



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509

(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

October 1, 2004

Gregory L. Anderson, Project Manager  
Bowman Consulting  
14020 Thunderbolt Place, Suite 300  
Chantilly, VA 20151

Re: RZ 2001-MV-025, Laurel Hill South, Stream Valley Trail Relocation

Dear Mr. Anderson:

This is in response to your letter of September 27, 2001, requesting an interpretation of the "Connector Trail" shown on the proffered CDP/FDP accepted by the Board of Supervisors in conjunction with the approval of RZ/FDP 2003-MV-025. As I understand it, in coordination with the Trails Planner at the Fairfax County Park Authority (FCPA), you propose to relocate the "Connector Trail" to avoid steep slopes, eliminate one crossing over Rocky Branch and to minimize impacts on wetlands. This interpretation is based on the plan attached to your letter, labeled "Exhibit 2". A copy of the above referenced letter and a reduction of the portion of Exhibit showing the revised trail location are attached to this letter.

Proffer Number 3A requires that all trails be coordinated with the FCPA and that the trails be "designed and constructed in a manner as to minimize the impact on environmentally sensitive areas..." It is my determination that the revised trail location is in substantial conformance with the proffered CDP/FDP and Proffer Number 3A. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Peter Braham.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

BAB/PB/N:\WPDOCS\ACTION\LAUREL HILL CONNECTOR TRAIL.DOC

Attachments: A/S

cc: Gerry Hyland, Supervisor, Mount Vernon District  
John Byers, Planning Commissioner, Mount Vernon District  
Michelle Brickner, Director, Office of Site Development Services, DPWES  
Leslie Johnson, Chief, Zoning Permit Review Branch, ZAD, DPZ  
Craig Carcini, Director, Environmental and Facilities Inspection Division, DPWES  
File: RZ/FDP 2003-MV-025, Imaging, Reading

September 27, 2004

Mr. Peter Braham, Planner  
Fairfax Co. Department of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

RECEIVED  
Department of Planning & Zoning  
SEP 27 2004  
Zoning Evaluation Division

**Re: RZ 2001-MV-025 Laurel Hill - South  
Interpretation Request**

Dear Mr. Braham:

Please accept this letter as a request for an interpretation of proffered conditions accepted in conjunction with the approval of RZ 2001-MV-025.

The Fairfax County Board of Supervisors approved RZ 2001-MV-025 on October 22, 2001, which rezoned approximately 260.96 acres from the R-C District to the PDH-4 District. The rezoning was approved in conjunction with proffers dated October 19, 2001 and a Conceptual/Final Development Plan (CDP/FDP). The CDP/FDP proposes an extensive county trail network throughout the project. The developer of this community requests approval to construct a portion of the trail shown as the "connector trail" on the CDP/FDP per the alignment requested by the Fairfax County Park Authority trail coordinator (see attached memo dated September 24, 2004).

The approved CDP/FDP specifically shows the "connector trail" (trail 'A', exhibit 1, sheet 31 of 43) following Crooked Branch Run (South Run) for approximately 2000' crossing a tributary to Crooked Branch Run and then crossing Crooked Branch Run itself. The Fairfax County Park Authority requested the trail realignment during the review of the "Laurel Hill Trail Plan" county #1183-PI-03 due to steep grades (to eliminate steps due to maintenance issues) and also eliminate the second crossing of the tributary to South Run known as Rocky Branch (trail 'H', Exhibit 2, sheet 4 of 43) to minimize impacts to the wetlands. The realignment of the trail also moves approximately 1400' of the trail out of the RPA.

The approved proffer 3A (sheet 25 of 43), states that:

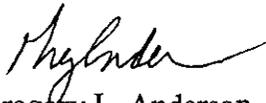
"All off-site trail locations shall be coordinated with Fairfax County Park Authority ("FCPA") and the methods of construction with respect to any such trails shall be designed and constructed in such a manner as to minimize the impact on environmentally sensitive areas such as wetlands, steep slopes, Environmental Quality Corridors, streams, and stream beds. The final design of such trails and methods of construction shall be

subject to the review and approval of DPWES and the Fairfax County Park Authority, at their sole discretion.”

I hereby request your administrative determination that the realignment of a portion of the connector trail (shown as Trail “H” on exhibit 2) is in substantial conformance with the approved proffers and the CDP/FDP.

Should you have any questions regarding this request or require additional information, please do not hesitate to give me a call. I have enclosed a copy of the approved proffers, a copy of the originally approved CDP/FDP and a copy of the “Lee Plaza” site plan revision for your convenient reference. As always, I appreciate your cooperation and assistance.

Best regards,



Gregory L. Anderson  
Project Manager

Enclosures

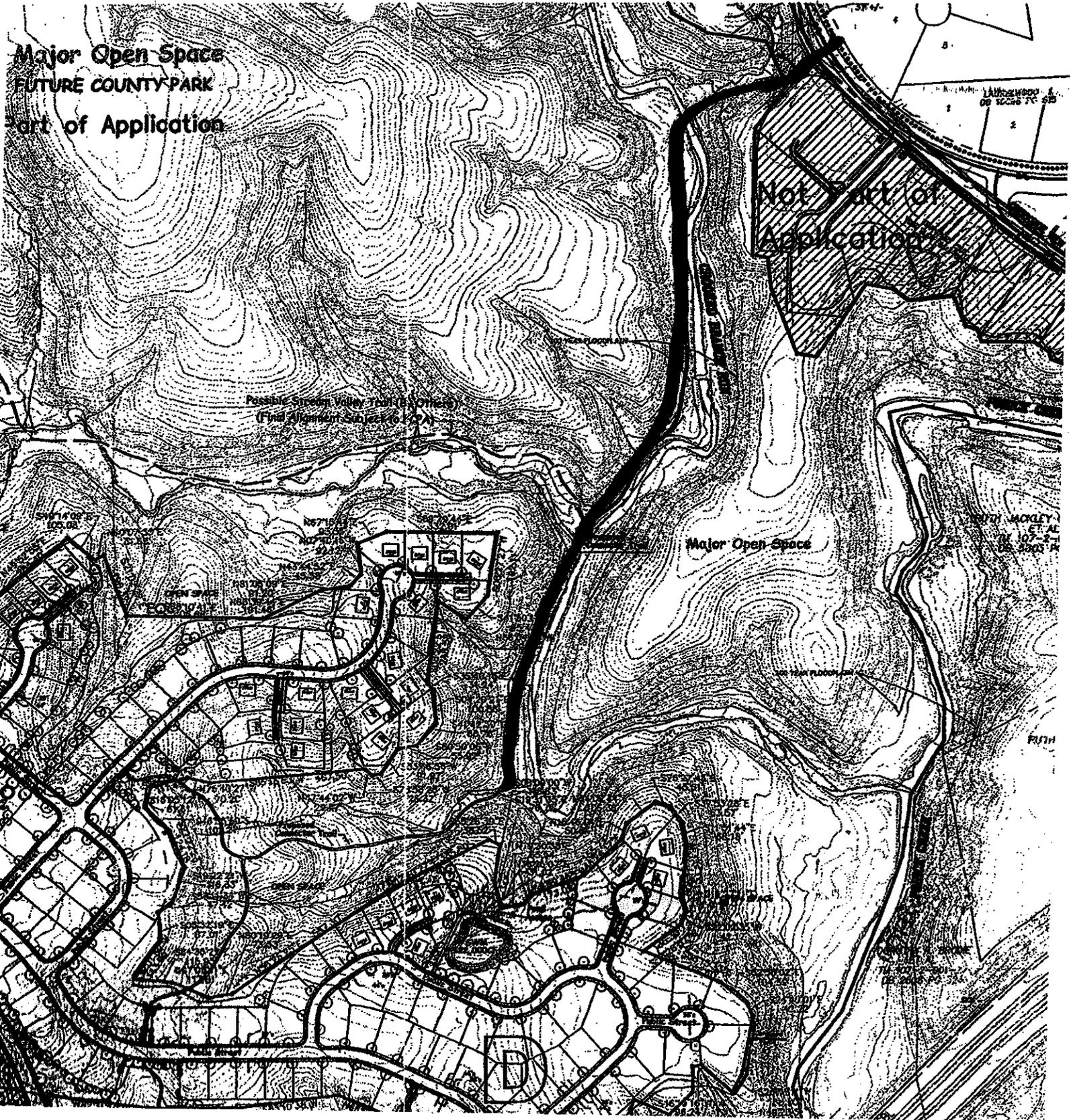
GLA/ar

Major Open Space  
FUTURE COUNTY PARK  
Part of Application

Not Part of  
Application

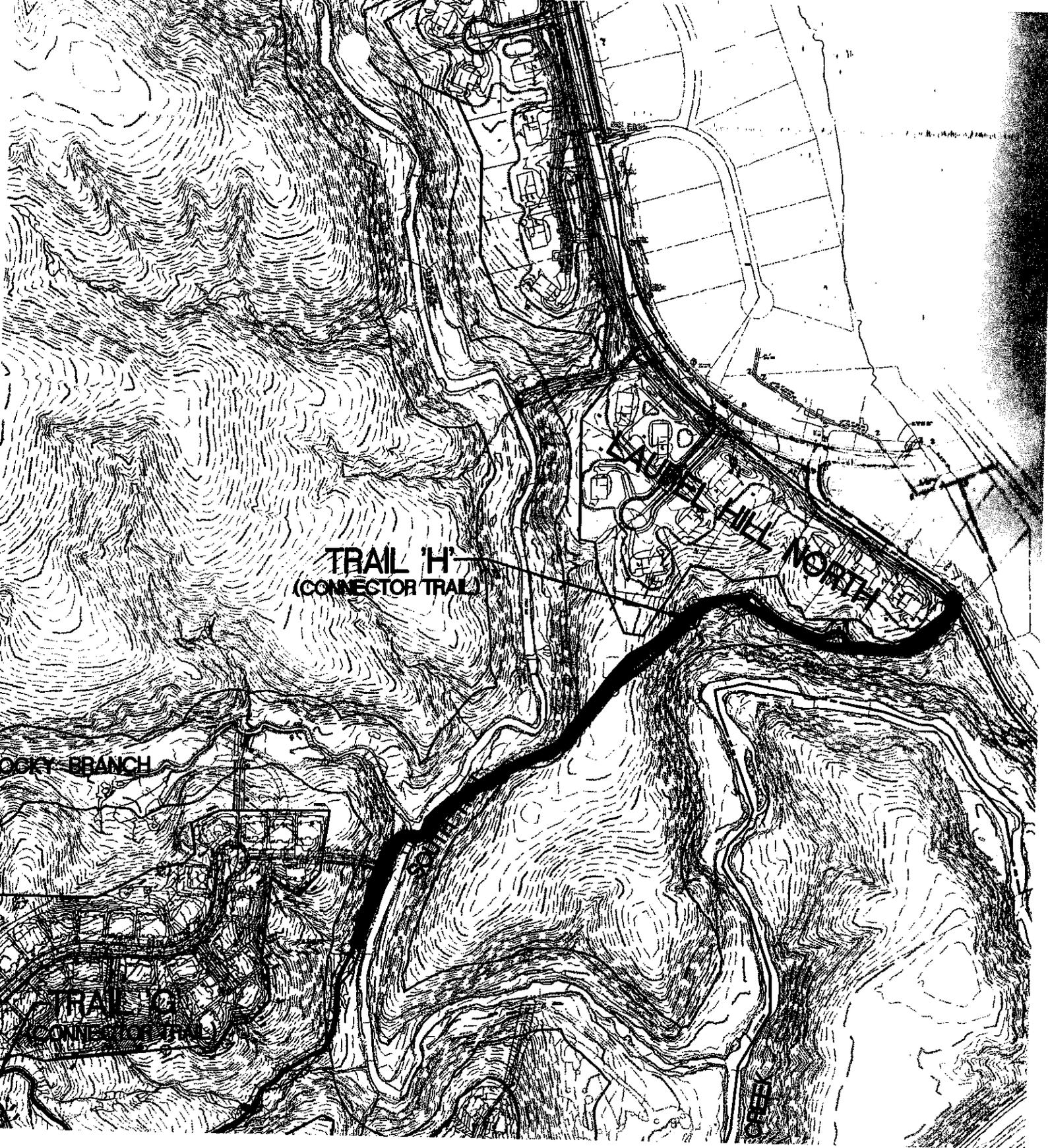
Possible Stream Valley (with Office)  
(Final Alignment Subject to EPA)

Major Open Space



Proposed Trail Alignment  
Exhibit 1

(Reduction of a Portion)



Revised Trail Alignment  
Exhibit 2

(Reduction of a Portion)



**FAIRFAX COUNTY PARK AUTHORITY**  
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**M E M O R A N D U M**



**TO:** Peter Braham  
Department of Planning and Zoning

**FROM:** Jenny Pate, Trail Coordinator 

**DATE:** September 24, 2004

**SUBJECT:** Laurel Hill Trail Plan

Fairfax County Park Authority staff have been working with the engineer for the developer to modify the stream valley trail to better suit existing conditions at the site, and to provide for connections to the Cross County Trail. We have also slightly modified the location of the trail to avoid resources not previously identified. The plan as revised meets the requirements for the stream valley trail as we understand them and has been agreed to by staff.

**cc:** Greg Anderson, Bowman Consultants  
Irish Grandfield, Plan Review