater detention for their respective communities. The County recently granted the attached waivers to the Lucky Estates subdivision in December of 2000. This development has a total drainage area of 7.63 and an overall "c" factor of 0.40, and yet was recently granted permission by your office not to provide detention. Furthermore, due to the velocity of runoff, and the resulting flow type (super-critical), where the stream leaves the subdivision, erosion has occurred on the subject property. The applicant maybe willing to mitigate for the erosion caused by this development as well as for the proposed development on a portion of the subject property through stream restoration. It seems only appropriate that the County permit this developer to repair some of the damage caused by Lucky Estates development at no cost to the County. Furthermore, due to the intense "c" factor of the Lucky Estates development, it seems that a comparable situation exists on site and a waiver of the detention requirement with mitigation factors is appropriate.
5. Citizens in the area continue to express their strong desire to the Supervisor's office to have stream restoration completed on site in lieu of a detention facility. Concerns have focused on the severe topography of the site and thus the significant clearing of mature trees that would be required for a facility. LDC has calculated that approximately 0.65 acres of trees would be required to be removed if the proposed detention facility is constructed. Correspondence from the neighbors voicing opposition to the pond is attached for your review. This correspondence has increased significantly both in frequency and severity since our previous waiver request.
6. The location of such a facility, on-site, will require the additional clearing and removal of the existing vegetation. Again, strong citizen concern exists for the preservation of the maximum amount of existing tree cover on site.

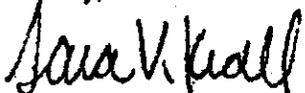
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Re: Storm Water Detention Reconsideration Request
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7. When designing the proposed site layout, extreme efforts were made to cluster these homes to preserve a maximum amount of open space (over 50 % of the entire site) and ensure that a minimum of 40 % of the open space is preserved in its undisturbed state. Accordingly, if a waiver of the on site detention requirements were granted, BMP measures could be met by the preservation of undisturbed open space. If this waiver is not granted and a pond is provided on site, 40% of the site can not be preserved in undisturbed open space.
8. The subject property has a minor floodplain on site and is approximately 250 feet from the floodplain limits for Wolftrap Run. Due to the site's proximity to this major floodplain, it seems inappropriate to provide on site detention measures. If such measures were provided on site, the peak discharge flow from the facility may coincide with the peak flow within the floodplain and cause erosion to the bed and banks network due to high velocity.
9. The benefits associated with this facility are outweighed by the costs and liability incurred by the Department of Public Works. The maintenance concerns are further heightened in this instance as an 18 foot gabion wall is proposed to construct the SWM facility.
10. At cross section #1, (Lucky Estates drainage study) where the stream leaves the Lucky contraction of the channel. The affects of this contraction are two-fold; 1). The flow velocity increases to 6.34 fps 2). The flow type changes to super-critical. The increased velocity can be erosive in the presence of the mixed alluvial soil of the channel when combined with the steep unprotected banks. Additionally, the aforementioned soil condition in combination with a super-critical flow type has facilitated the degradation of the downstream banks. Again, the developer of this property is willing to mitigate the effects caused by erosive velocities and the lack of detention by providing stream restoration on the subject property. By obtaining a waiver of the detention requirement, the applicant is willing to complete these stream restoration measures.

We trust we have presented reasonable justifications for our reconsideration request. If you have any questions or require any additional information, please do not hesitate to contact me. I understand that you can only issue an opinion on the waiver prior to Board action but would kindly ask that you waive the review fee for the future request subsequent to the Board action. Your prompt attention to this request would be greatly appreciated.

Sincerely,



Sara V. Kroll
Director of Operations

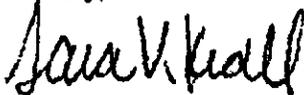
cc: Joan Dubols, Planning Commissioner, Dranesville District
Shane Murphv, Legislative Aide, Dranesville District

Ms. Michelle Brickner, P.E., Director
Environmental and Facilities Review Division
Re: Storm Water Detention Reconsideration Request
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7. When designing the proposed site layout, extreme efforts were made to cluster these homes to preserve a maximum amount of open space (over 50 % of the entire site) and ensure that a minimum of 40 % of the open space is preserved in its undisturbed state. Accordingly, if a waiver of the on site detention requirements were granted, BMP measures could be met by the preservation of undisturbed open space. If this waiver is not granted and a pond is provided on site, 40% of the site can not be preserved in undisturbed open space.
8. The subject property has a minor floodplain on site and is approximately 250 feet from the floodplain limits for Wolfrap Run. Due to the site's proximity to this major floodplain, it seems inappropriate to provide on site detention measures. If such measures were provided on site, the peak discharge flow from the facility may coincide with the peak flow within the floodplain and cause erosion to the bed and banks network due to high velocity.
9. The benefits associated with this facility are outweighed by the costs and liability incurred by the Department of Public Works. The maintenance concerns are further heightened in this instance as an 18 foot gabion wall is proposed to construct the SWM facility.
10. At cross section #1 (Lucky Estates drainage study), where the stream leaves the Lucky Estates Subdivision, a hydraulic analysis was performed to examine the effects of the contraction of the channel. The effects of this contraction are two-fold; 1). The flow velocity increases to 6.34 fps 2). The flow type changes to super-critical. The increased velocity can be erosive in the presence of the mixed alluvial soil of the channel when combined with the steep unprotected banks. Additionally, the aforementioned soil condition in combination with a super-critical flow type has facilitated the degradation of the downstream banks. Again, the developer of this property is willing to mitigate the effects caused by erosive velocities and the lack of detention by providing stream restoration on the subject property. By obtaining a waiver of the detention requirement, the applicant is willing to complete these stream restoration measures.

We trust we have presented reasonable justifications for our reconsideration request. If you have any questions or require any additional information, please do not hesitate to contact me. I understand that you can only issue an opinion on the waiver prior to Board action but would kindly ask that you waive the review fee for the future request subsequent to the Board action. Your prompt attention to this request would be greatly appreciated.

Sincerely,



Sara V. Kroll
Director of Operations

cc: Joan Dubois, Planning Commissioner, Dranesville District
Shane Murphy, Legislative Aide, Dranesville District
Valerie Tucker, Engineer III, DPWES
Jeremiah Stonefield, Engineer II, DPWES
MaryAnn Godfrey, Staff Coordinator, DPZ
John Sekas, Property Professionals, Inc.
Mark Headly, Wetland Studies and Solutions, Inc.
File

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 be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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

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

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

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

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

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

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

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or 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		