



FAIRFAX COUNTY

APPLICATION FILED: May 10, 2001
FINAL DEVELOPMENT PLAN AMENDED: August 10, 2001
PLANNING COMMISSION: September 20, 2001
BOARD OF SUPERVISORS: October 22, 2001, 4:00 p.m.

V I R G I N I A

September 6, 2001

STAFF REPORT

**APPLICATION RZ/FDP 2001-MV-025
(In Association with RZ 2001-MV-026)**

MOUNT VERNON DISTRICT

APPLICANT: U. S. Government

PRESENT ZONING: R-C

REQUESTED ZONING: PDH-4

PARCEL(S): 106-4 ((1)) 54 pt.

ACREAGE: 260.96 acres (Rezoning)
242.46 acres (Final Development Plan)

DENSITY: 2.80 du/ac {Concept A (Primary Plan)}
2.82 du/ac {Concept B (Alternate Plan)}

OPEN SPACE: 63.67 acres (24 percent)

PLAN MAP: 2-4 du/ac, 4-6 du/ac, parks and public uses

PROPOSAL: Residential Development with Two Options for Layout and Numbers of Units. Concept A (Primary Plan) proposes a Total of 732 Dwelling Units Consisting of 582 Single Family Detached Dwelling Units and 150 Single Family Attached Dwelling Units at 2.8 du/ac. Concept B (Alternate Plan) Changes the Layout in Land Bay E and proposes a Total of 736 Dwelling Units Consisting of 659 Single Family Detached Dwelling Units and 77 Single Family Attached Dwelling Units at 2.82 du/ac. Affordable Dwelling Units are included in Both Concepts. Both Concepts include the Dedication of 18.5 Acres for an Elementary School Site and 6.7 acres for public parks. Final Development Plan Approval is being sought for the Residential Portion of the Site only.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-MV-025 and the Conceptual Development Plan subject to the execution of the draft proffers contained in Appendix 1, provided that the application property has been included in the approved sewer service area and provided that the trade for Meadowood Farm has been completed.

Staff further recommends that the Final Development Plan be approved by the Planning Commission subject to the development conditions contained in Appendix 2 and the Board of Supervisors approval of RZ 2001-MV-025 and the Conceptual Development Plan.

Staff further recommends that the transitional screening yard requirements be modified and that the barrier requirement be waived along the eastern boundaries for the community recreation center.

Staff further recommends that the limitation on the maximum length of private streets be waived in accordance with the provisions of Sect. 11-302.

It should be noted that this property is not included within the approved sewer service area. On September 10, 2001, the Board of Supervisors is scheduled to take action on expanding the sewer service area to include the application property. Should the Board approve RZ 2001-MV-026, that approval in no way guarantees that sewer service will be available to serve this site.

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

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

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



REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 2001-MV-025

FDP 2001-MV-025

FILED 05/10/01
U. S. GOVERNMENT
TD REZDNE: 260.96 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: RESIDENTIAL DEVELOPMENT

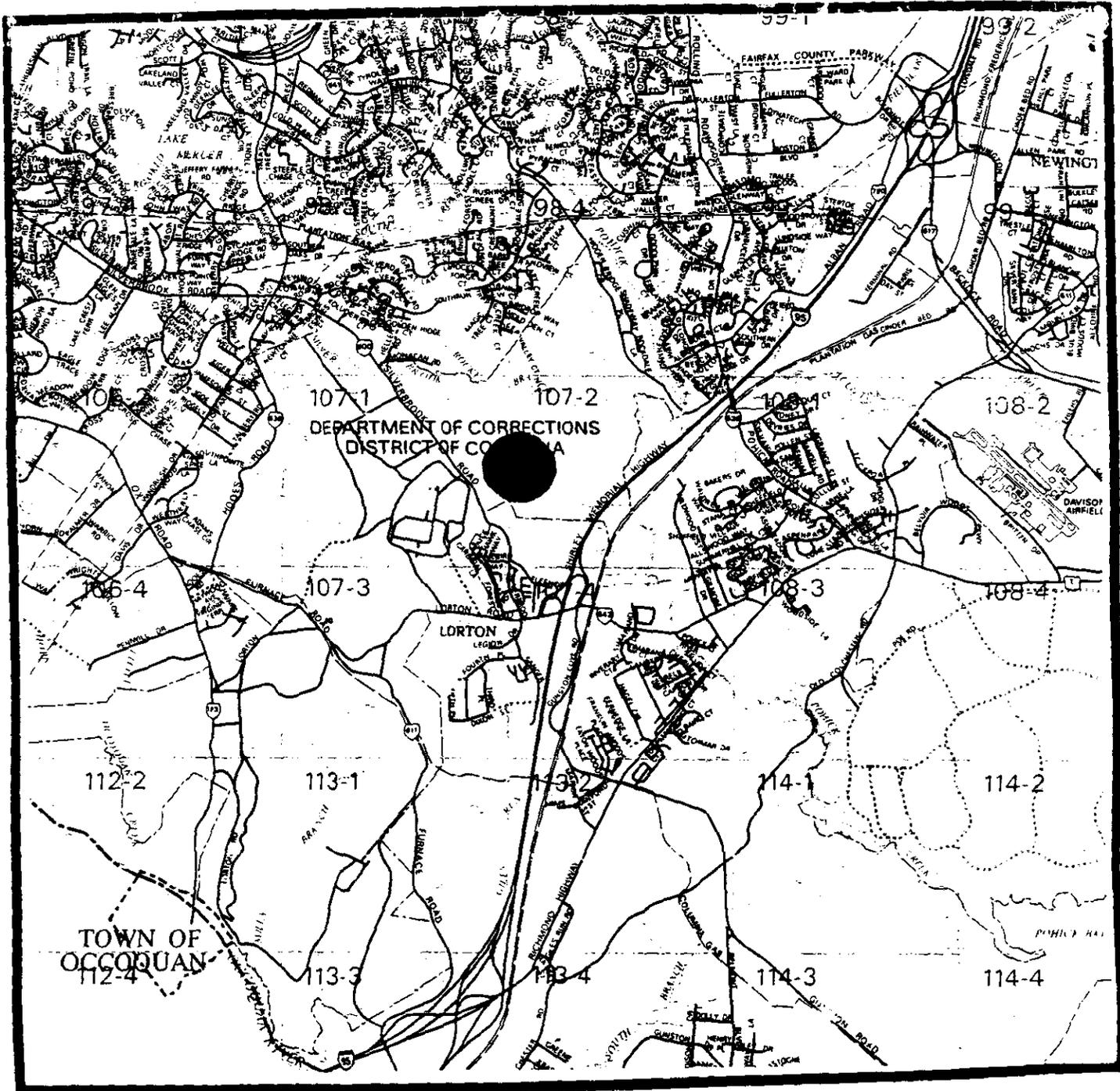
LOCATED: NORTH OF SILVERBROOK ROAD APPROXIMATELY
1600 FEET NORTH OF ITS INTERSECTION
WITH PLASKETT LANE

ZONING: R- C
TO: PDH- 4
OVERLAY DISTRICT(S):

MAP REF 106-4- /01/ /0054- P

FILED 05/10/01 AMENDED 08/10/01
U. S. GOVERNMENT
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 242.46 ACRES OF LAND; DISTRICT - MT VE
LOCATED: NORTH OF SILVERBROOK ROAD APPROXIMATELY
1600 FEET NORTH OF ITS INTERSECTION
WITH PLASKETT LANE

ZONING: PDH- 4
OVERLAY DISTRICT(S):
MAP REF 106-4- /01/ /0054- P



REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 2001-MV-025

FDP 2001-MV-025

FILED 05/10/01
U. S. GOVERNMENT
TO REZONE: 242.96 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: RESIDENTIAL DEVELOPMENT

LOCATED: NORTH OF SILVERBROOK ROAD APPROXIMATELY
1600 FEET NORTH OF ITS INTERSECTION
WITH PLASKETT LANE

ZONING: R- C
TO: POH- 4

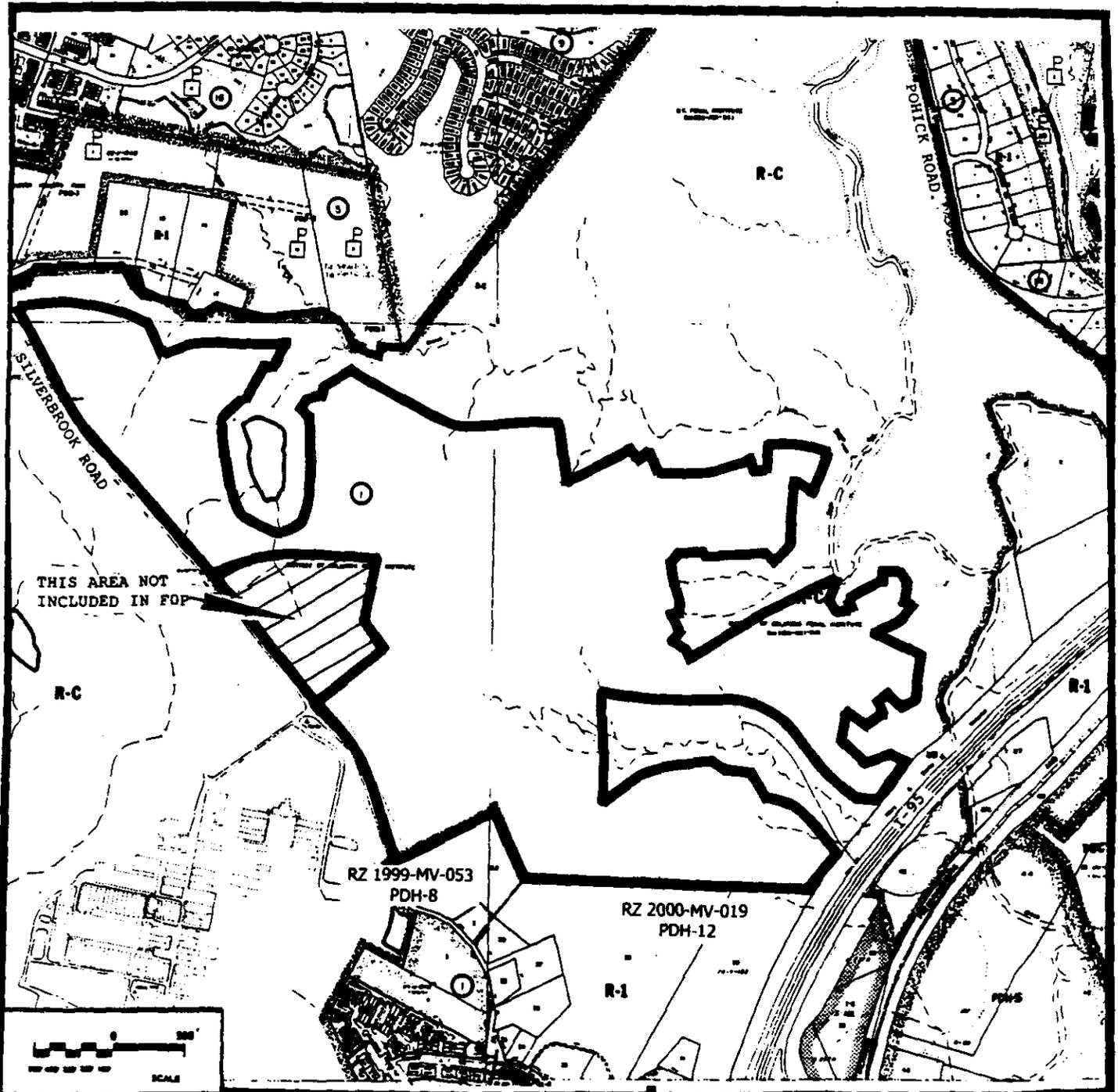
OVERLAY DISTRICT(S):

MAP REF 106-4- /01/ /0054- P

FILED 05/10/01 AMENDED 08/10/01
U. S. GOVERNMENT
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 242.46 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: NORTH OF SILVERBROOK ROAD APPROXIMATELY
1600 FEET NORTH OF ITS INTERSECTION
WITH PLASKETT LANE

ZONING: POH- 4
OVERLAY DISTRICT(S):

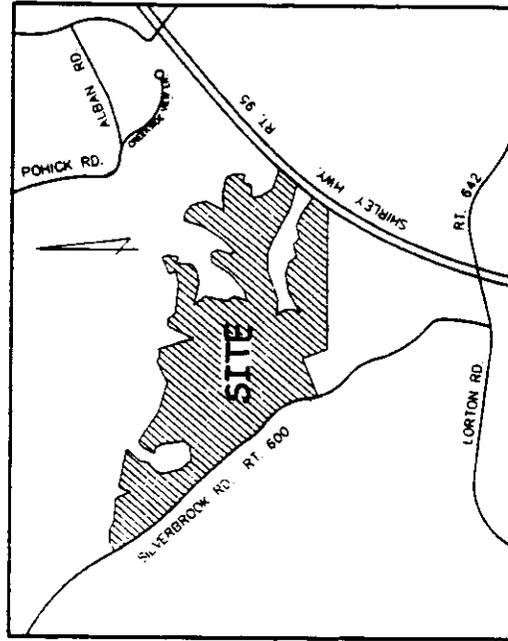
MAP REF 106-4- /01/ /0054- P



LAUREL HILL SOUTH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. COMPOSITE PLAN
- 4-8. CONCEPTUAL/FINAL DEVELOPMENT PLANS
9. ALTERNATE COMPOSITE PLAN
10. ALTERNATE CONCEPTUAL/FINAL DEVELOPMENT PLAN
11. EXISTING VEGETATION MAP
12. PEDESTRIAN CIRCULATION - TRAILS & SIDEWALKS
13. ENTRANCE LANDSCAPE AND NOISE WALL DETAIL
14. LOT DETAILS/LOT LANDSCAPE/HOUSE ELEVATIONS
15. AMENITIES AND SITE FURNITURE

AGENT FOR APPLICANT
PULTE HOME CORPORATION
10600 ARROWHEAD DRIVE, SUITE 225
FAIRFAX, VIRGINIA 22030

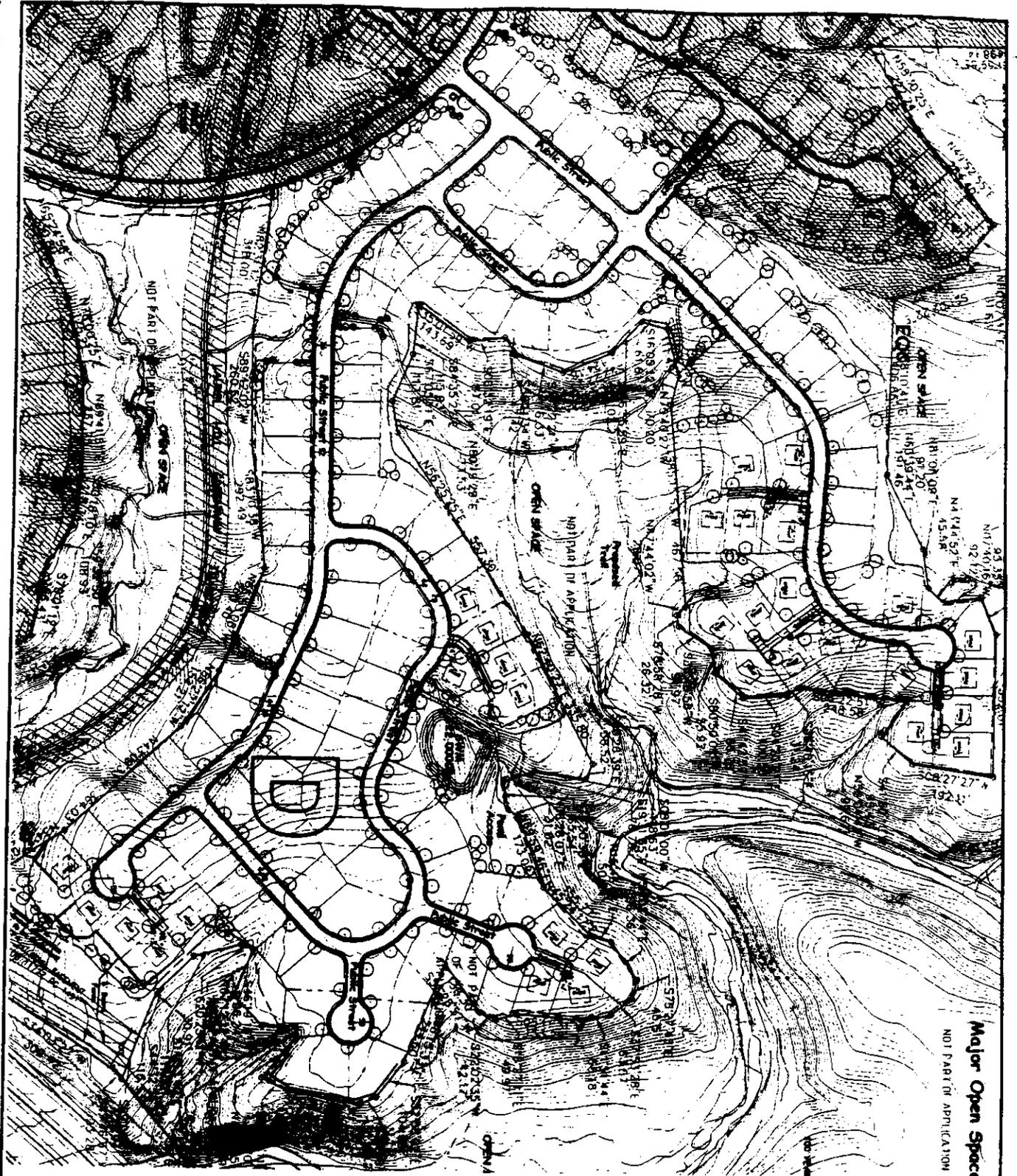
APRIL 9, 2001
Revised: July 9, 2001
Revised: August 9, 2001
Revised: August 30, 2001



LAUREL HILL, SOUTH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
CONCEPTUAL/FINAL DEVELOPMENT PLAN
RT. / P/N: 2001-MV-025

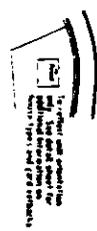
Dewberry & Davis LLC
A Dewberry Company
2001 Arlington Blvd.
Suite 200
Fairfax, VA 22030
Tel: (703) 640-1111
Fax: (703) 640-1118

M-10274



Major Open Space
NOT PART OF APPLICATION

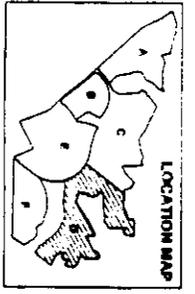
Professional Engineer Seal for Virginia, No. 130, dated 1-30-15.



CONCEPT PLAN A (PRIMARY PLAN)
RZ /FDP 2001-MV-025



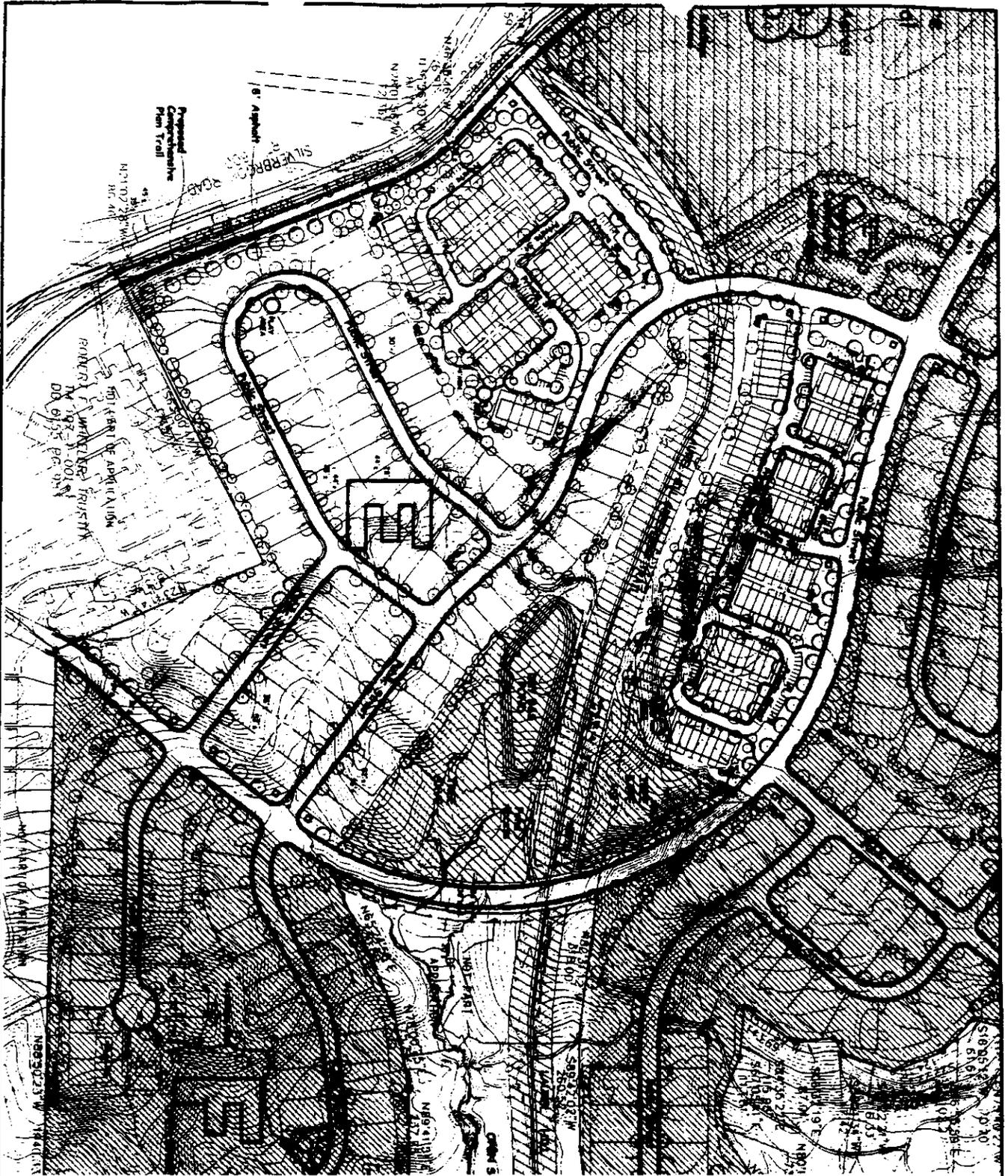
- Proposed Structure
- Proposed Driveway
- Proposed Parking
- Proposed Utility
- Proposed Retention Wall
- Proposed Fencing
- Proposed Landscaping
- Proposed Stormwater Management
- Proposed Accessory Building
- Proposed Accessory Dwelling Unit
- Proposed Accessory Structure
- Proposed Accessory Use
- Proposed Accessory Structure
- Proposed Accessory Use
- Proposed Accessory Structure
- Proposed Accessory Use



DATE	6 OF 15
PROJECT	LAUREL HILL SOUTH
CLIENT	LAUREL HILL SOUTH
SCALE	AS SHOWN
DATE	1-30-15
PROJECT	LAUREL HILL SOUTH
CLIENT	LAUREL HILL SOUTH
SCALE	AS SHOWN
DATE	1-30-15

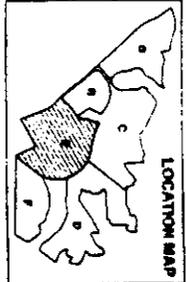
CONCEPTUAL / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH
MT. VERNON DISTRICT
FAIRFAX, VIRGINIA

Dewberry & Davis LLC
A Dewberry Company
5001 Arlington Blvd.
Fairfax, VA 22031
(703) 566-0100 Fax: (703) 566-0118



CONCEPT PLAN A (PRIMARY PLAN)
RZ / FDP 2001-MV-025

Legend:
 - Existing Easements
 - Proposed Easements
 - Proposed Utility Lines
 - Proposed Street
 - Proposed Comprehensive Plan Trail
 - Proposed Utility Lines
 - Proposed Street
 - Proposed Comprehensive Plan Trail



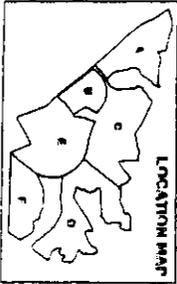
DATE	DESCRIPTION
7 OF 15	

CONCEPT / FINAL DEVELOPMENT PLAN
LAUREL HILL SOUTH
MT. VERNON DISTRICT FAIRFAX, VIRGINIA

Dewberry & Davis LLC
A Dewberry Company

600 Arlington Blvd.
Falls Church, VA 22033
(703) 948-0100 FAX (703) 948-0118

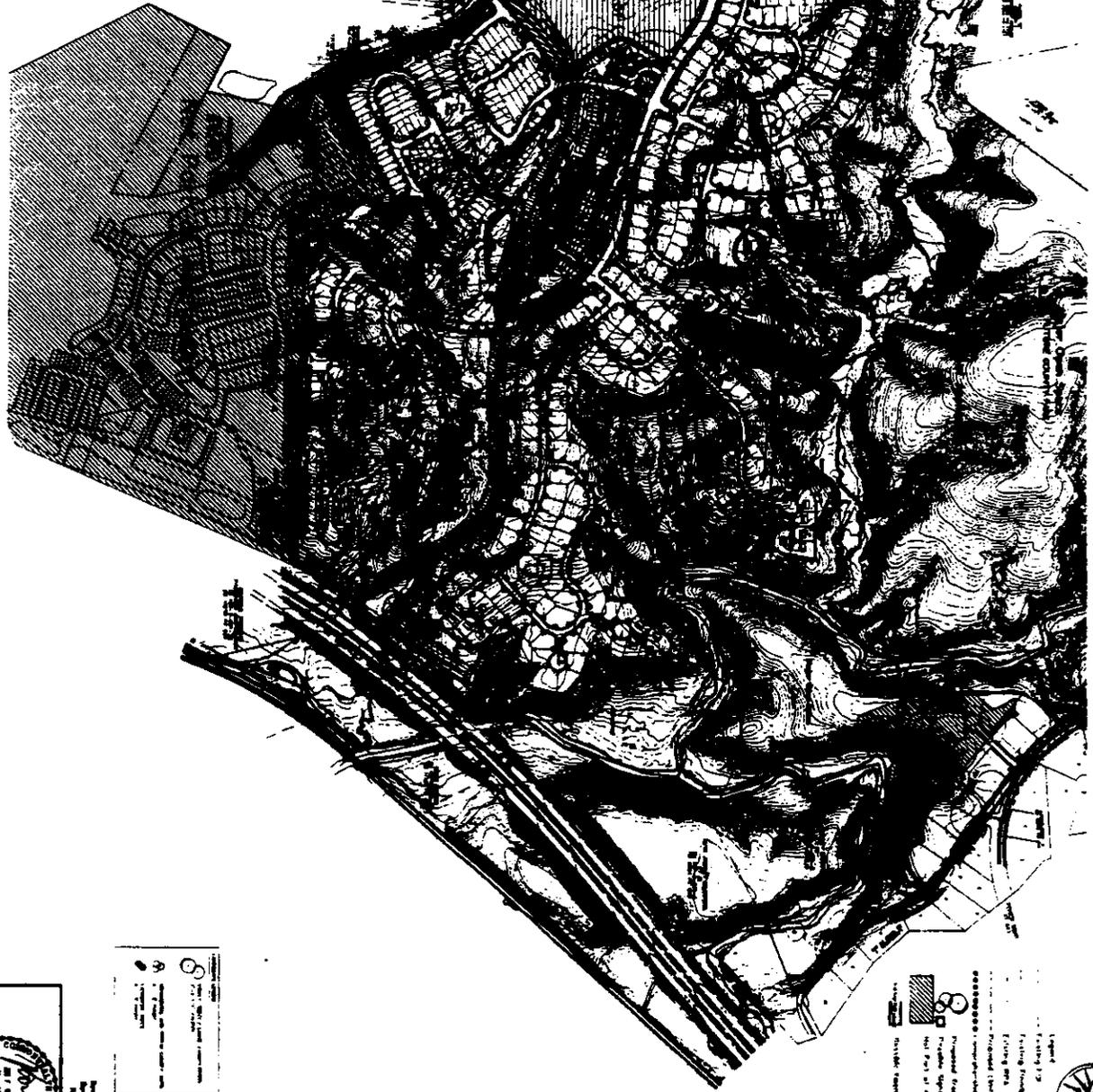
Project:
 Planner:
 Designer:
 Landscape Architect:



This map was developed for the purpose of showing the location of the project area within the Mt. Vernon District.

GENERAL DEVELOPMENT PLAN, LAUREL HILL SOUTH, CONCEPT B, ALTERNATE B

TOTAL LOT AREA: 1,000,000 sq. ft.
AREA OF LOT 1: 100,000 sq. ft.
AREA OF LOT 2: 100,000 sq. ft.
AREA OF LOT 3: 100,000 sq. ft.
AREA OF LOT 4: 100,000 sq. ft.
AREA OF LOT 5: 100,000 sq. ft.
AREA OF LOT 6: 100,000 sq. ft.
AREA OF LOT 7: 100,000 sq. ft.
AREA OF LOT 8: 100,000 sq. ft.
AREA OF LOT 9: 100,000 sq. ft.
AREA OF LOT 10: 100,000 sq. ft.



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Legend
 1 Existing Building
 2 Existing Foundation
 3 Existing Road
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 5 Proposed Foundation
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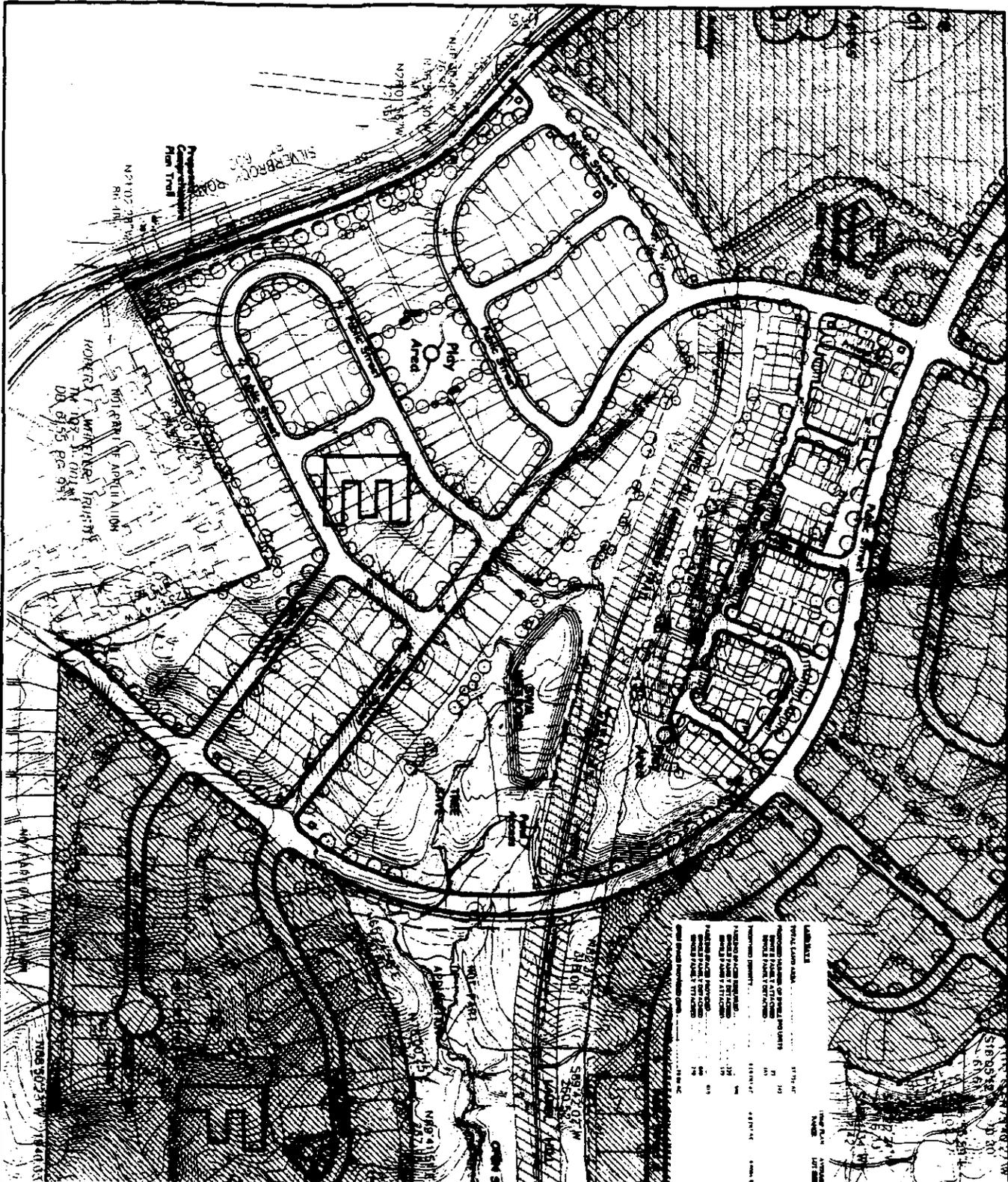
**CONCEPT PLAN B (ALTERNATE B COMPOSITE PLAN)
 RZ /FDP 2001-MV-025**

**CONCEPTUAL / FINAL DEVELOPMENT PLAN
 LAUREL HILL SOUTH**

MT. VERNON DISTRICT FAIRFAX, VIRGINIA

Dewberry & Davis LLC
 A Dewberry Company
 600 Arlington Blvd.
 Fairfax, VA 22031
 (703) 846-0000 Fax (703) 846-0100

DATE	9/20/15
PROJECT	LAUREL HILL SOUTH
CLIENT	LAUREL HILL SOUTH
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	



NO.	DESCRIPTION	AMOUNT	DATE
1	CONCEPT PLAN B (ALTERNATE B PLAN)	100	10/15/11
2	ALTERNATE PLAN - AREA E	100	10/15/11
3	RZ / FDP 2001-MV-025	100	10/15/11

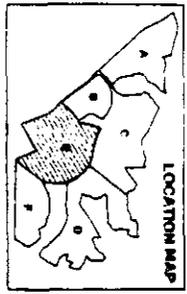


APPROVED FOR THE BOARD OF SUPERVISORS
 DATE: 10/15/11
 BY: [Signature]



**CONCEPT PLAN B (ALTERNATE B PLAN)
 ALTERNATE PLAN - AREA E
 RZ / FDP 2001-MV-025**

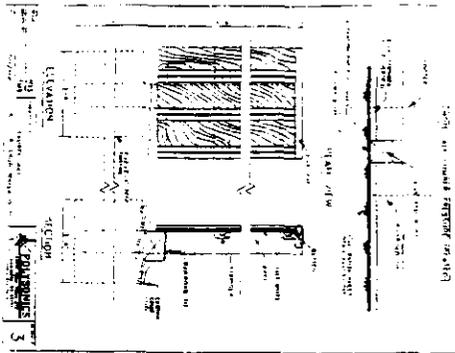
Prepared by:
 Dewberry & Davis LLC
 5400 Ardenway Blvd.
 Fairfax, VA 22030
 (703) 548-0100 Fax: (703) 548-0115



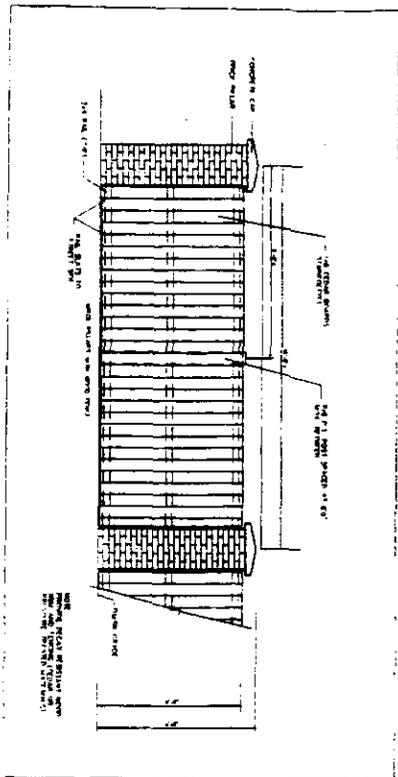
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2	ALTERNATE PLAN - AREA E	100	10/15/11
3	RZ / FDP 2001-MV-025	100	10/15/11

**CONCEPTUAL / FINAL DEVELOPMENT PLAN
 LAUREL HILL SOUTH**
 MT. VERNON DISTRICT FAIRFAX, VIRGINIA

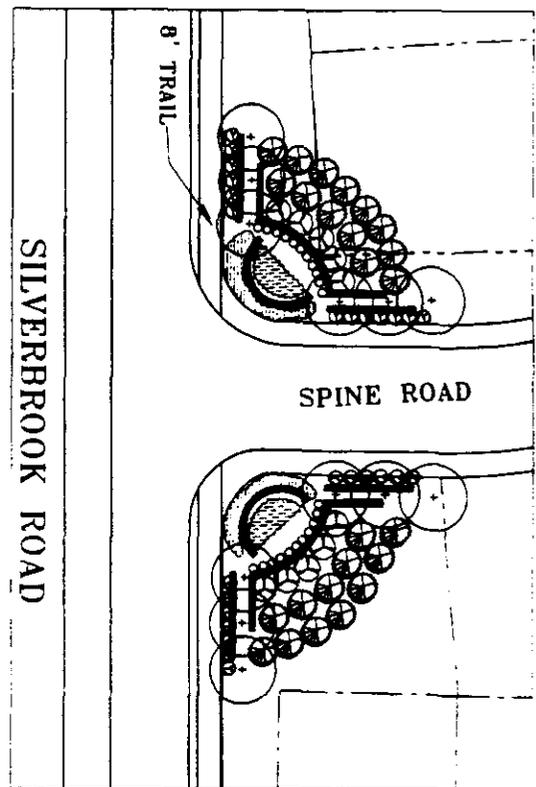
Dewberry & Davis LLC
 A Dewberry Company
 5400 Ardenway Blvd.
 Fairfax, VA 22030
 (703) 548-0100 Fax: (703) 548-0115



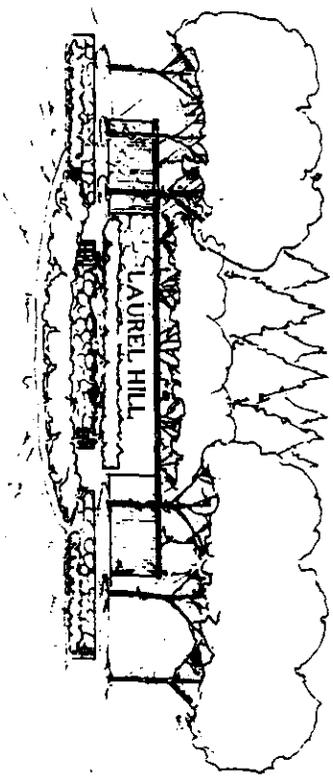
NOISE WALL DETAILS FOR FENCING IN LANDBAYS 'D' & 'F'



TYP. NOISE ATTENUATION/DECORATIVE FENCE
 LANDBAY 'A' FRONTAGE - SILVERBROOK RD.



ENTRANCE PLAN



ENTRANCE ELEVATION



RZ / FDP 2001-MV-025

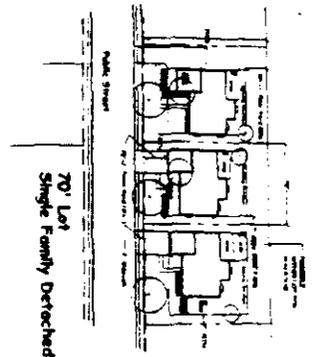
ENTRANCE LANDSCAPE DETAIL
 & NOISE WALL DETAILS
 PULTE HOMES \ LAUREL HILL

MT. VERNON DISTRICT

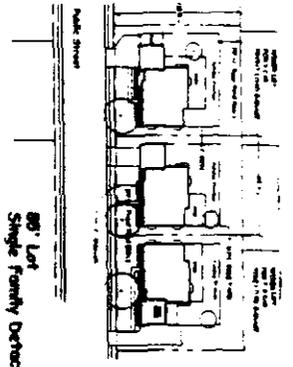
FAIRFAX, VIRGINIA

Dewberry & Davis LLC
 A Dewberry Company
 600 Arlington Blvd.
 Fairfax, VA 22033
 (703) 640-0100 Fax (703) 640-0116

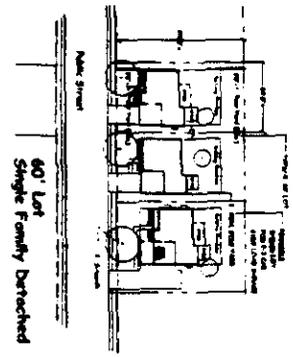
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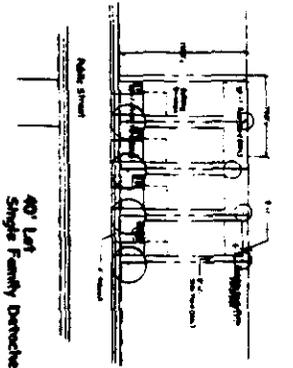
70' Lot
Single Family Detached



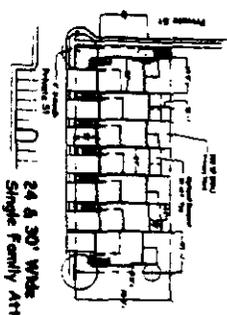
80' Lot
Single Family Detached



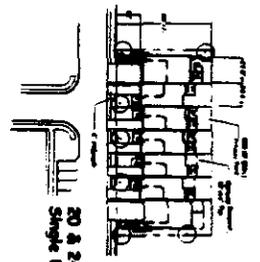
60' Lot
Single Family Detached



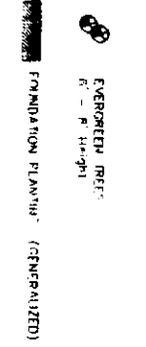
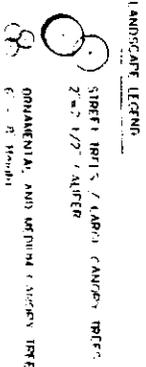
40' Lot
Single Family Detached



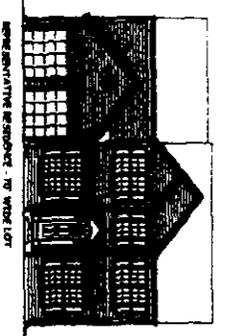
24 & 30' Wide
Single Family Attached



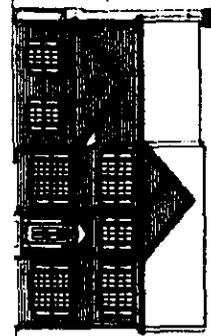
20 & 24' Wide
Single Family Attached



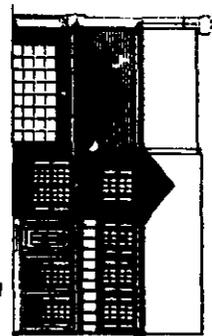
TYPICAL LOT LAYOUT DETAILS
SCALE 1" = 50'



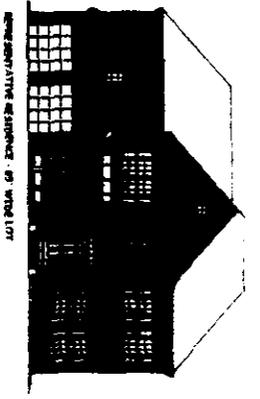
ARCHITECTURAL ELEVATION - 70' WIDE LOT



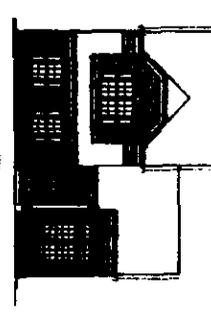
ARCHITECTURAL ELEVATION - 70' WIDE LOT
WITH LONG GARAGE



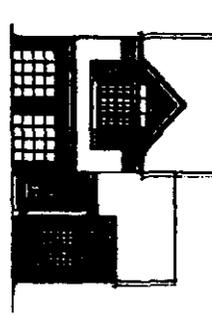
ARCHITECTURAL ELEVATION - 70' WIDE LOT



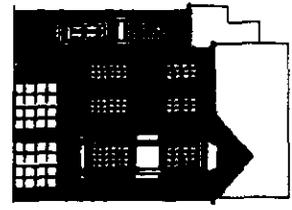
ARCHITECTURAL ELEVATION - 80' WIDE LOT



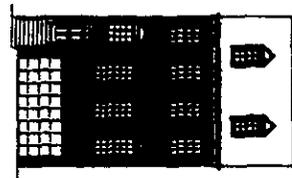
ARCHITECTURAL ELEVATION - 80' WIDE LOT
WITH LONG GARAGE



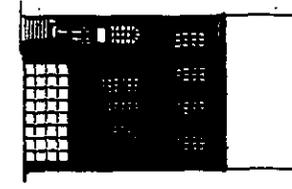
ARCHITECTURAL ELEVATION - 80' WIDE LOT



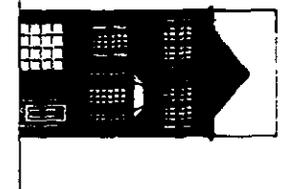
ARCHITECTURAL ELEVATION - 24 & 30' WIDE TOWNHOME



ARCHITECTURAL ELEVATION - 20 & 24' WIDE TOWNHOME



ARCHITECTURAL ELEVATION - 24 & 30' WIDE TOWNHOME



ARCHITECTURAL ELEVATION - 20 & 24' WIDE TOWNHOME

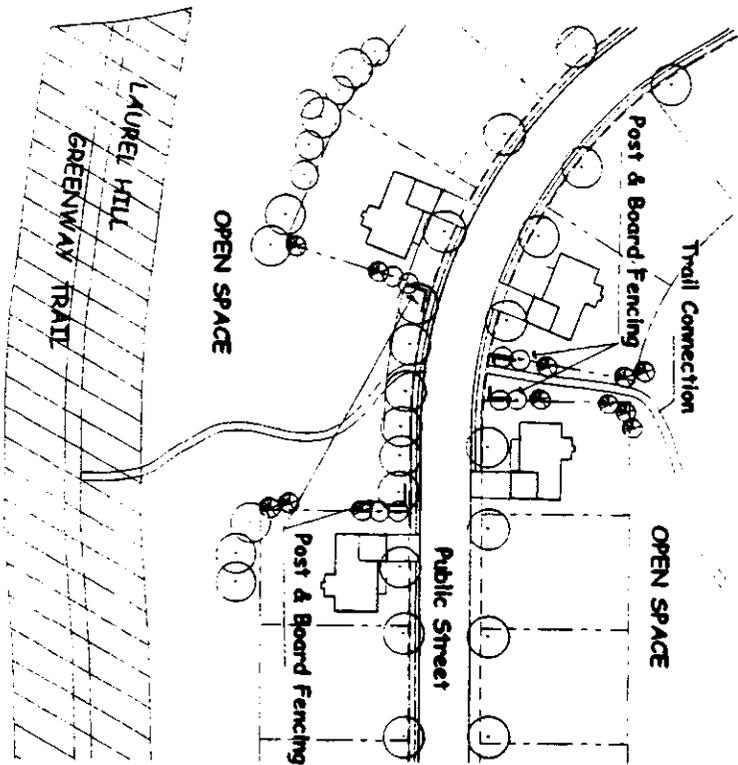
TYPICAL HOUSE ELEVATIONS
Not To Scale

RZ / FDP 2001- MV-025

LOT DETAILS - TYPICAL LOT LANDSCAPE - ELEVATIONS
PUITE HOMES \ LAUREL HILL
MT. VERNON DISTRICT FAIRFAX, VIRGINIA

Dewberry & Davis LEC
A Corbridge Company
1400 Arlington Blvd
Falls Church, VA 22044
(703) 885-0500 Fax (703) 885-0510

NO. 1	14 OF 15
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
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NO. 14	
NO. 15	



Example of Trail Connection
@ Public Street (NTS)

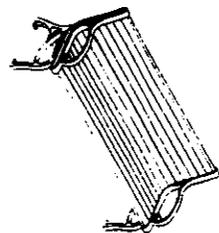
TYPICAL LOT LAYOUT DETAILS
SCALE 1"=50'



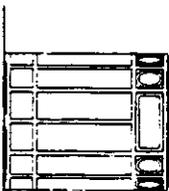
Proposed Amenity Fencing
(all locations based on Plan Sheet)



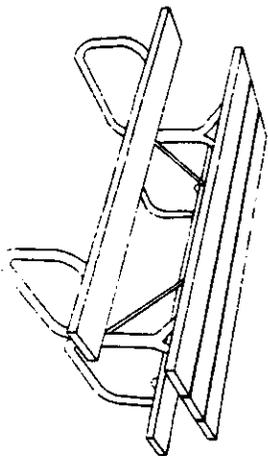
TYPICAL POLE LIGHT



TYPICAL PARK BENCH



TYPICAL TRASH RECEPTACLE



TYPICAL BLACK ALUMINUM
FRAME PICNIC TABLE



15 OF 15



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

DESCRIPTION OF THE APPLICATION

RZ 2001-MV-025 proposes to rezone 260.96 acres from the R-C (Residential Conservation) District to the PDH-4 (Planned Development Housing – Four Dwelling Units per Acre) District. The application property consists of a portion of the former District of Columbia Department of Corrections (DCDC) property in Lorton. The application property is generally located outside of the environmental quality corridors in the area.

Two development options are proposed for this property, which is identified as Laurel Hill South on the development plans. Concept A (Primary Plan) proposes of a total of 732 dwelling units at an overall density of 2.8 du/ac. The proposed unit mix consists of 582 single family detached units and 150 single family attached dwelling units. Concept B (Alternate Plan) proposes a total of 736 dwelling units at a density of 2.82 du/ac. The unit mix consists of 659 single family detached dwelling units and 77 single family attached dwelling units. The differences between the two concepts are limited to one of the six land bays, Land Bay E. The overall amount of open space is the same with both concepts, 63.67 acres or 24 percent of the property. A community recreation area, with swimming pool, clubhouse and tennis courts is shown with both concepts, as is the dedication of 18.5 acres of land for use as an elementary school site. Final development plan approval is being sought for 242.46 acres of the 260.96 acres rezoning application property, which consists of the residential portions of the site including the recreation center. FDP approval is not being sought for the school site at this time; however, approval of a final development plan is required prior to the construction of the school.

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

Proposals for a Planned Development Housing (PDH) District are subject to the standards contained in Part 1 of Article 16, Development Plans. The relevant standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 16.

LOCATION AND CHARACTER

The application property is located on the eastern side of Silverbrook Road, where it passes through the former DCDC property, south of Rocky Branch and west of South Run, Pohick Creek and I-95. The southern boundary abuts property recently

rezoned for residential development pursuant to the approval of RZ 1998-MV-053 (PDH-8) and RZ 2000-MV-019 (PDH-12). The application property consists of lands that are not part of the environmental quality corridors (EQCs) in that area.

The property is largely undeveloped, with the exception of the transportation maintenance facility for the prison, which is located on a small portion of the property along Silverbrook Road. Except for the transportation facility, the land along Silverbrook Road is largely meadows, with a large pond in the northern portion of the area along Silverbrook Road. The remainder of the application property is wooded. The application property includes areas that have been the subject of remediation action by the Federal Government. One area is a former landfill located at the headwaters of a tributary to Crooked Branch that crosses the middle of the eastern boundary of the application property. Another is a petroleum spill located at the headwaters of the southernmost tributary to Pohick Creek that is located on the site. The former firing ranges were also subject to remediation activity.

The surrounding property is developed or is to be developed as follows:

- North: Future parkland associated with the Rocky Branch stream valley abuts the application property on the north. North of the stream valley and along Monacan Road are large lot single family lots, one of which is developed with a nursery, and open space associated with Newington Forest. East of the Newington Forest property is additional land that was formerly part of the prison property that will become County parkland.
- East: Future County parkland associated with the Crooked Branch and Pohick Creek Stream Valleys and Interstate 95 are to the east.
- South: The property to the south is currently undeveloped or developed with single family homes on large lots.

One portion was rezoned from the R-1 District to the PDH-12 District pursuant to the approval of RZ/FDP 2000-MV-019 (Tax Map Parcels 107-2 ((1)) 30 and 32 and other parcels extending south to Plaskett Lane and east to Silverbrook Road). It is to be developed by Washington Homes with 542 dwelling units, consisting of 147 single family detached dwelling units, 106 single family attached dwelling units in a townhouse configuration and 289 multi-family units. This results in a density of 9.51 dwelling units per acre. Thirty-five (35) percent of the site is open space including a 6-acre park site along the boundary with Land Bay F.

The remainder of the area along the southern boundary, Parcel 1, was rezoned to the PDH-8 District pursuant to the approval of

RZ 1999-MV-053. This approval permits the development of 51 single family detached dwellings in groupings of four (4) or less units located around a common courtyard/driveway. The density of this project is 5.89 du/ac and the plan includes 27 percent open space. This application includes the dedication of right-of-way for the realignment of Silverbrook Road and improvements to that roadway.

West: To the west, across Silverbrook Road are located a variety of prison facilities, including the Maximum Security and Central redevelopment area and adaptive reuse area. The redevelopment area is identified as elderly housing, including a commercial component limited to support retail and service uses or non-hospital institutional or public uses. The adaptive reuse area includes the historic structures and could include governmental or non-hospital institutional uses. The Laurel Hill House and its gardens are identified as a heritage resource area. To the north of the developed area, which is north of the Laurel Hill Greenway are areas that are largely meadows. This area is planned for a secondary school site, an intermediate school site and open space uses.

BACKGROUND

This application and the associated application, RZ 2001-MV-026, known as Laurel Hill North, are part of the proposed trade of land involving Meadowood Farm on Mason Neck and residentially planned land northeast of Silverbrook Road that is part of the District of Columbia Department of Corrections Facility in Lorton (DCDC). The proposed trade is permitted by the federal legislation related to the closing of the DCDC. The proposed trade is reflected in the Plan text related to the Laurel Hill Community Planning Sector, which provides options for development with and without the proposed land trade. The remainder of the DCDC property located between Silverbrook Road and Pohick Road is to be acquired by the County for parkland, including the environmental quality corridors that abuts the application property.

The public hearings for RZ 2001-MV-026, Laurel Hill North, are scheduled concurrently with this application. RZ 2001-MV-026 proposes to rezone 22.25 acres of land from the R-C District to the R-1 District to allow the development of eighteen (18) single family detached dwelling units at a density of 0.80 du/ac.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	IV
Planning District:	Lower Potomac Planning District
Planning Sector:	Laurel Hill Planning Sector Land Unit 2

On Pages 39-42 of 116 of the Area IV volume of the 2000 Comprehensive Plan, the Plan states:

"Land Unit 2 is comprised of approximately 370 acres, of which approximately 40 percent is considered to be located within environmentally sensitive areas and approximately 60 percent is developable (see Figure 15). The land unit is generally bounded by EQCs consisting of Silverbrook Run, Rocky Branch and South Run on the north; Shirley Memorial Highway (I-95) on the east; the Lorton-South Route 1 Community Planning Sector to the south; and Silverbrook Road on the west. Secondary tributaries to South Run generally flow west to east through the land unit and serve as the divide between Sub-unit 2A and 2B. The D.C. Department of Corrections Transportation Facility, opened in 1996, is located on Silverbrook Road in this Land Unit.

As in Land Unit 1, the stream valleys or EQC areas are major environmental features which should be preserved as part of the Countywide Natural Resource Park. In Land Unit 2, these areas are associated with Pohick Creek, Rocky Branch, South Run and Silverbrook Run. A portion of the remaining non-EQC acreage should be considered for residential development that may facilitate the land trade permitted by the Lorton Technical Corrections Act of 1998. The portion of the trail within the Laurel Hill Greenway, located within this land unit, should be constructed along with any development that is planned for this land unit. In addition, any development proposal should be in accordance with the following Land Unit guidance and densities should only exceed the mid-point of each sub-unit's density range if necessary to facilitate the land trade.

Sub-unit 2A: The land within Sub-unit 2A is primarily gently rolling terrain with steep slopes to the north, abutting the EQC. Except for the transportation facility which is planned for adaptive reuse, this Sub-unit is planned for single family detached housing at 2-4 dwelling units per acre with the following additional guidance:

- The residential use should be designed to be compatible with adjacent properties and uses.
- Adequate buffering and screening should be provided between any residential development and the current Transportation Facility.
- The current Transportation Facility should be adaptively reused, which will not include use by the County for maintenance of vehicles, similar to the existing use. This adaptive reuse may include a school, police station, library, community center and/or a fire station, and should be designed and operated

in a manner that is compatible with the surrounding residential areas. Should the Board of Supervisors determine that it is not desirable or feasible to adaptively reuse the existing transportation facility, the land area should be considered for single family detached housing at 2-4 dwelling units per acre or as an alternative location for the proposed elementary school. If the transportation facility is to be developed with the elementary school, a substantial buffer area should be provided adjacent to Silverbrook Road and access should be provided from the abutting collector road.

- Some small lot single family or cluster housing may be considered within this Sub-unit to preserve additional open space, especially along the eastern portion of the sub-unit where the terrain is more hilly

Sub-unit 2B: The developable land within Sub-unit 2B is subdivided by EQC, creating two distinct areas. This EQC includes the northern terminus of the Laurel Hill Greenway and the primary sector trail. The area located to the northeast is planned for single family detached at 2-4 dwelling units per acre. The developable area on the south and west is planned for residential use at 4-6 dwelling units per acre with a potential elementary school abutting the southern boundary of the current transportation facility that is located in Sub-unit 2A. The south side of this Sub-unit abuts Sub-unit A2 of the Lorton-South Route 1 Community Planning Sector, which is planned for residential use at 8-12 dwelling units per acre. Development in Sub-unit 2B may occur with the following additional guidance:

- If the elementary school is located within this sub-unit, the school's minimum land area should be a 15 acre site with 6 acres for the building, parking and circulation and 9 acres for recreation facilities and open space. The elementary school, if developed in this area, should be sited away from Silverbrook Road and should have access from this sub-unit's collector road. If the school is located in Sub-unit 2A (on the current site of the transportation facility), this area should, as an alternative, be planned for residential use at 4-6 dwelling units per acre.
- The area planned for 4-6 dwelling units per acre should be designed as an effective transition between the areas to the north which are planned at 2-4 dwelling units per acre and the higher planned residential development to the south in the Lorton-South Route 1 Community Planning Sector which is planned for 8-12 dwelling units per acre.
- Residential development in this sub-unit should be a mix of small lot single family detached and townhouse uses, with townhouse development limited to a maximum of 20 percent of the units within this sub-unit.
- Clustering should be encouraged due to the extensive EQC and steep slopes associated with this Sub-unit.

- Public street access should be provided to the Lorton-South Route 1 Community Planning Sector, Sub-unit A2 which is located to the south.
- Due to the extensive EQC and the related steep slopes, the northeastern (20 acre) and southeastern (30 acre) portions of this Sub-unit (as shown on Figure 15 as potential park and open space), should only be considered for development if additional value is needed for the land trade as permitted by the Lorton Technical Corrections Act of 1998. Should the land trade not occur, these areas should be used for park and open space uses."

ANALYSIS

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

Title of CDP/FDP: Laurel Hill South
 Prepared By: Dewberry & Davis LLC
 Original and Revision Dates: April 9, 2001 as revised through August 30, 2001

Combined CDP/FDP (Laurel Hill South)	
Sheet #	Description of Sheet
1 of 15	Cover Sheet with Vicinity Map
2 of 15	Notes, Soil Map, and Tabulations for Concept Plan A (Primary Plan)
3 of 15	Concept Plan A (Primary Plan) Composite Plan at 1" = 300'
4 of 15	Layout of Land Bay A
5 of 15	Layout of Land Bay C
6 of 15	Layout of Land Bay D
7 of 15	Layout of Land Bay E per Concept Plan A (Primary Plan)
8 of 15	Layout of Land Bay F
9 of 15	Concept Plan B (Alternate Plan) Composite Plan at 1" = 300' with Overall Tabulations
10 of 15	Layout of Land Bay E per Concept Plan B (Alternate Plan)
11 of 15	Existing Vegetation Map
12 of 15	Pedestrian Circulation – Trails & Sidewalks
13 of 15	Entrance Sign Elevation, Silverbrook Road Entrance Plan, Noise Wall Details for Fencing in Land Bays D & F, Typical Noise Attenuation Fence/Decorative Fence Land Bay A Frontage – Silverbrook Road
14 of 15	Typical Lot Layout Details and Typical House Elevations
15 of 15	Site Amenities, Street Furniture and Lot Layout At Trail Crossing

- Overall Development Pattern.

The application property for Laurel Hill South consists of the areas generally located outside of the Environmental Quality Corridors (EQCs) of the portion of the former DCDC site that are located east of Silverbrook Road. Two areas where the EQCs were previously disturbed by the remediation of activities associated with the operation of the prison facilities are included in the application property. None of the proposed units are located within 200 feet of the edge of the Interstate 95 right-of-way. The Laurel Hill Greenway, designated on the Comprehensive Plan as a proposed linear park with a major trail link between the main railroad lines next to I-95 and the town of Occoquan, bisects the property. The portion of the Laurel Hill Greenway within the application property extends from Silverbrook Road to I-95. The Laurel Hill Greenway follows the stream valley associated with a tributary of Pohick Creek, which appears to have been relocated as part of the construction of I-95.

The proposed development of Laurel Hill South consists of six (6) land bays, designated A through F. A detailed description of the individual Land Bays is provided below. A Location Map that identifies the location of each of the Land Bays is provided on most of the sheets of the CDP/FDP. Final Development Plan approval is being sought for Land Bays A, C, D, E and F, where residential development is proposed. FDP approval is not being sought for Land Bay B, the elementary school site; approval of a final development plan is required prior to development of the elementary school in Land Bay B.

Three (3) land bays, Land Bays A (single family detached dwelling units), B (single family detached dwelling units) and E (a mix of single family detached dwelling units and single family attached dwelling units) abut Silverbrook Road. Land Bay A is the northernmost land bay, the only one that is accessed solely from Silverbrook Road and is not connected to the major loop road serving the major portion of the development. Land Bay B is the proposed site of the elementary school. Land Bay B extends from the northern intersection of the loop road with Silverbrook Road to the Laurel Hill Greenway on the south. The draft proffers state that no access to the school will be provided directly from Silverbrook Road; therefore, its access will be from the loop road, which abuts it to the north. Land Bay E is the southernmost of the three land bays located adjacent to Silverbrook Road. It is bisected by the Laurel Hill Greenway and is the only land bay to include townhouse units. If Concept B (Alternative Plan) is developed, the number of townhouse units in Land Bay E would be decreased and the number of single family detached dwelling units would increase.

Land Bays C, D and F are located internal to the site and are accessed from the loop road proposed through the application property. Each of

these land bays is to be developed with single family detached dwelling units. Land Bay C is located north of the loop road and south of Rocky Branch. The proposed recreation center located to the immediate east of the school site is included in Land Bay C. Land Bay D is located on the curve of the loop road, north of the Laurel Hill Greenway, and extends eastward to I-95. Land Bay F is located south of the Laurel Hill Greenway and extends from the loop road to I-95.

- Development Options.

The CDP/FDP includes two alternative development options for Land Bay E which alters the unit mix. Concept A is the applicant's preferred development option; however, the proposed proportion of townhouses exceeds the twenty (20) percent limitation specified in the Comprehensive Plan text applicable to this property. Concept A would be implemented only if the Board of Supervisors approves an amendment to the Comprehensive Plan in the future. The draft proffers address this circumstance by stating that the preferred option would be developed only if the Plan text is amended to accommodate that option. This circumstance is discussed in greater detail in the body of this report.

Concept A (Primary Plan) consists of a total of 732 dwelling units at a density of 2.8 du/ac (See sheets 2 through 8). The unit mix consists of 582 single family detached dwelling units and 150 single family attached dwelling units in a typical townhouse configuration.

The alternative development scheme, Concept B (Alternative Plan) consists of a total of 736 dwelling units at a density of 2.82 du/ac. The unit mix consists of 659 single family detached dwelling units and 77 single family attached dwelling units. Sheet 9 includes the Composite Plan for Concept B (Alternate Plan) and Sheet 10 depicts the Concept B (Alternative Plan) layout for Land Bay E. The revised layout changes the townhouse area shown along Silverbrook Road to a single family detached layout with forty (40) foot wide lots. The general road network within the land bay is unchanged.

The following chart provides tabulations for each land bay. Land Bay B, the proposed school site with 18.5 acres is not included.

Tabulations for Each Residential Land Bay					
	Acreage	Units	Density	Open Space	Typical SFD Lot Size
Land Bay A	35.39 ac.	110 sfd	2.77 du/ac	9.89 ac. ¹	6,600 sq. ft.
Land Bay C	60.48 ac.	178 sfd	2.94 du/ac	10.50 ac. ²	7,700 sq. ft.
Land Bay D	55.90 ac.	139 sfd	2.48 du/ac	10.06 ac.	9,350 sq. ft.

Tabulations for Each Residential Land Bay					
Land Bay E (Concept A)	57.73 ac.	150 sfa 88 sfd 238 total	4.12 du/ac	16.60 ac. ³	6,600 sq. ft.
Land Bay E (Concept B)	57.73 ac.	77 sfa 165 sfd 242 total	4.19 du/ac	11.50 ac. ⁴	6,600 sq. ft.
Land Bay F	28.76 ac.	67 sfd	2.32 du/ac	11.50 ac. ⁴	7,700 sq. ft.

1. Includes open space to be dedicated to the Park Authority to preserve the view shed to the existing pond between Land Units A and C.
2. Includes the community recreation area that is located adjacent to and east of Land Bay B, the school site.
3. Includes the portion of the Laurel Hill Greenway that is within the application property.
4. Includes the 100 foot wide strips of land adjacent to I-95 that are to be dedicated to the Park Authority.

- Proposed Road Network.

The proposed road network is focused around a loop road, which is designed as a collector road to serve the main area of the proposed development. It provides access to all of the land bays, except Land Bay A. The loop road and all of the roads providing access to individual single family detached lots are to be public streets. The only private streets are within the proposed townhouse areas in Land Bay E. The draft proffers provide that all access to Land Bay B, the proposed elementary school site is to be from the loop road, which forms the northern boundary of the school site.

The loop road intersects Silverbrook Road in two locations; one is within the area of this development, in the middle of the site's frontage on Silverbrook Road; the second is south of this development. The loop road runs along the north side of the proposed school site, with the proposed park in Land Bay A opposite the school. The loop road continues eastward between Land Bays E and C. From there it travels to the south before turning to the southwest to intersect the joint access road being constructed to provide access to the two recently approved development to the south, RZ/FDP 1999-MV-053 and RZ/FDP 2000-MV-019. This access road then intersects Silverbrook Road at a future median break, approximately 550 feet south of the application property.

Land Bay A has access to Silverbrook Road via two roads that will intersect Silverbrook Road across from the planned high school and open space areas to be developed across Silverbrook Road. The proposed units are accessed via an internal street system. No vehicular connection to the loop road and the rest of the land bays is proposed. An eight (8) foot wide trail is proposed through the park, to provide pedestrian access from Land Bay A to the rest of the land bays, including the elementary school site and the community recreation area.

The remaining land bays have access from the loop road. Land Bays B and E are located within the area formed by the loop road and Silverbrook Road. The other three land bays, Land Bays C, D and F, are located outside the loop road.

Within Land Bays C, D and F, an internal system of public streets that provide access to the proposed lots is shown on the CDP/FDP. Land Bays C and D are connected to each other by a public street between the land bays. There is no connection between Land Bays D and F, because the intervening land is EQC that is not included in the application property.

Within the area inside the loop road, an internal access road runs through Land Bay E. At its northern terminus, this internal access road intersects the loop road opposite one of the entrances to Land Bay C, travels southward past the community recreation center and then curves eastward to intersect the loop road again, opposite the northernmost access point to Land Bay F. Another road provides a connection from that internal access road westward to Silverbrook Road; this road parallels the Laurel Hill Greenway, which forms the southern boundary of Land Bay B.

- *Typical Lot Layout Details.*

Details for each of the several lot types are included on Sheet 14. The details include information regarding setbacks, typical landscaping, and optional features, such as sunrooms and decks. In all instances, garages are to be provided for the units, mostly two car garages, except for some of the forty (40) foot wide detached dwelling unit lots and the interior units in some of the townhouse buildings where single car garages will be provided. Most of the garages are to be entered from the front, although side load garages may be provided on the wider detached dwelling unit lots (85, 70 and 60 foot wide lots). All driveways are proffered to be eighteen (18) feet long from the sidewalk to the front of the garage. The sidewalks in front of the units are shown within the right-of-way of the public streets that provide access to all of the detached lots. The following chart provides a comparison of the lot dimensions and minimum yards among the various types of single family detached lots.

Comparison Chart Single Family Detached Lots				
Lot Width	85 feet	70 feet	60 feet	40 feet
Lot Depth	110 feet	110 feet	110 feet	110 feet
Front Yard	20 feet	20 feet	20 feet	20 feet
Rear Yard	20 feet (min.)	20 feet (min.)	20 feet (min.)	20 feet (min.) ¹
Side Yard	7 feet (min.)	7 feet (min.)	6 feet (min.)	5 feet (min.)
Unit Separation	14 feet (min.)	14 feet (min.)	12 feet (min.)	10 feet (min.)

1. A deck or patio may be included in the rear yard in accordance with the provisions of Sect. 2-412 of the Zoning Ordinance.

The landscaping on each type of single family detached dwelling lot consists of a large deciduous tree in the front yard, an ornamental/medium canopy tree in the rear yard and foundation plantings in the front yard.

In addition to the layout details shown on Sheet 14, where pipestem lots are proposed in Land Bays A, C, D and F (none are proposed in Land Bay E), the orientation of the dwellings is shown for the pipestem lots and the adjacent lots. This was requested to ensure that the interrelationships of the yards among these units does not result in a front yard facing into the rear yard of another unit. It should be noted that a twenty-five (25) foot building setback is required from all pipestems driveways.

There are two typical layouts shown for the proposed townhouse buildings. One layout shows thirty (30) foot wide end units with twenty-four (24) foot wide interior units; the other layout shows twenty-four (24) foot wide end units with twenty (20) foot wide interior units. Only the twenty (20) foot wide units are shown with single car garages; the remainder have two car garages.

The townhouse buildings are to be set back a minimum of eighteen (18) feet from the edge of the right-of-way of the private street in front of the unit. The sidewalk is shown as part of the right-of-way. The required 200 square foot privacy yard is shown, but with a possible 10 x 14 foot 'optional bumpout'.

The landscaping consists of a large deciduous tree or a medium deciduous tree at the corners of the buildings. Where single car garages are proposed, the front yard of some of the units includes a medium deciduous tree. The two car garage units do not have enough room for a tree because the area is used by the driveway and the staircase up to the main entrance of the units.

- Parking.

As noted above, the majority of the proposed dwelling units will have two-car garages and the driveway leading to each garage is proffered to be a minimum of eighteen (18) feet in length. Therefore, four (4) parking spaces are being provided on most of the lots. The draft proffers include a restriction on the conversion of garage space to other uses. In addition, there are visitor spaces provided within the townhouse portions of Land Bay E. Fifty-nine (59) parking spaces are provided for the recreation center.

- Open space.

As noted in the above chart, open space is included in each of the land bays. Open space is located around the proposed stormwater management/best management practices facilities (SWM/BMP), along the perimeter of the application property and adjacent to the EQCs. In some of the land bays, internal areas of open space are provided as pedestrian corridors, in the middle of groups of houses or around play areas. In most instances, the open space areas around the ponds are used to provide separation between groupings of proposed dwelling units. In addition, the Laurel Hill Greenway will be a one hundred (100) foot wide linear park through the area inside the loop road, primarily within Land Bay E. It will include a twelve (12) foot wide trail.

The following is a description of the open space areas provided within each residential land bay. Land Bay B, the elementary school site, will be addressed at the time the final development plan for the school is reviewed.

- *Land Bay A.* A landscaped open space strip is proposed along Silverbrook Road to separate those units from that roadway. It varies in depth between twenty and fifty feet and is the location of the noise attenuation fence required along Silverbrook Road. The fence is shown on the CDP/FDP, including a detail illustration of the fence. The southernmost portion of the land bay includes 6.79 acres to be dedicated to the Fairfax County Park Authority to preserve the view shed to the existing pond located between Land Bays A and C. The pond is not part of the application property and is to be preserved as future County parkland. There is an open space strip through the central block of the land unit, which provides access to a proposed play area. Additional open space is provided around the proposed SWM/BMP and along the periphery of the EQC that abuts Land Unit A to the north and east.
- *Land Bay C.* There is an open space corridor shown through the western portion of Land Bay C. This area includes a trail and a possible play area in the center of that part of the land bay. Land Bay C also includes the community recreation area that is to be located adjacent to and east of the elementary school site (Land Bay B). Additional open space is provided along the periphery of the EQC that borders Land Unit C to the north and around the SWM/BMP.
- *Land Bay D.* Land Bay D is bordered by EQC on the east and the Laurel Hill Greenway to the south. The eastern EQC, which is associated with South Run, includes a tributary that divides the land bay into two parts. The EQC along this tributary, which is not part of the application property, is to be the location of a trail connecting the Laurel Hill Greenway and this community to the proposed Cross County Trail and the existing trail along Pohick Road. An open space

corridor follows the route of this connector trail. There is a second trail connection to the Laurel Hill Greenway included to the east of the larger trail. Additional open space is to be provided around the SWM/BMP and along the periphery of the EQC.

- *Land Bay E.* The Laurel Hill Greenway constitutes a major open space corridor that crosses this land bay from west to east. Additional open space is provided on either side of the Laurel Hill Greenway. In addition, approximately five (5) acres of tree save is to be provided along the loop road and near the SWM/BMP. A landscape strip approximately fifty (50) feet wide is shown adjacent to Silverbrook Road. A twenty (20) foot wide landscape strip is shown along the southern boundary abutting Tax Map Parcel 1, which was the subject of RZ/FDP 1999-MV-053. Along the other boundary with Parcel 1, a larger triangularly shaped area of open space separates Land Bay E from Parcel 1. Additional open space is shown among the proposed townhouses within Land Bay E.
- *Land Bay E Alternate.* The open space configuration for the alternate layout of this land bay is similar to that described above. The area of change is along the northern portion of the area that is adjacent to Silverbrook Road. This is the area that is changed from townhouses to single family detached units on the alternate plan. In this option, there is a play area shown in the center of the area that abuts Silverbrook Road.
- *Land Bay F.* Land Bay F is located south of the tributary of Pohick Creek that parallels the Laurel Hill Greenway. The EQC associated with this tributary is not included in the application property. Along the steep slopes that face toward I-95 is an area of wetlands that is part of the application property and is to be preserved. A second area of tree preservation is located in the middle of the boundary between Land Bay F and the property to the south, the area subject to RZ/FDP 2000-MV-019. This is an area of steep slopes. An arm of open space extends from this area of open space to the loop road. Again, a twenty (20) foot deep area of open space is shown along the boundary with the adjacent development. In addition, an open space corridor is located along a trail connecting from the southernmost road to the Laurel Hill Greenway trail.

- *Pedestrian Facilities.*

Sidewalks are to be provided on both sides of the streets throughout Laurel Hill South. In addition, trails are provided to recreation areas or internal open space areas within the land bays. As part of the proffered commitments for Laurel Hill South, the following pedestrian trails are to be constructed:

- An eight (8) foot wide Type I (asphalt) trail along Silverbrook Road;

- A ten (10) foot wide Type I trail along the Laurel Hill Greenway within a one hundred (100) foot wide strip of land to be dedicated to the Park Authority;
- An eight (8) foot wide Type I trail connecting the Laurel Hill Greenway with Pohick Road (the proffers for RZ 2001-MV-025 include a commitment to provide a crosswalk on Pohick Road to access the existing trail on the opposite side of Pohick Road);
- A trail connection from north to south and along the eastern boundary through the park to be dedicated from Land Bay A;
- Trail connections in various locations from the internal sidewalk system to the trails noted above, where the connections are not precluded by topography.

- Landscaping:

The following is a description of the landscaping in various areas of the proposed Laurel Hill South development.

- *Silverbrook Road.* Along Silverbrook Road, between the proposed residences and the roadway, the CDP/FDP depicts a row of large deciduous trees (identified on the CDP/FDP as "street trees/large canopy trees) interspersed with evergreens. In Land Bay E, there are two different treatments along the roadway. The townhouses would be setback approximately fifty (50) feet from Silverbrook Road with the internal private road located between the units and Silverbrook Road. The landscape strip is to be planted with large deciduous trees and evergreen trees. In the single family detached portion of Land Bay E (both concepts), where the units are separated from Silverbrook Road by another roadway and the landscape strip widens to fifty (50) feet in depth, a single row of large deciduous trees is shown, with another row of street trees along the internal road. Where, in the alternate plan, the sides of units would be facing towards Silverbrook Road, the landscaping is augmented by evergreen trees. Where the park and the elementary school site abut Silverbrook Road, a staggered double row of large deciduous trees is shown. A detail is shown on Sheet 13 for the noise attenuation fence that will be necessary along Silverbrook Road in Land Bay A. It consists of a board on board fence with brick pillars that are to be set on sixteen (16) foot centers.
- *Internal Road Streetscapes.* Along all internal public streets in the residential areas, a streetscape of one large deciduous tree for each single family detached lot is shown. Where Land Bays C and D back up to the loop road, there is a twenty-five (25) foot wide landscaping strip that is to be planted with large deciduous trees and evergreens to provide some screening along the collector road. In Land Bay F, only the sides of units would face toward the loop road; there, a narrower landscape strip with large deciduous trees is shown. A row of large deciduous trees, with a spacing of fifty (50) feet between the tree

trunks, is shown along the elementary school site frontage on the loop road.

- *Townhouse Sections in Land Bay E.* The units and private roads within Land Bay E are all setback twenty-five (25) feet from the public streets. Within this area, large deciduous trees are to be planted along with evergreen and ornamentals where units are adjacent to the public streets. Street trees, including large deciduous trees, are shown along the private streets and within the parking lots that are within the townhouse areas. In addition, clusters of mixed trees types are shown between the townhouse units and the Laurel Hill Greenway and where proposed townhouses back up to single family detached homes.
- *Internal Open Space Areas.* Within several of the land bays, open space areas are located within the proposed lots. Many of these internal open spaces provide pedestrian corridors through the land bays and provide access to the play areas that are located within several of the Land Bays. These open space areas are landscaped with large deciduous trees and evergreens to provide a separation between the public and private open space and screening between the units on either side of the corridor. Where the internal open space areas do not include a pathway or play area, the proposed landscaping consists of clusters of mixed trees planted at the rear of approximately every other lot.
- *Stormwater Management Facilities.* Each of the proposed SWM/BMPs is to be landscaped. The draft proffers state that the landscaping will be provided to the maximum extent in accordance with the County's policy regarding such plantings.
- *Community Recreation.* Landscaping within the community recreation center consists of large deciduous trees along the adjacent roadways, in the parking lot and within the open space areas on the site. In addition, a row of evergreen trees interspersed with large deciduous trees is shown along the border with the elementary school site.

- *Stormwater Management:*

A dry pond is to be included in each of the residential land bays to provide for stormwater management and best management practices (SWM/BMP). The proposed development is located along on the ridges of this area, as will be the dry ponds. The draft proffers include commitments that are intended to minimize the impacts of the outfalls from these ponds on the steep slopes and the receiving streams. The applicant has stated verbally that the likely method of conveying the water to the receiving stream will be to pipe the water down the steep slopes. This issue is discussed in the environmental analysis section.

- Amenities:

The community recreation center is depicted with a pool, a clubhouse and two tennis courts. In addition, play areas are shown within Land Bays A, C and E. The play areas in Land Bay E are located within each of the two sections of townhouses in Concept A (Primary). With the Concept B (Alternative), a play area is shown within the area of single family detached lots, where the townhouses are shown on Concept A (Primary).

The play areas are described in the proffers as including three (3) tot lots and two (2) play grounds for older children.

Sheet 14 includes a depiction of a typical entrance sign for the community. However, dimensions have not been provided. The CDP/FDP places this sign at each entrance from Silverbrook Road, on the access road to the south, at the entrance to each land by from the loop road.

Transportation Analysis (Appendix 6)

The draft proffers for this application include commitments to the following:

- Dedication of right-of-way along Silverbrook Road for one half of a four (4) lane divided section to forty-five (45) feet from the centerline;
- Construction of frontage improvements along Silverbrook Road that sets the travel lane edge of pavement generally at thirty-five feet from centerline, one half of the planned four lane section;
- Off-site construction of pavement to the south of the property where the proffered road improvements by others do not provide for a full pavement section, which will complete the eastern half of the proposed four lane roadway planned for Silverbrook Road across the frontage of Parcel 1 to the south (Parcel 1 is the subject of RZ 1999-MV-053);
- Construction of left and right turn lanes along Silverbrook Road, where warranted;
- A signal warrant analysis at all intersections with Silverbrook Road to be submitted for review and approval prior to site plan/subdivision plat approval, with a commitment to install the signals, if warranted, prior to the issuance of the 500th residential use permit (RUP) with the commitment to install the signals remaining in effect until final bond release;
- Construction of the private streets with a pavement section that is the same as that for a public street;
- Contribution of \$5,000 toward the future maintenance of the private streets;
- And, a limitation that no lots or the school site will have direct access to Silverbrook Road.

The application also includes a request to waive the 600-foot limitation on the maximum length of private streets (Par. 3, Sect. 11-302). The private streets are limited to the areas to be developed with townhomes. The draft proffers include commitments to notify the purchasers that the private streets are to be privately maintained. Further, the draft proffers state that the private streets will be built with pavement that meets the paving requirements for a public street. Accordingly, the Department of Transportation does not object to this requested waiver.

As noted in the Transportation Analysis in Appendix 6, most of the transportation issues have been addressed by the applicant. That memo also identifies several issues that were not resolved. The following is a discussion of the issues identified therein.

Issue: Turn Lanes Into the Property

The draft proffers state that right-turn lanes and left-turn lanes are to be provided where warranted. Where both right and left turn lanes are required the amount of open space available for a landscaping strip along the roadway may be diminished. This includes the two triangular shaped parcels at the intersection of the loop road and Silverbrook Road where the community identity signs are to be constructed. The draft proffers state that, where turn lanes are provided, the width of the landscape strip along Silverbrook Road will not be reduced from that shown on the CDP/FDP.

Resolution:

This issue has been adequately addressed.

Issue: Frontage Improvements on Silverbrook

The draft proffers state that Silverbrook Road will be improved by providing right-of-way to forty-five (45) feet from the centerline, the construction of one-half of a four lane divided roadway with the pavement set at thirty-five feet from the centerline, to include turn lanes as warranted. However, Silverbrook Road is a two lane roadway that does not meet current road standards; and, therefore, may not meet current horizontal and vertical alignment parameters. Staff anticipates that VDOT may require that the applicant complete improvements to Silverbrook Road beyond adding additional pavement to accommodate the widened half-section such that the three (3) lanes along Silverbrook Road will be required, the proffered half section with turn lanes and an additional lane. Accordingly, staff has requested that the applicant commit to provide additional improvements, so that the full four lane section of Silverbrook Road is put in place from the entrance immediately north of the school site to the entrance to

the access road proffered in conjunction with RZ 1999-MV-053 and RZ 2000-MV-019, which is beyond the normal frontage improvements that would normally be requested to address the impact of this project on the road network. Given the likely impact of VDOT's standards to address the horizontal and vertical alignment, adding the fourth lane would be only a marginal incremental expense. In addition, it is noted that the DCDC has widened a portion of Silverbrook Road along the application property's frontage as part of the construction of the Transportation Center; and, outside the proffered turn lanes, the proffered widening of Pohick Road in RZ 2001-MV-026 may not be required to accommodate the additional traffic from that development, given that Pohick Road had been recently improved by the completed realignment project. These two elements would serve to offset the cost of the additional improvements to Silverbrook Road.

Resolution:

The applicant has declined to adopt staff's suggestion. This issue has not been resolved.

Issue: Silverbrook Road Improvements – Proffers versus CDP/FDP

Along Silverbrook Road, the initial versions of the CDP/FDP showed a four-lane undivided section without turn lanes or a median strip. This is not consistent with the draft proffers or the adopted Comprehensive Plan, which each reflect a four (4) lane divided section. The CDP/FDP should be revised to be consistent with the proffers.

Resolution:

The revised CDP/FDP dated August 30, 2001 shows the median strip along Silverbrook Road. The proffers and CDP/FDP are now consistent with one another. This issue has been resolved.

Issue: Traffic Signals

The draft proffers include a commitment to do a traffic signal warrant analysis for all the new intersections along Silverbrook Road for review and approval prior to initial plan submittal. The warrant analysis is to include projected traffic levels to determine whether the warrants have been met, including the proposed elementary school traffic. Further, the proffer notes that the signal will be installed when warranted, with the commitment to install the signals remaining effective through final bond release. Staff had also requested that the applicant include the future high school and middle school traffic proposed for the DCDC property west of Silverbrook Road in the signal warrant analysis.

Resolution:

The applicant has not committed to include the projected traffic levels for the future middle and high school sites which will utilize this portion of Silverbrook Road in the warrant analysis. Staff has prepared a proposed development condition to address this issue.

Environmental Analysis (Appendix 8)**Issue: Transportation Generated Noise**

This site is impacted by highway noise from both Silverbrook Road and I-95.

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

I-95

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

Silverbrook Road

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

There are three residential noise standards in the Plan.

The first is that no livable portion of a building should be exposed to noise levels above DNL 75 dBA. The project currently meets this standard, the units depicted on the CDP/FDP are not within the 245 foot DNL 75 dBA contour for I-95. In addition, the proffers state that, if the proffered analysis identifies areas that will be exposed to noise above this level, dwellings will not be constructed in that area.

The second standard is that some usable outdoor recreation area for each home should be protected from noise levels in excess of DNL 65 dBA. Absent any noise mitigation, noise levels above DNL 65 dBA will impact a portion of the site. The preliminary analysis by staff indicates that, along I-95, this contour covers approximately 44 lots in Land Bay D and 23 lots in Land Bay F. An eight (8) foot tall noise wall is shown along the periphery of some of the lots that overlook I-95 in these two land bays. However, it is not clear that the remaining lots within the

DNL 65 dBA contour will be protected by these noise walls because the topography rises as one gets further from I-95 in each of these land bays. The draft proffers state that a revised noise analysis will be prepared based on final grades; and that noise attenuation to reduce noise levels below DNL 65 dBA will be provided for the privacy yards, rear yards and outdoor recreation areas for all lots affected by noise above this level. The CDP/FDP depicts fencing to provide the needed attenuation.

From Silverbrook Road, the preliminary analysis by staff placed the DNL 65 dBA contour 145 feet from the centerline of the roadway. This affects mainly the row of lots that is closest to the roadway in Land Units A and E. The CDP/FDP does not depict any noise attenuation for these lots. However, this area would be covered by the proposed proffers. The CDP/FDP shows the proposed noise wall along Silverbrook Road along Land Bay A. If required noise attenuation can be provided by fencing the rear yards of the lots in Land Bay E, where the affected units have only the sides of the units facing the roadway. (See the Zoning Ordinance provisions section for a discussion of fence heights).

The third standard is that interior noise levels of homes should not be in excess of DNL 45 dBA. This issue is typically addressed by a commitment to special building standards for homes in areas exposed to noise levels above DNL 60 dBA. As requested, the proffers now commit to the use of appropriate building construction methods for interior noise mitigation.

The draft proffers provide for the preparation of a noise analysis based on final site grades and future traffic volumes for review by DPWES. The submitted noise study prepared by Polysonics Corporation entitled "Laurel Hill" dated July 31, 2001 represents a preliminary analysis that needs to be revised prior to being used to establish final mitigation measures as provided for in the draft proffers. The proffers state that the revised noise study will be based on final grades, will evaluate upper-story noise levels and that the noise levels will be based on projected traffic levels for the year 2020. The draft proffers will also require that the Department of Planning and Zoning review the revised noise study, in addition to the review by the DPWES.

Resolution:

This issue has been adequately addressed.

Issue: Steep Slopes/Unstable Soils

There are unstable soils onsite due to steep slopes and potential marine clay layers. These soils can cause problems for building foundations, roads and other improvements. At the time of site development, the applicant may be required to submit geotechnical studies to address potential soil problems.

Resolution:

This issue is adequately addressed by the draft proffers, which state that a geotechnical study will be provided and implemented as required by DPWES.

Issue: Wetlands

A wetland study entitled "Laurel Hills" (dated May 23, 2001) and prepared by Wetland Studies and Solutions shows that there are several areas of wetlands onsite. Wetlands provide many important functions including naturally filtering runoff (thus, improving water quality), reducing peak flood flows, and providing important wildlife habitat and open space. The CDP/FDP includes the preservation of the significant wetland area in Land Bay F; however, other smaller wetland areas will be disturbed. The other small wetland areas are less than an acre in size, the threshold for a permit from the Corps of Engineers, are located within the otherwise developable portions of the site and are isolated from the EQCs that are around the application property. In addition, the draft proffers state that the hydrological regime for the area of wetlands in Land Bay F will be maintained at the current levels.

Resolution: This issue has been adequately addressed.

Issue: Tree Preservation

The Policy Plan calls for protecting and restoring some tree cover during development. The application property does not include the EQCs in the area. However, much of the application property site is forested, except in the area of the transportation facility, the meadow areas along Silverbrook Road and where the remediation activities occurred. ~~While~~ earlier versions of the CDP/FDP included areas of proposed open space, but did not clearly designate those areas as tree preservation. The revised CDP/FDP includes areas identified as tree preservation and areas to be protected by the limits of clearing and grading. These include an area of wetlands and an area of steep slopes in Land Bay F; and two tree preservation areas in Land Bay E, one near the proposed SWM/BMP and the second in the triangle formed by the Laurel Hill Greenway, the units proposed adjacent to the loop road, and the loop road where it turns southward. Staff recommended that ~~d~~ During site development, the applicant should continue to work with the Urban Forestry Division to ensure survivability in the tree save areas. This is adequately addressed by the proffers, which call for a tree preservation plan to be prepared and reviewed by the Urban Forestry Division.

The comments of the Urban Forestry Division are contained in Appendix 9. The comments regarding the revisions to the Existing Vegetation Map have been addressed on the revised plan; however, the existing tree line has not been added to the CDP/FDP. As discussed in the following section on stormwater outfalls, the issues associated with the outfalls have been adequately addressed.

The limits of clearing and grading have not been revised to include additional tree preservation areas at the rear of the lots. The typical yards shown on Sheet 14 are limited to a twenty (20) foot deep rear yard of the revised CDP/FDP, which does not provide a great opportunity for tree preservation on the lots. The proffers and the CDP/FDP include commitments to preserve trees around the area that was disturbed as part of the remediation activities on the property and the recommended commitments have been included in the draft proffers, including the tree protection fence. The buffering and screening recommended in the plan for the transportation center is not required because the transportation center is to be demolished and removed. While the applicant has not provided a landscaping scheme for the areas around the SWM/BMPs, the proffers state that those areas will be landscaped to the maximum extent possible per the County's policy regarding such landscaping. This commitment will result in substantial reforestation in the area disturbed by the previous remediation activities. Because a large portion of this area will be devoted to the SWM/BMP in Land Bay E; the proposed FDP development conditions require the submittal of a reforestation plan for the area not addressed by the pond plantings. The CDP/FDP has not been revised to provide a more detailed plant schedule at this time. The CDP/FDP does include landscaping that provides for the types of material to be planted rather than specific species; however, the proffers include a commitment to endeavor to use native species. Additional detail can be provided as part of the approval of the site plans/subdivision plats.

The proposed road between Land Bays E and D/F should be designed to minimally impact the tree save areas. The applicant has committed to limit all road construction impacts in this area to twenty feet from the edge of the right-of-way. This may require retaining walls and tree wells as necessary.

Further, in order to install the proposed retaining walls that are located at the rear of certain lots, the proffers allow clearing of understory vegetation and grading within a five foot easement behind the proposed retaining walls to allow for installation of the retaining walls and erosion and sediment controls. No clearing of trees will be permitted within the five foot easement and there shall be no encroachment into the EQC. The proffer also requires that if any grading is required in the easement area that it be done by hand and no heavy construction equipment shall be used.

Resolution:

The issues associated with tree preservation as noted above have been addressed.

Issue: Stormwater Outfalls

Several SWM ponds are proposed to outfall into steeply graded drainageways in parkland EQCs. If not carefully designed, the outfalls could negatively impact the EQCs by causing severe erosion.

The Applicant was requested to commit to an environmentally sensitive design for the pond outfalls. Sanitary sewers and stormwater pipes that intrude into or will impact EQC areas should be designed in a manner to protect the drainageways and associated environs. Due to the pristine nature of the EQC, large areas of riprap or concrete channels are not an appropriate design to address the outfall issue in the EQC.

The draft proffers include several commitments to address this concern.

- The SWM/BMP facilities are to be designed to detain a 1 year, 24 hour duration storm event with a 24 hour draw down period. Therefore, additional detention is provided over the two-year storm event that is the standard provided in the Public Facilities Manual (PFM).
- The outfalls are to be designed to minimize the potential for stream channel erosion as determined by DPWES in coordination with the Northern Virginia Soil and Water Conservation District (NVSWCD).
- To measure the effectiveness of the two techniques noted above, the proffers include a commitment to remedy any erosion of the receiving stream channels for two years subsequent to the installation of the outfall.
- The remediation would be based on a base line study that includes cross section survey data, photographs and narratives.
- Similar post-construction reports are to be provided annually.
- Repairs are required if a stream channel has changed more than ten (10) percent, if the deepest part of the channel has increased more than three feet or 25 percent, based on the conditions determined by the pre-construction survey.
- Repairs will utilize bio-stabilization or bio-engineering to the extent possible as determined by DPWES in coordination with the NVSWCD and an additional two year period of monitoring is required.

In addition, participation in the Enhanced Erosion and Sedimentation and Tree Conservation Program administered through the Environmental & Facilities Inspection Division of the DPWES has been proffered.

Resolution:

This issue has been adequately addressed.

Issue: Trails

The Countywide Trails Plan shows: a trail along Silverbrook Road; the Laurel Hill Greenway as a major trail corridor; and the Cross County trail along Pohick Road. The CDP/FDP includes a trail plan for the vicinity on Sheet 12. This includes the trails listed above in the section entitled '*Pedestrian Facilities*' in the Description of the CDP/FDP above.

Additional trail connections are recommended by the memorandum in Appendix 8. The request and the manner in which these are addressed by the application is as follows:

1. The trail through the open space around the SWM/BMP in Land Bay A provides the requested connection between the private drive that serves four lots in northeastern section of Land Bay A and the trail connection to future stream valley trail along Rocky Branch that is to be constructed by the Park Authority.
2. The recommended trail between the loop in the public road serving the southern section of Land Bay E and the trail along Silverbrook Road has been provided.
3. The recommended trail between the townhouse section of Land Bay E and the trail along Silverbrook Road has not been provided. This connection is served by the trail link in Number 2 above and by the sidewalk along the road that intersects Silverbrook Road adjacent to the Laurel Hill Greenway.
4. The trail between the cul-de-sac in Land Bay F and the trail through the 100 foot wide strip of parkland along I-95 and south of Land Bay F has not been provided.

Resolution:

The trail sections not included on the CDP/FDP are addressed by the proposed development conditions.

Public Facilities Analysis (Appendices 10 - 14)

Park Authority Analysis (Appendix 10)

The proposed development proposes up to 736 dwelling units, which will add approximately 1855 persons to the current population of the Mount Vernon District. The CDP/FDP shows a community recreation center with a pool, a community building and two tennis courts and five play areas, that the draft proffers identify as tot lots or playgrounds.

Based on the requirements of Sect. 16-101, recreational facilities in the amount of \$955 per dwelling unit, exclusive of the ADUs, is required. This is approximately \$680,915 for Concept A (Primary Plan) and \$684,785 for Concept B (Alternative Plan). The proffered recreation facilities noted above are facilities

that qualify as recreation facilities that can be used to meet the requirements of Sect. 6-110. The draft proffers state that if the proffered recreation facilities do not meet this requirement, any funds not expended will be given to the Fairfax County Park Authority to develop nearby parks.

The proffers and the CDP/FDP include the construction of an off-site trail connection that will provide a connection between the Laurel Hill Greenway and the planned Cross-County Trail. In addition, construction of an off-site portion of the Laurel Hill Greenway is also proffered to be completed.

The draft proffers and the CDP/FDP include the dedication of approximately 6.7 acres of land along Silverbrook Road as parkland, to protect the view shed to the existing pond in this portion of the former DCDC property. The CDP/FDP includes a trail within this park, connecting Land Bay A to the loop road. This trail is to be constructed as an eight (8) foot wide, Type 1 (asphalt) trail.

Along I-95, the draft proffers and the CDP/FDP include the dedication of two 100 foot wide strips of land that are adjacent to the right-of-way. These two strips of land will provide an interconnection between parkland that is to be dedicated to the south, within the area to be developed by Washington Homes pursuant to RZ/FDP 2000-MV-019 and other future parkland to the north associated with the County's acquisition of land within the former DCDC property. The draft proffers and the CDP/FDP also include a commitment to provide a trail from the Laurel Hill Greenway to the park to be dedicated by Washington Homes. The land to the north has steep topography, which precludes the construction of a trail in that direction.

In conclusion, the issues raised by the Fairfax County Park Authority have been resolved.

Schools Analysis (Appendix 11)

The development is anticipated to generate: 263 elementary students who would attend Silverbrook Elementary School which is projected to exceed its capacity of 872 students through the school year 05-06; 47 intermediate students who would attend Hayfield Intermediate School which is projected to exceed its capacity of 1100 students through the school year 05-06; and 108 high school students who would attend Hayfield High School which is projected to exceed its capacity of 2125 students through the school year 05-06.

This application includes an 18.5 acre piece of property that is to be dedicated to the County as an elementary school site. This site is identified as Land Bay B. The draft proffers include the following additional commitments with regard to schools:

- Sizing the sanitary sewer lines to accommodate the planned high school and intermediate school across Silverbrook Road without requiring that the County pay the normal pro-rata share payment for those lines;
- Demolishing the transportation facility, which is located in Land Bay B, and removing the debris associated with the demolition;
- Providing a graded site that can accommodate the construction of the elementary school, once those funds are allocated by the County;
- Providing sanitary sewer connections to the periphery of the elementary school site;
- Making a contribution of \$500,000 to the planned South County High School.

Sanitary Sewer Analysis (Appendix 12)

The application property is not currently part of the Approved Sewer Service Area (ASSA). A pending expansion of the ASSA to include the application property within the ASSA is scheduled to be considered by the Board of Supervisors on September 10, 2001. The staff report for that request notes that the requested expansion is consistent with the Comprehensive Plan and recommends that the Board approve the requested expansion to include the planned intermediate and high schools across Silverbrook Road.

The property is located in the Pohick (N1) watershed and would be sewered into the Noman M. Cole, Jr. Treatment Plant. The existing 60-inch line located in an easement approximately 800 feet from the property is adequate for the proposed use at this time. There appears to be adequate capacity for the proposed development at this time when existing uses and proposed development recommended by the Comprehensive Plan are taken into account.

Fire and Rescue Department Analysis (Appendix 13)

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

Water Service Analysis (Appendix 14)

The property is located in the service area of the Fairfax County Water Authority. Offsite water main extensions are required for domestic service and for fire protection. An offsite water main extension will be required for the existing 12-inch water main in Silverbrook Road to serve the site. The Authority will require a 24-inch oversize of the water main and the alignment will be based on the road network. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary. A 24-inch water main requires approval pursuant to § 15.2-2232 of the Virginia Code. However, the water main would be deemed a feature shown, if the public use is approved

through the acceptance of a proffer and the public use is within, but not the entire subject of the rezoning action. A proffered commitment to provide the 24-inch line, if requested by the Water Authority, has been included.

Land Use Analysis (Appendix 5)

Density Analysis

This rezoning application and the concurrent case, RZ 2001-MV-026, are part of the implementation of the proposed trade of land involving Meadowood Farm on Mason Neck and residentially planned land on the site of the former Lorton Prison, the area now known as Laurel Hill. The Plan text recognizes this possibility by including two recommendations for this portion of Laurel Hill. Since these applications are part of the implementation of the proposed land trade, they are being evaluated pursuant to the provisions of the Plan that apply for the land trade. These options are identified in the Plan text as "with the trade." However, should the land trade not go forward, the application would not be in conformance with the Comprehensive Plan and would need to be revised to preserve additional areas from development based on the Plan text that is applicable 'without the trade'.

The application property is located within Land Unit 2 of the Laurel Hill Community Planning Sector, which is divided into Sub-units 2A and 2B. The development proposal should conform to the location and density range recommendations for Sub-units 2A and 2B. The Plan also recommends that parkland, a major greenway trail, and an elementary school site be provided within the land unit. Figure 15, which is included in Appendix 5, shows the extent of the two density ranges, as well as the school site across the Laurel Hill Greenway from the Transportation Center, in an area that is part of Land Bay E. The existing prison transportation center is identified for adaptive reuse. The Plan text limits the developable area of these land units to the area outside of the EQCs and allows density to be attributable to only to developable areas. As noted elsewhere, the application property is limited to the areas outside the EQC, as discussed in the Description of the Application and Environmental Analysis sections of this report.

There are two density ranges specified for the developable land within Sub-units 2A and 2B: 2-4 du/ac and 4-6 du/ac. As noted in the description of the CDP/FDP above, the proposed development is divided into six land bays, five are to be developed with dwelling units and the last as an elementary school. Because the boundaries of the land bays shown on the CDP/FDP correspond to the boundaries between the two density ranges, and not to the boundaries of the sub-units, the density analysis that follows refers to the density ranges rather than the sub-units depicted on Figure 15. In addition, the tables in the Plan also are organized by the two density ranges.

Land Bays A, C, and D are wholly within the areas planned for 2-4 du/ac (see Figure 15 in Appendix 5). Land Bays E and F correspond to the areas planned for 4-6 du/ac. Land Bay B corresponds with the prison transportation facility, which is planned for adaptive reuse. As noted, with this application, Land Bay B is the proposed location for the elementary school. The new location of the school site is acceptable to the Fairfax County School Board. With the shift in the location of the school, the transportation center has been included in the land to be traded in accordance with the federal legislation and the school site will be dedicated to the County without cost.

An adjustment has been made to the number of dwelling units contained in the table in Figure 22 (also included in Appendix 5) addressing the shift of the school site from the area planned 4-6 du/ac to the transportation center. The Plan text states that, if the school site is moved to the transportation center, the 15 acres within Sub Unit 2B identified for the school are planned at 4-6 du/ac. The adjustment adds 60 dwelling units to the low end of the unit yield and 90 at the high end.

At the high end, the maximum estimated unit yield is 520 units in the area planned 2-4 du/ac and 420 units in the area planned for 4-6 du/ac. Therefore, Land Unit 2 is planned for a total estimated maximum of 940 units. The total number of units proposed by Concept A (Primary Plan) is 732 and in Concept B (Alternative Plan), 736 units; both of which are below the estimated maximum unit yield of 940 total dwelling units.

The Plan further stipulates that the number of townhouse units that are provided in Sub-unit 2B should be limited to 20% of the total number of units in that sub-unit, exclusive of any required affordable dwelling units. Sub-unit 2B includes all of Land Bays E and F and a majority of the units in Land Bay D. As shown on the table below, Concept A (Primary Plan) proposes 409 units in Sub-unit 2B, of which 150 are townhouse units. As noted below under Zoning Ordinance Provisions, the required number of affordable dwelling units is nineteen (19). Therefore, the percentage of non-ADU townhouses in the preferred option is thirty-three (33) percent, which exceeds the amount recommended by the Plan. The alternative scenario includes a total of 413 units. Concept B (Alternative Plan), 57 of the 413 proposed units are non-ADU townhouse units, or approximately fourteen (14) percent, which is in conformance with the recommendations of the Plan.

Percentage of Townhomes in Sub-unit 2B			
	No. of Non-ADU Townhouses	Total No. of Units*	Percent of Non-ADU
Concept A (Primary Plan)	150 – 19 = 135	409	33 %
Concept B (Alternative Plan)	77 – 20 = 57	413	14 %

* The Plan specifically indicates that the total number of townhouse units should not exceed 20% of the number units provided in Sub-unit 2B, not 20% of the units planned for 4-6 du/ac. Therefore, the total number of units listed above includes 100 units contained in that portion of Land Unit D planned for 2-4 du/ac, which is within Sub-unit 2B.

Based on the specific Plan recommendation that the total number of townhouse units should not exceed 20% of the total number of units provided in Sub-unit 2B, staff concludes that only the applicant's alternative development scenario fully conforms to the Plan. However, should the Plan text be amended to allow the proposed proportion of townhouse units in Sub-unit 2B under Concept A (Primary Plan), all development elements of the preferred development proposal would be in conformance with this element of the Plan. The draft proffers state that, absent the approval of an amendment to the Plan, Land Bay E will be developed as shown in Concept B (Alternate Plan). If the requisite Plan amendment is approved within twelve (12) months of the date of approval of the rezoning, Land Unit E shall be developed in accordance with Concept A, (Primary).

Additional Plan Text

The Comprehensive Plan text for Land Unit 2 also contains site specific text which is addressed as follows:

- The overall design clusters units to preserve open space and avoid steep slopes and major EQC areas. Those lots which are designed as pipestem lots generally back up to open space and/or are larger than adjacent lots. Dedication is provided for an elementary school and parks.
- Appropriate public street access and connections to adjacent developments are provided, as recommended by the Plan.
- The development provides for the recommended mix of larger lot and small lot single family homes and townhouses, with adequate sidewalks, trail connections and active and passive recreation to serve the community.

Conclusion

With the single exception of the proportion of non-ADU townhouse units proposed in Concept A (Primary Plan), both of the applicant's development proposals conform to the general land use and intensity recommendations of the Plan. Given the reduction in the number of narrow (40 foot wide) detached lots and the amount of common open space around the additional townhouse area in Concept A (Primary Plan) as opposed to Concept B (Alternative Plan), staff supports the application as submitted, which includes optional plans to address the circumstance where an Out-of-Turn Plan Amendment may be authorized and approved by the Board of Supervisors.

Heritage Resources

The Fairfax County Archeology Services conducted a reconnaissance level survey of the property and identified several additional sites in addition to those

identified by the surveys undertaken previously. Any of the identified archeological sites that are proposed to be disturbed, as part of the construction activity, should be the subject of a Phase III survey. This commitment is adequately addressed in the draft proffers.

Residential Development Criteria

The Comprehensive Plan recommends a density range of 490 dwelling units to 940 dwelling units, unadjusted for the bonus for the provision of affordable dwelling units (ADUs). The proposed development includes ADUs in the number required by the Ordinance. The adjusted density range is 588 dwelling units to 1028 dwelling units. At a proposed density of 732/736 dwelling units, the development options contained in the application are above the low end of the density range. Therefore, the Criteria for Assignment of Appropriate Development Density/Intensity of Appendix 9 in the Land Use Element of the Policy Plan are applicable. Since the proposed density is below the high end of the recommended density range, the proposal should satisfy one-half (½) of the applicable residential density criteria. The following is an analysis of the proposal's conformance with the residential development criteria.

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

The submitted CDP/FDP meets the elements of this criterion as follows:

- The propose zoning complements the existing and planned neighborhood scale by continuing the transition of densities along Silverbrook Road, from the higher density area from Lorton Road to Plaskett Lane, which is planned 12-16 du/ac; that then transitions to 8-12 du/ac at Plaskett Lane then to 4-6 du/ac planned immediately south of this property. These density recommendations will be implemented through the development of the recently approved zoning cases, RZ 1999-MV-053 and RZ 2000-MV-019. This application also follows the transition in densities recommended for Land

- Unit 2, within the application property with the southern portion of the property planned at 4-6 du/ac and the northern planned at 2-4 du/ac.
- The property establishes logical and functional relationships off-site by providing connections to the trails network, providing interconnections with the surrounding road network, including the connection to the access road to the south.
 - The design establishes functional on-site relationships because the design of the individual neighborhoods includes internal open space that is well distributed and accessible; the pipestem lots are laid out so that there is a rational relationship between the yards associated with each lot, so that rear yards do not face toward the fronts of other lots; the pipestem lots generally are located adjacent to open space; and the community recreation center is centrally located and accessible by foot, bicycle and vehicle.
 - Appropriate buffers and transitions are provided to the surrounding EQCs and the abutting neighborhoods to the south, which, while being approved for a similar unit type, detached dwellings, are buffered by an open space strip that is a minimum of twenty-five feet in depth.
 - Appropriate noise attenuation measures have been proffered.
 - The proffers include a commitment to meet the thermal guidelines for the Virginia Power Energy Saver Program or the equivalent.
 - The proposed development protects and enhances the natural features by protecting the wetlands and the steep slope area in Land Bay F and the tree preservation areas in Land Bay E.
 - The landscaping provided on the CDP/FDP is appropriate for this development by providing a variety of landscaping elements including streetscapes, open space landscaping, landscaping to buffer units from the adjacent roadways and other units and unit types, landscaping is to be provided around the stormwater management facilities and the recreation center;
 - A safe, efficient and coordinated pedestrian and bicycle trail system is to be provided as shown on the trails exhibit.

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. **(Full Credit)**

The proffer package includes the dedication of an 18.5 acre elementary school site and the other commitments with regard to schools outlined in the Schools Analysis section.

3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. **(Not Applicable)**

4. Contribute to the development of specific transportation improvements that offset adverse impacts resulting from the development of the site. Contributions must be beyond ordinance requirements in order to receive credit under this criterion. **(Half Credit)**

With the exception of the proffer to complete a portion of Silverbrook Road that is off-site, the proffered transportation improvements are required by the ordinance. The draft proffers provide for the required half section along Silverbrook Road but do not include staff's request that the full section be constructed along a portion of Silverbrook Road.

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. **(Full Credit)**

In fulfillment of the requirements of the PDH District, the applicants have proffered to provide a community recreation area and five play areas within the development in fulfillment of the requirement to provide recreation facilities in the amount of \$955 per dwelling unit, excluding ADU's (Sect. 6-110). If the proffered recreation facilities do not cost the full amount, the difference is to be donated to the Park Authority. In addition, the proffered commitments include the dedication of approximately 7 acres of land along Silverbrook Road to preserve the view shed to the existing pond on the application property and providing a 100 foot wide corridor through the application property for the Laurel Hill Greenway.

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 trail and sidewalk plan includes off-site trails that are essential to inter-linking the major trails in this area, including the Laurel Hill Greenway, the Cross County Trail, the trail on Pohick Road and the one along Silverbrook Road. The proposed amount of open space (25%) exceeds the amount required (18%).

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. **(Full Credit)**

The CDP/FDP includes the preservation of a wetland area and an area of steep slopes in Land Bay F; and a tree preservation area around the SWM/FDP in

Land Bay E. Further, the draft proffers include commitments to establish a baseline condition for the streams that will receive the water from the site's outfalls and to restore the receiving streams should damage occur and to provide enhanced outfall designs to limit the damage to the streams.

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)

As discussed under Zoning Ordinance Provisions, the application is meeting the requirements of Part 8 of Article 2, Affordable Dwelling Unit Program.

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

The draft proffers include a commitment to perform a Phase III review of the archeological sites within the bounds of the application property.

10. Integrate land assembly and/or development plans to achieve Plan objectives. **(Not Applicable)**

In staff's analysis, this proposal has satisfied more than one half (½) of the applicable development criteria and does qualify for development above the low end of the density range.

ZONING ORDINANCE PROVISIONS (Appendix 16)

The following analysis evaluates both Concepts. Where there is a significant difference as to how the preferred Concept or the alternative plan addresses a standard or regulation, the difference will be noted in the discussion of that element.

Bulk Standards (PDH-4)		
Standard	Required	Provided
Min. Dist. Size	2.0 acres	260.42 acres
Front Yard	(See Note) ¹	Not Shown
Side Yard	(See Note) ¹	Not Shown

Bulk Standards (PDH-4)		
Standard	Required	Provided
Rear Yard	(See Note) ¹	Not Shown
Building Height	(See Note) ²	Not Shown
Density	4.0 du/ac	2.80 du/ac (Preferred) 2.82 du/ac (Alternative)
Open Space	46.97 acres (18%)	67.80 acres (25%)
Parking Spaces (Recreation Center)	29 spaces	59 spaces
Parking Spaces ³ (Residential)	1509 (Concept A) 1496 (Concept B)	2648 (Concept A) ³ 2228 (Concept B) ³

1. Per Par. 3 of Sect. 6-107, there is no specific requirement for each individual use or building in a PDH District; see the discussion under 16-102 regarding yards at the periphery of the development.

2. Per Sect. 6-108; see the discussion regarding building heights under Sect. 16-101.

3. See discussion on parking in the description of the CDP/FDP.

Transitional Screening and Barriers

The uses along the periphery of the application property are such that transitional screening and barriers are not required. Internally, transitional screening and a barrier are required between the proposed community recreation center and the adjacent dwelling units. In addition, the future elementary school is also required to provide screening and barriers. With regard to the school, that issue should be addressed as part of the review of the final development plan for the school. It should be noted that the school site does not directly abut any dwelling units, a portion of the area across the loop road is being dedicated as a park, the southern boundary is formed by the Laurel Hill Greenway and on the east is to be the community recreation center and a roadway.

Waiver/Modification: Transitional Screening/Barrier for the Community Recreation Center

Basis: Par. 1 of Sect. 13-304:

A transitional screening yard 1 twenty-five (25) feet in depth is required in addition to one of the following barriers: D, a 42 to 48 inch tall chain link fence; E, a six foot tall brick or architectural block wall; F, a six foot tall solid wood fence. The community recreation center is bounded on the west by the proposed school site, on the north by the loop road and on the east by another public street. A twenty-five (25) foot wide landscaping strip is shown on the opposite side of the loop road. In addition, landscaping and the parking are shown on the northern

portion of the area devoted to the recreation. To the east, between the clubhouse (the pool is behind the building) is a landscaping strip and more parking. Across the road, a landscaped buffer strip at least twenty-five (25) deep is shown between the road and the adjacent townhouses. Given the above noted screening that is provided between the nearest residences and the recreation center activities and the distance between these two uses, staff has concluded that the requested modification of screening and waiver of the barrier is appropriate.

Waiver/Modification: Maximum Length of a Private Street

Basis: Par. 2 of Sect. 11-302:

As noted in the transportation analysis, the private streets are proposed only within the areas to be developed with townhomes. The draft proffers include commitments to notify purchasers these streets will be privately maintained, to provide \$5000 for the future maintenance of the private streets and to construct the private streets with pavement that meets the paving standards for public streets. As such, the staff does not object to the requested waiver.

Affordable Dwelling Units (Part 8 of Article 2)

Given that the proposed residential development exceeds fifty (50) dwelling units, can only be developed if it is in the sewer service area, has a density greater than 1 dwelling unit per acre, includes dwelling units other than multi-family units served by an elevator, Part 8 of Article 2 of the Zoning Ordinance requires that affordable dwelling units be provided in order to be developed. In this instance, based on the formula specified in Part 8, the requirement is that nineteen (19) of the proposed units be affordable as defined by the Zoning Ordinance for Concept A (Primary Plan) and twenty (20) for Concept B (Alternative Plan). The CDP/FDP states that the number of ADUs is to be nineteen (19) for both concepts. The discrepancy lies in the fact that the ADU calculation for Concept B (Alternative Plan) added the results for each plan range after rounding down in each instance rather rounding after. The rounding should occur after the results in each plan range are determined because the whole of the application is an ADU development. The proffers state that ADUs will be provided in accordance with the provisions of Part 2 of Article 8.

Signs (Sect. 12-201)

Par. 4 of this section addresses freestanding signs that identify a subdivision and limits them to each major entrance to the development and to thirty (30) square feet in sign area. While two signs may be provided at each major entrance, the total area of signage at each entrance is still limited to thirty (30) square feet.

The CDP/FDP includes an illustrative sign on Sheet 13. Since no dimensions or other characteristics are provided, it cannot be determined that the sign meets the area limitations. However, it would appear that the sign may exceed those limits, especially where the sign will flank a major entrance.

With regard to location of the signs, the major entrances of the development are considered to be the entrances along Silverbrook Road and the access road to the southern boundary. However, the CDP/FDP includes signs at most of the intersections along the loop road and within Land Bay E. These signs are not at a major entrance and are, therefore, not permitted.

An entrance sign is shown on either side of the intersection of the loop road with Silverbrook Road. However, the land in the eastern quadrants of this intersection is to be dedicated to the County as parkland and as a school site. So that the entrance signs are not located off-site and on public property, the CDP/FDP depicts the signs in two triangularly shaped outlots at the corners. These signs are permitted as subdivision identifications signs, provided they are located on land held by the homeowner's association and not on land that is part of the park or school.

The draft proffers preclude the installation of any signs except those allowed by the provisions of Article 12 unless the applicant seeks approval of a comprehensive sign plan pursuant to the provisions of Sect. 12-210 that addresses signs in P-Districts. Through the filing of a separate application and with the approval of the Planning Commission, subject to the standards provided within that section of the Zoning Ordinance, the number and size of signs shown on the CDP/FDP could be approved.

Fences (Par. 3, Sect. 10-104)

Fences and walls are permitted accessory structures on all lots and are subject to the location restrictions contained in Par. 3, Sect. 10-104. Fences and walls in the front yard are limited to four feet in height. In a rear yard fences are limited to seven (7) feet in height, except a fence of eight (8) feet is permitted when the rear yard is within 150 feet of a major thoroughfare or abuts homeowner's open space that is adjacent to a major thoroughfare. Therefore, the six to eight foot tall fences in Land Bays D and F, that are proposed as noise attenuation fences, are permitted accessory structures. Similarly, the six foot tall noise attenuation wall or fence along Silverbrook Road is permitted at the back of the landscape strip. If additional height is required for noise attenuation purposes, additional height may be permitted, with the approval of a special permit, subject to certain standards, including the submission of a noise study with the application. The draft proffers state that all fences shall conform to the requirements of the Zoning Ordinance.

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

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

Sect. 16-101, General Standards

The first general standard requires that the planned development conform with the Comprehensive Plan (Par. 1). As noted in the Land Use Analysis, Staff has determined that this standard has been satisfied with regard to Concept B (Alternative Plan) with the lesser number of townhouses. The draft proffers state that Concept A (Primary Plan) with 150 townhouses will only be developed should an amendment to the Comprehensive Plan be approved by the Board of Supervisors.

The second General Standard addresses whether or not the planned development is of such a design that it achieves the purpose and intent of a planned development more than would be development under a conventional district (Par. 2). The purpose and intent of the Planned Development Housing District as contained in Sect. 16-101 is: to encourage innovative and creative design and facilitate the most advantageous construction techniques in the development of land for residential uses; to insure ample provision and efficient use of open space; and, to promote high standards in the layout, design and construction of residential development. Staff has determined that this standard has been satisfied. As noted in the section on the Residential Development Criteria, the CDP/FDP is creative and promotes high standards in the layout, design and construction of residential development; it is characterized by ample open space that is distributed throughout the development; the pipestem lot configurations result in rational relationships between the yards on adjacent lots and most of the pipestem lots are adjacent to open space; and, appropriate landscaping is provided throughout the project.

The third general standard addresses the efficient use of the available land and protection of scenic assets and natural features such as trees, streams and topographic features (Par. 3). Staff has determined that this standard has been satisfied in that many of the lots overlook the stream valleys and there are appropriate areas of tree preservation and wetlands preservation that are part of the development.

The fourth general standard states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development and shall not hinder, deter or impede development of surrounding undeveloped properties (Par. 4). Staff has determined that this standard has been satisfied. The proposed development is generally separated

from adjacent development by either, a landscape strip twenty (20) feet in depth or deeper, Silverbrook Road, I-95 or the stream valleys that dominate the topography. The development plan protects the adjacent stream valleys and provides for monitoring of the impacts of stormwater that is discharged into the streams to minimize the adverse impacts on the streams. Further, along the southern boundary, where new development has been recently approved, the unit types are compatible with the adjacent development and there is a buffer strip along the boundaries.

The fifth general standard addresses the adequacy of public facilities in the vicinity (Par. 5). As noted in the Public Facilities Analysis, the site is located in an area where public facilities and public utilities are, or will be, adequate for the proposed development. The draft proffers provide for the dedication of an elementary school site to the County and provide for sewer service to the site and SWM/BMPs elsewhere in the development so that requirement does not affect the school property. Further, the draft proffers provide for sewer capacity for the planned intermediate and high schools located across Silverbrook Road. It should be noted that the approved sewer service area does not include this property. Should the Board approve this application, that approval in no way guarantees that sewer capacity will be available to serve this site when the property is developed. As noted in the discussion regarding sanitary sewer, the Board of Supervisors is scheduled to consider an expansion of the Approved Sewer Service Area (ASSA) on September 10, 2001.

The sixth general standard addresses linkages among internal facilities and to external facilities at a scale appropriate to the development (Par. 6). The roadway and pedestrian network adequately provides for these linkages. However, it is desirable that the applicant provide a four lane divided section for the portion of Silverbrook Road south of the loop road. Staff believes that this standard has been met because the roadway network is integrated with the network established by the recently approved development to the south and internal vehicular access provides appropriate access to the community recreation center and the elementary school site. Further, the application includes proffered commitment to provide the trail network shown within the application property and extensive off-site trail construction to provide connections between the major County-wide trails in the immediate vicinity.

Sect. 16-102, Design Standards

The first design standard specifies that, regarding compatibility with adjacent development, the peripheral yards should generally conform with the setbacks for the most similar conventional district. In all instances, including the Silverbrook Road frontage, the dwelling units that are near the perimeter of the property are set back behind an open space area. For most of the site's boundaries, the open space area is the adjacent EQCs, along Silverbrook Road,

there is a landscaping strip that is no less than twenty-five feet in depth. Therefore, none of the proposed residential lots are on the periphery of the property.

The second design standard states that other applicable provisions of the Ordinance such as off-street parking, landscaping, signs, etc. are applicable to planned developments (Par. 2). As described throughout this report, these standards have been satisfied.

Design Standard Number 3 specifies that the street systems conform with the applicable requirements and that a network of trails be provided to provide access to recreational amenities open space, public amenities, vehicular access routes and mass transit facilities (Par. 3). As noted in the transportation analysis, the description of the CDP/FDP, and the trails analysis contained in the Environmental Analysis, staff has concluded that this standard has been met.

Summary of Zoning Ordinance Provisions

The application conforms to the requirements of Part 1 of Article 6 with regard to a PDH-4 District and the general standards and the design standards for all P-Districts found in Part 1 of Article 16.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This application, along with the associated case, RZ 2001-MV-026 or Laurel Hill North, are part of the implementation of the proposed land trade that will result in these application properties being developed with residential uses and the acquisition of Meadowood Farm on Mason Neck by the public. This application conforms with the density and use recommendations for this portion of the Laurel Hill Community Planning Sector under the option identified as 'with the trade.' The CDP/FDP depicts a residential subdivision with a variety of types of single family detached and attached lots, includes well distributed landscaped open space, provides for appropriate street improvements and interconnections with the surrounding network, the commitments with regard to pedestrian facilities include off-site trail construction that will interconnect several major elements of the trails plan for this area, and the proposed pipestem lots will be well integrated with the neighboring lots. In addition, with regard to schools, the application includes the dedication of an 18.5 acre elementary school site to the county, the preparation of that site so as to be construction ready, a \$500,000 contribution to be used towards the implementation of the south county high school and the oversizing the sewer network to be constructed with this development to accommodate the planned high and intermediate schools in the area at no cost to the county.

There remain several issues that are not fully addressed by the CDP/FDP and the draft proffers. The following is a listing of those issues.

- A trail connection should be provided between Land Bay F and the trail to be constructed in the strip of parkland to be dedicated along I-95 east of Land Bay F.
- The draft proffers regarding the improvements to Silverbrook Road should be revised to include a commitment to provide the full four lane divided section from the loop road to the access road to the south.

Recommendation

Staff recommends approval of RZ 2001-MV-025 subject to the execution of the draft proffers contained in Appendix 1, provided that the application property has been included in the approved sewer service area and provided that the trade for Meadowood Farm has been completed.

Staff further recommends that the Final Development Plan be approved by the Planning Commission subject to the development conditions contained in Appendix 2 and the Board of Supervisors approval of RZ 2001-MV-025.

Staff further recommends that the transitional screening yard requirements be modified and that the barrier requirement be waived along the boundaries for the community recreation center.

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

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

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

APPENDICES

1. Draft Proffer Statement
2. Proposed Development Conditions
3. Affidavit
4. A. Applicant's Statement of Justification
b. Wetlands Investigation by Wetlands Studies and Solutions, Inc.
c. Noise Analysis by Polysonics, Inc.

5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Comments of the Virginia Department of Transportation
8. Environmental Analysis
9. Urban Forestry Comments
10. Park Authority Comments
11. Schools Analysis
12. Sanitary Sewer Analysis
13. Fire and Rescue Analysis
14. Water Service Analysis
15. Heritage Resource Analysis
16. Selected Excerpts from the Zoning Ordinance
17. Glossary of Terms



PROFFERS**PULTE HOME CORPORATION; AGENT FOR THE TITLE OWNER AND
POTENTIAL CONTRACT PURCHASER OF THE APPLICATION PROPERTY
LAUREL HILL - SOUTH****RZ 2001-MV-025****September 4, 2001**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, the owners and Pulte Home Corporation, Inc. (hereinafter referred to as the "Agent for the Title Owner and Potential Contract Purchaser of the Application Property"), for themselves, their successors, and assigns in RZ 2001-MV-025 (herein after referred to as the "Applicant"), filed for property identified as Tax Map 106-4 ((1)) 54 pt. (hereinafter referred to as the "Application Property"), hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-4 District in conjunction with a Conceptual Development Plan ("CDP") for residential and public school development on approximately 260.96 acres.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN ("CDP/FDP")

- a) Development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of fifteen (15) sheets prepared by Dewberry & Davis LLC, dated April 9, 2001 and revised through August 30, 2001.
- b) Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, building orientation, internal lot lines, off-lot parking, and lot sizes of the proposed subdivision at time of site plan/subdivision plat submission based on final house locations, grading, building footprints, utility locations, and final engineering design, provided that such adjustments do not increase the total number of units nor decrease the amount and location of open space, tree save, parking, or distances to peripheral lot lines, that the general orientation of the dwelling units on the pipestem lots and other lots nearby are as shown on the CDP/FDP, and are in substantial conformance with the CDP/FDP and proffers.
- c) Notwithstanding that the CDP/FDP is presented on fifteen (15) sheets and said CDP/FDP is the subject of Proffer 1(a) above, it shall be understood that the CDP shall be the entire plan shown on Sheets 3 – 11 and 13 relative to the land bays, points of access, open space, wetlands, tree save areas and the total number and general location of units and type of units. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of or a portion of the FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if the amendment is in conformance with the approved CDP and proffers.

- d) The Applicant shall be permitted to submit site plans/subdivision plats for Concepts A (Primary Plan) and B (Alternate Plan), and to have either Concept reviewed by DPWES, subsequent to BOS approval of the Application. The Applicant understands that an Out-of-Turn-Plan-Amendment (“OTPA”) may be required in order to obtain site plan/subdivision plat approval or construct Concept A (that Concept with a greater number of single-family attached units on Land Bay E). If such an OTPA is required, the Applicant may seek such an Amendment, which would, if approved, permit development of Concept A as shown on the CDP/FDP for Land Bay E. In the event such an OTPA is required and is approved within twelve (12) months of the final rezoning approval date, the Applicant shall proceed with site plan/subdivision plat approval for Concept A with no necessity for further public hearings for approval. In the event that the time frame set forth above is not met, the Applicant shall be permitted to proceed with site plan/subdivision plat approval for Concept B with no further public hearings for approval.
- e) The Applicant reserves the right to request Partial Proffered Condition Amendments (“PCAs”) in accordance with Paragraph 6 of Section 18-204 of the Zoning Ordinance.

2. VEHICULAR TRANSPORTATION

- a) Subject to Virginia Department of Transportation (“VDOT”) and Department of Public Works and Environmental Services (“DPWES”) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way (“ROW”) up to a width of approximately forty-five (45) feet from the design centerline along the Application Property’s Silverbrook Road frontage as shown on the CDP/FDP. If additional ROW is necessary to accommodate turn lanes, the appropriate amount of ROW, as determined by DPWES and VDOT shall be provided. Dedication shall be made at the time of site plan/subdivision plat approval, or upon demand from either Fairfax County or VDOT, whichever shall first occur.
- b) The Applicant shall construct frontage improvements measuring approximately thirty-five (35) feet from design centerline along the Application Property’s Silverbrook Road frontage within the dedicated ROW as shown on the CDP/FDP. Right and left turn lanes shall be constructed along the Application Property’s Silverbrook Road frontage where traffic volumes warrant their construction, as determined by VDOT and DOT.
- c) Further, the Applicant shall construct full-frontage improvements consisting of improvements required to place this area in the State system within the areas graded by others on those portions of Silverbrook Road that extend southeast from the Application Property, and which were not proffered to be constructed by others pursuant to RZ 1999-MV-053, subject to the receipt of any off-site easements as necessary. If the Applicant is unable to obtain off-site easements, and copies of the correspondence regarding the attempts to obtain the easements are provided to DPWES, then the Applicant shall escrow an amount equivalent to the cost of the improvements with DPWES at time of subdivision plat/site plan approval.

- d) A signal warrant study shall be provided for each of the Application Property's intersections with Silverbrook Road, which includes projections for the elementary school, to DPWES and VDOT for review and approval prior to site plan/subdivision plat approval, and a coordination study shall be performed. Traffic signals shall be installed by the Applicant, when and if warranted. The commitment to install any warranted signals shall remain in effect until final bond release for this development.
- e) The private streets shown on the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual ("PFM") standards for public streets. Initial purchasers shall be advised of the requirement to maintain private streets/pipeSTEMS and estimated costs prior to entering into a contract of sale. This requirement to maintain the private streets/pipeSTEMS as constructed and the estimated maintenance costs shall be included in the homeowners' association ("HOA") documents prepared for the Application Property.
- f) On or before final bond release for the proposed development, and as a condition thereto, the Applicant shall deposit into an escrow account, owned and controlled by the HOA established for the proposed development, the amount of five thousand dollars (\$5,000.00), and adjusted as follows. These escrowed funds shall be utilized by the HOA for future maintenance of the private streets and pipeSTEMS within the community. Using the Board of Supervisors ("BOS") approval date of the rezoning application as the base date, the payment amount shall be adjusted in accordance with the *Construction Cost Index* at the time of payment.
- g) No vehicular access for the elementary school site or individual lots shall be provided directly via Silverbrook Road.
- h) The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT, whether such dedications occur prior to or at time of site plan/subdivision plat approval.

3. TRAILS/SIDEWALKS

- a) All off-site trail locations shall be coordinated with the Fairfax County Park Authority.
- b) The Applicant shall provide written notice to initial prospective contract purchasers of lots adjacent to internal trails that connect to the Laurel Hill Greenway, the Stream Valley Trail, the trail in Rocky Run, or the Connector Trail, of the likelihood that any trail that does not connect to county-wide trail system trails in the vicinity at the time of purchase will most likely connect to the larger trail system in the future. The HOA documents shall also include said notification. Signs shall be installed at the terminus of any such trails (which shall be built to the edge of the Subject Property) stating, generally, that the trails will be extended in the future.
- c) The Applicant shall construct a twelve (12) foot wide, Type I trail within the Laurel Hill Greenway prior to the issuance of the 500th RUP, from Silverbrook Road to its I-95 ROW

terminus, as determined feasible by the Applicant and DPWES, and provided that the County grants a construction easement for the trail on property not owned by the Applicant, at no cost to the Applicant. That portion of the Laurel Hill Greenway constructed by the Applicant on the Application property shall be dedicated to the Fairfax County Park Authority, along with a minimum width of land not to exceed one-hundred (100) feet, as generally shown on the CDP/FDP.

- d) The Applicant shall construct an eight (8) foot wide, Type 1 trail within the dedicated ROW of Silverbrook Road as shown on the CDP/FDP. Said trail shall be constructed concurrent with the improvements to Silverbrook Road.
- e) The Applicant shall construct an eight (8) foot wide Type 1 trail between the Laurel Hill Greenway and Pohick Road, as generally shown on Sheet 13 of the CDP/FDP, as coordinated with the Fairfax County Park Authority, as determined feasible by DPWES at the time of site plan/subdivision plat approval, and provided that the County grants a construction easement for the trail on property not owned by the Applicant, at no cost to the Applicant. Fair-weather crossings of streams shall be an element of the trail's construction. However, the construction of bridges, walls, and excessive switch-backs due to steep slopes shall not be required elements. This trail shall be completed prior to release of bonds for the project.
- f) The Applicant shall construct an eight (8) foot wide Type 1 Greenway Connection trail from the Laurel Hill Greenway to the park land that was proffered to be dedicated to the Fairfax County Park Authority pursuant to the approval of RZ 2000-MV-019, as determined feasible by DPWES, prior to the issuance of the final RUP for Land Bay F. Fair-weather crossings of streams shall be an element of the trail's construction. However, the construction of bridges, walls, and excessive switch-backs due to steep slopes shall not be required elements.
- g) If needed, the Applicant shall attempt to obtain an easement at no cost from the Newington Heights Homeowners Association, Inc. to construct an off-site trail along Tax Map Parcel's 98-3 ((5)) K Silverbrook Road frontage, and shall construct an eight (8) foot wide, Type 1 trail in that location if such an easement is granted, as qualified below, at the same time as the Silverbrook Road trail is constructed along the Application Property's frontage. Such attempts to obtain an easement shall include requesting such easement of the controlling entity via Certified Mail no more than two (2) times. If such easement is not granted in writing without condition or demand of payment, or if no positive response is received within sixty (60) days of mailing the second letter, then there shall be no further obligation on the part of the Applicant to construct such a trail connection. Documentation of all attempts to obtain such easement shall be provided to DPWES prior to site plan/subdivision plat approval.
- h) The Applicant shall provide painted crosswalks at all locations where trails cross a public ROW, including Silverbrook Road and internal public streets, subject to approval of VDOT and DPWES at the time of site plan/subdivision plat approval.

- i) The Applicant shall provide four (4) foot wide sidewalks on both sides of public and private streets, as shown on the CDP/FDP, except on Silverbrook Road where a trail is to be constructed.
- j) The Applicant may be permitted to co-locate trails/trail connections within sanitary sewer and/or storm drainage line temporary construction easements, if the location of these temporary construction easements are acceptable locations for such trail/trail connections as determined by DPWES at the time of site plan/subdivision plat review. The purpose of such co-locations of trails/trail connections would be to minimize clearing and grading of areas within the EQC. Final location of the easement(s) shall be reviewed by the Fairfax County Park Authority at the time of site plan/subdivision plat approval.
- k) All other internal trails that connect to the larger, county-wide trail system shall be a minimum of eight (8) feet in width. All other internal trails within the Land Bays that do not connect to the larger system shall be a minimum of four (4) feet in width, and shall be constructed of asphalt or concrete, at the option of the Applicant.

4. DESIGN FEATURES

- a) Facades of homes shall be constructed as generally represented in the typical house elevations located on Sheet 14 of the CDP/FDP.
- b) The Applicant shall provide brick, stone or stucco on a minimum of eighty percent (80%) of the fronts of all single-family detached residential units. The Applicant shall provide brick or stone on a minimum of eighty percent (80%) on all fronts, and on the sides of all single family attached units that face on any public street. The said eighty percent (80%) shall be exclusive of windows, doors, shutters, and trim. Further, the Applicant shall provide decorative shutters on windows of dwelling units that face on Silverbrook Road.
- c) All single family detached residential units shall maintain a minimum front and rear yard setback of twenty (20) feet, with the exception of decks and patios that may extend into this setback area as allowed by the Zoning Ordinance, and a side yard setback of five (5) feet, which provides for a minimum distance between single family detached homes of ten (10) feet.
- d) All single family attached units shall maintain a minimum rear yard setback of twenty (20) feet, with the exception of decks and patios that may extend into this setback area, as allowed by the Zoning Ordinance.
- e) Landscaping on individual lots shall be, generally, as depicted on the "Typical Lot Layout" on Sheet 14 of the CDP/FDP.
- f) Other features, such as lighting, benches, picnic tables and trash receptacles shall be provided of a quality and type as generally shown on Sheet 15 of the CDP/FDP.
- g) All driveways that are designated for use as a parking space shall be a minimum of eighteen (18) feet in length.

5. SCHOOLS

- a) Upon demand of the County, which demand shall not occur sooner than twenty-four (24) months from the date of the rezoning, the Applicant shall dedicate in fee-simple approximately 18.5 acres of land designated for an elementary school site as shown on the CDP/FDP to the BOS. This land area shall be exclusive of any areas to be dedicated to Fairfax County or the Park Authority for public street or other purposes.
 - 1) The Applicant shall not place any easements or encumbrances of record on the elementary school site that would affect the use of the property as a school, as determined by the Fairfax County Public Schools Board ("FCPS") and the County.
 - 2) Stormwater Management and Best Management Practices for the school site shall be provided within the residential portion of Laurel Hill, as described in Proffer 8, as determined by DPWES.
 - 3) The Applicant shall demolish the existing structures on the elementary school site, and shall remove all footers and materials associated with the demolition from the site, at no cost to the County, prior to dedication of the school site. Further, the site shall be environmentally clean prior to dedication of the school site.
 - 4) The Applicant shall grade the elementary school site, the soils shall be compacted and the site shall be seeded, to generally conform to the conceptual school layout, which is attached as "Exhibit I".
 - 5) Sewer connection shall be provided to the school site as described in Proffer 9.
- b) The Applicant shall contribute five hundred thousand dollars (\$500,000.00) in cash to the Fairfax County Board of Supervisors upon first site plan/subdivision plat approval, for the construction of the proposed South County Secondary School, as stated in the 2001 Capital Improvement Program. In-kind contributions to the County shall also include the demolition of the existing Transportation Facility and grading of the elementary school site, sizing of the SWM/BMP facilities for the elementary school site, and sizing the sanitary sewer lines in order to accommodate that area of the three (3) proposed school sites that are to be located within the same sewer drainage shed as the Application Property, at no cost to the County.

6. LANDSCAPING AND OPEN SPACE

- a) The Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP. Final selection of tree species shall be made at the time of site plan/subdivision plat approval, subject to Urban Forester approval, based on availability of plant material. The Applicant shall endeavor to utilize tree species native to the area.
- b) The Applicant shall maintain landscaping within open space areas until such time as the open space is conveyed to the HOA.

- c) The Applicant shall establish a master HOA for the proposed development to own, manage and maintain the open space, noise barriers and recreational facilities. Restrictions placed on the uses of the open space and maintenance responsibilities of the HOA, including maintenance of open space, signage outlots, private streets, pipestems, noise barriers and recreational facilities, shall be disclosed to all prospective homeowners in a disclosure memorandum at the time of initial contract execution and included in the HOA documents. Sub-associations of the master HOA may be established to regulate issues specific to each Land Bay.
- d) The limits of clearing and grading on the site plan/subdivision plat shall be as shown on the CDP/FDP. Said limits of clearing and grading shall be observed during construction on the site plan/subdivision plat. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of site plan/subdivision plat submission. The tree preservation plan shall consist of a tree survey which included the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter ten (10) feet to either side of the proposed limits of clearing and grading for the tree save areas and EQCs shown on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization. Such measures shall not reduce the number or alter the size of proposed dwelling units.
- e) All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence, silt fence or diversion dikes. Tree protection fencing shall be erected at the limits of clearing and grading for all tree save areas. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the Application Property, including the demolition of any existing structures. The installation of tree protection fence shall be performed under the supervision of a certified arborist.
- f) Limits of Clearing and Grading shall be strictly adhered to within the open space areas adjacent to the loop road, south of the Laurel Hill Greenway, and north of the single-family detached homes within Land Bays E and F, during construction of that portion of the loop road. All clearing and grading shall be strictly limited to a distance of twenty (20) feet from the edge of ROW. This limitation may be modified with the approval of a minor modification pursuant to the provisions of Sect. 16-403. It shall be demonstrated as part of the minor modification that all reasonable measures, as determined by the County, to limit the impacts on the EQC have been undertaken.
- g) The Applicant shall minimize runoff from the proposed development at the limits of disturbance of the proposed development above the preservation area to avoid erosion of existing slopes and wetlands as shown on the CDP/FDP. Means for runoff control during the construction phase of the project shall include diversion dikes, or other means

approved by DPWES, and drainage swales, or other methods approved by DPWES for the ultimate condition.

- h) In order to install the proposed retaining walls that are located at the rear of certain lots, the Applicant shall be permitted to clear understory vegetation and grade within a five (5) foot easement behind the proposed walls, as qualified below. Said clearing of understory vegetation and grading shall be permitted to allow for installation of erosion and sedimentation controls, which shall include super-silt fences, and future maintenance of the retaining walls. Any clearing of understory vegetation or necessary grading shall be performed in coordination with the Urban Forester to minimize impacts to existing trees. No clearing of trees shall occur within this five (5) foot easement. There shall be no encroachment into the EQC for any reason. If the Urban Forester determines that harm may occur to existing trees due to these construction activities, any necessary grading shall be performed by hand in consultation with the Urban Forester. All super-silt fences shall be placed by hand. The Applicant shall minimize disturbance in these areas and revegetate upon completion of construction. Heavy equipment shall not be used in the construction process.
- i) The width of the landscape strip shown on the CDP/FDP along Silverbrook Road shall not be diminished by the construction of turn lanes along Silverbrook Road.
- j) All engineering plans, including, but not limited to public improvement plans, site plans, or subdivision plats, that propose any construction activity, including but not limited to clearing and grading, within lands that will ultimately become county parks shall be reviewed by the Fairfax County Park Authority staff as part of the initial review.
- k) All requests for easements for lands that will ultimately become county parks shall be reviewed by the Fairfax County Park Authority staff prior to approval.

7. PARKS AND RECREATION

- a) Pursuant to Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of nine hundred fifty-five dollars (\$955.00) per approved dwelling unit for on-site recreation facilities that shall include, but shall not be limited to: a community center, a bath house, a pool, two (2) multi-purpose or other type of play courts, trails (exclusive of the trail along Silverbrook Road), and five (5) play areas (which shall include at least two (2) playgrounds for older children and no more than three (3) tot-lots for younger children), as generally shown on the CDP/FDP. Additional play or recreational facilities may be provided within any open space area, except for those areas designated as wetlands or tree save area on the CDP/FDP, without the requirement of a CDPA/FDPA or a proffered condition amendment. The balance of any funds not expended on-site, or on the construction of off-site trails, shall be contributed to the Fairfax County Park Authority at time of site plan/subdivision plat approval for the maintenance and/or acquisition of recreation facilities located in the vicinity of the Application Property.

- b) A one-hundred (100) foot wide strip along the Subject Property's Interstate 95 frontage, which is measured from the right-of-way of Interstate 95, shall be dedicated in fee simple to the Fairfax County Park Authority within six (6) months of construction of the trail that the Applicant shall construct between the Laurel Hill Greenway and the parkland that abuts the southern portion of the Subject Property, east of Land Bay F, as described in Proffer 3.
- c) All other areas designated on the CDP/FDP to be dedicated to the Fairfax County Park Authority shall be dedicated in fee simple at the time of site plan/subdivision plan approval, if no trail is located within that dedicated area, or within six (6) months of completion of trails within the area to be dedicated, as appropriate, as described in Proffer 3.
- d) All engineering plans, including but not limited to public improvement plans, site plans, or subdivision plats that propose any construction activity, including but not limited to clearing and grading, within lands that will ultimately become county parks shall be reviewed by the Fairfax County Park Authority staff as part of the initial review of the engineering plans.

8. STORMWATER MANAGEMENT

- a) The Applicant shall provide stormwater management ("SWM") and Best Management Practices ("BMPs") as determined by DPWES in the locations as generally shown on the CDP/FDP and in accordance with the requirements of the PFM and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is waived or modified by DPWES, removal or modification of the SWM ponds shown on the CDP/FDP shall not require the approval of a proffered condition amendment or an amendment to the CDP/FDP, provided that the modification does not affect the limits of clearing and grading or tree preservation areas. Should one or more of the proposed SWM ponds be waived or modified by DPWES, that area not utilized as a SWM pond shall remain as undisturbed open space owned by the HOA established for the community, subject to the installation of utilities in the least disruptive manner.
- b) In order to restore a natural appearance to the proposed SWM ponds, a landscape plan shall be submitted at time of site plan/subdivision plat submission showing landscaping, in addition to that shown on the CDP/FDP, around the ponds to the greatest extent possible in keeping with the planting policies of Fairfax County, subject to the review and approval of the Urban Forester, DPWES. In order to minimize siltation and erosion impacts downstream of the Application Property, the Applicant shall install super-silt fencing in specific location(s) as approved by DPWES prior to and for the duration of any land disturbing activity.
- c) To address concerns for stream channel degradation caused by the increased volume, frequency and velocity of water flows from the site after development, all SWM/BMP facilities shall be designed with the alternative design criteria provided in the Virginia

Department of Conservation and Recreation (DCR) Technical Bulletin No. 1 - Stream Channel Erosion Control (provided with DCR's Virginia Stormwater Management Handbook, First Edition, 1999). This alternative design criteria is allowed pursuant to Virginia Stormwater Management Regulation §4 VAC 3-20-81.C. and provides for 24-hour extended detention of the runoff generated by the 1 year, 24-hour duration storm in lieu of reduction of the 2-year post-developed peak rate of runoff.

- d) All outfall locations shown on the CDP/FDP are conceptual. At the time of site/subdivision plan review and approval, the outfall devices shall be designed to minimize the potential for stream channel erosion, as determined by DPWES in coordination with the Northern Virginia Soil and Water Conservation District (NVSWCD), through the use of measures to include, but not be limited to, lengthening the outfall pipe or strategically orienting its angle of entry. The Applicant shall put in place appropriate measures (as determined by DPWES and NVSWCD) at the pipe or channel outlet and/or in the stream to protect the streambed and banks from erosion.
- e) Each site/subdivision plan or submission plan that contains a stormwater outfall shall incorporate the following:
 - 1) Two (2) field surveyed cross-sections of the receiving stream channel in locations determined by the project's submitting civil engineer, subject to DPWES and NVSWCD approval, to be most susceptible to erosion problems due to soil type or geometric shape. A third field surveyed cross section should be located immediately upstream of the buffer. These sections shall be provided with permanent monuments on each end of the section, with monument coordinates (horizontal and vertical) provided on plans.
 - 2) Sieve analysis to determine soil classification data of stream bank and bed materials from representative channel materials, including the material with the lowest allowable velocity in the receiving stream reach.
 - 3) A calculation of the allowable average channel velocity at each cross-section using methods in accordance with Chapter 5 of the Virginia Erosion and Sediment Control Handbook, Third Edition, 1992.
- f) Most, if not all, of the outfalls are anticipated to be within EQC areas and may be partially or wholly on the adjacent properties to be owned by the Board of Supervisors ("BOS") or the Fairfax County Park Authority ("FCPA"). If such outfall is permitted by the BOS or the FCPA, clearing and grading will be minimized to the maximum extent possible, as determined by DPWES, to provide for piped outfalls and armored outfalls required to achieve adequate outfall. Off-site, temporary and permanent easements, as required by the PFM, will be requested from the County, as may be permitted pursuant to contractual agreement the Applicant and the County of Fairfax.
- g) Monitoring of Receiving Stream Channels - Pre-construction: Prior to the approval of a site/subdivision plan or subdivision section that contains a stormwater outfall, the Applicant shall submit a stream monitoring report to DPWES and the NVSWCD for

review and approval, that contains the following data for each survey section utilized for the adequate outfall analysis:

- 1) Location of sections and outfall;
 - 2) Cross-section survey data, consisting of a graphical section drawing, coordinates of surveyed points, and the area of the channel below the plane formed by the section monuments;
 - 3) Photograph of each section; and a
 - 4) Narrative statement describing the status of the stream channel.
- h) Monitoring of Receiving Stream Channels – Post-construction: The Applicant shall prepare a stream monitoring report in the same manner as the pre-construction monitoring report in Paragraph (g) above. This report shall be submitted to DPWES and the NVSWCD annually after submission of each pre-construction report, until two (2) years after the development is completed in the drainage area of each outfall (herein after referred to as the “control period”), as evidenced by final bond release. All survey data shall be compared graphically and numerically to the original pre-construction submission.
- i) Criteria for Repair of Outfall Channels: If the stream cross-section (measured vertically from a plane formed by the survey monuments) has not changed by more than 10% and the stream's thalweg (the deepest part of the channel) has not moved in amount greater than three (3) feet or 25% of the stream width (original top-of-bank to top-of-bank), whichever distance is greater, from the pre-construction survey during the monitoring period, then no repairs shall be required.
- j) Responsibility of Outfall Channel Repair: If the repair criteria described above is exceeded, the Applicant accepts responsibility for corrective restoration and/or stabilization measures, as determined by DPWES. The Applicant shall correct the cause of the problem as well as repair any erosion damage.
- k) Outfall Channel Design: To the extent possible, as determined by DPWES, in coordination with NVSWCD, restoration and stabilization measure shall incorporate bio-stabilization or bio-engineering processes to include, but not limited to, stabilization, regarding, or revegetation with native species. In the event restoration and/or stabilization is required within the control period, the control period shall be extended so as to require two (2) years of additional monitoring of all cross sections within and near the stabilized and/or restored areas, as determined by DPWES and NVSWCD, after installation of the required corrective stabilization measures installed consistent with the methodology described herein.
- l) Hydrology in wetlands shall be maintained at pre-construction levels.

9. SANITARY SEWER

- a) Sanitary sewer lines shall be stubbed to the elementary school site, at no cost to the County.
- b) Subject to DPWES approval, the Applicant shall seek to acquire a public sanitary sewer easement across Tax Map Parcels 107-2 ((1)) 27, 27A, 40, and 44 in order to provide sanitary sewer to the Application Property and other projects in the vicinity of Laurel Hill, to include that area of the three (3) proposed school sites that are to be located within the same sewer drainage shed as the Application Property.
- c) The Applicant shall make all reasonable efforts to acquire the easements necessary for the construction of a sanitary sewer line as shown on the CDP/FDP. In the event the Applicant is not able to acquire the easement necessary to establish the sanitary sewer line, the Applicant shall submit a written request to Fairfax County to acquire the utility easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (1) plat, plans and profiles showing the necessary easements to be acquired; (2) an appraisal, prepared by an independent appraiser approved by the County, of the value of the easement to be acquired and of all damages, if any, to the residue of each parcel; (3) a sixty (60) year title search certificate of the property on which the easement is to be acquired; and (4) cash in an amount equal to appraised value of the easement and of all damages to the residue of each parcel. In the event the owner of the property is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant upon demand shall pay all other costs incurred by the County in acquiring the easement to the County. It is also understood that The Applicant cannot obligate the County to condemn or provide sewer to the Subject Property or to the three (3) proposed schools within the same sewer drainage shed as the Subject Property. Prior to and during the contemplated condemnation proceedings described above, the Applicant, its successors and assigns, shall be permitted to submit, process but not receive approval of site plan(s)/subdivision plat(s) and development permits for other portions of the Application Property as described herein.

10. NOISE ATTENUATION

- a) Prior to final site plan/subdivision plat approval, the Applicant shall provide a revised noise analysis based on final site grades and future traffic volumes on I-95 and Silverbrook Road, projected to the year 2020, to DPWES and DPZ for review and approval in accordance with the established guidelines for such noise analysis. The noise analysis shall utilize standard measures to evaluate noise, and shall demonstrate that exterior noise levels for both ground and upper story levels of any unit does not exceed

DNL 75 dBA and that exterior noise within the privacy yards and outdoor recreational areas are reduced to below DNL 65 dBA.

- b) For privacy yards, back yards and outdoor recreation areas exposed to noise levels above DNL 65 dBA, solid wood privacy fences, or other solid wall/fence configurations that are solid from the ground up, with no gaps or openings, as determined necessary, shall be utilized as a sound attenuation measure. These fences shall conform to Zoning Ordinance regulations. Based on the study in Paragraph (a) above, the Applicant must demonstrate to DPWES and DPZ satisfaction that the fences are of sufficient design and height to adequately shield the impacted areas from the source of the noise.
- c) In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 65-70 dBA, as determined by the study in Paragraph (a) above, shall be constructed with the following acoustical treatment measures:
 - 1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - 2) Doors and windows shall have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.
 - 3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.
- d) For privacy yards, back yards and outdoor recreation areas exposed to noise levels above DNL 70 dBA, but below DNL 75 dBA, solid wood privacy fences, or other solid wall/fence configurations that are solid from the ground up, with no gaps or openings, as determined necessary, shall be provided as a sound attenuation measure. These fences shall conform to Zoning Ordinance regulations. Based on the study in Paragraph (a) above, the Applicant must demonstrate to DPWES and DPZ satisfaction that the fences are of sufficient design and height to adequately shield the impacted areas from the source of the noise.
- e) In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 70-75 dBA, as determined by the study in Paragraph 9a) above, shall be constructed with the following acoustical treatment measures:
 - 1) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
 - 2) Doors and windows shall have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 45.

- 3) All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.
- f) The Applicant shall not construct residential units within any areas that exceed DNL 75 dBA as shown in the noise analysis unless appropriate noise mitigation measures are provided as approved by DPWES, to bring noise levels to DNL 75 or less. Exterior noise mitigation measures may include a sound attenuation wall and/or berm-wall combination, subject to DPWES and DPZ approval.
- g) Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units.
- h) No residential units shall be constructed within 200 feet of the I-95 ROW as shown on the CDP/FDP.

11. AFFORDABLE HOUSING

The Applicant shall comply with the Affordable Dwelling Unit ("ADU") program as set forth in Part 8 of Article 2 of the Zoning Ordinance. The number of ADUs to be provided may be reduced based on the adoption of a future amendment to the provisions of the ADU Ordinance. Affordable dwelling units may be provided within the single-family attached or detached portion of the development, at the discretion of the Applicant, and shall be dispersed to the extent deemed practical by the Applicant at the time of site plan/subdivision plat approval. However, no more than four (4) ADUs shall be included in any one (1) townhouse building to ensure distribution of ADUs.

12. HERITAGE RESOURCES

- a) The Applicant has conducted Phase I and Phase II archaeological studies on the Application Property. Prior to any land disturbing activities on the Application Property, the Applicant shall conduct a Phase III archaeological study on that area identified on the Application Property as Site 44FX2485. The study shall be performed by a qualified archaeological professional approved by the Fairfax County Heritage Resources Branch ("Heritage Resources"). The results shall be reviewed and approved by Heritage Resources. Further, any Phase III treatment of archaeological resources shall be in accordance with the Memorandum of Agreement between the General Services Administration, the Bureau of Land Management, the County of Fairfax, the Fairfax County Parks Authority, the Fairfax County Public Schools, the Federation of Lorton Communities, the Lorton Heritage Society, the Northern Virginia Regional Park Authority, the Virginia Department of Historic Resources, and the Advisory Council of Historic Preservation.
- b) Prior to any land disturbing activities on the Application Property, the Applicant shall provide access to the Application Property to Heritage Resources to conduct

archaeological studies on the Application Property, provided that said studies shall not interfere with the proposed construction schedule of the Application Property or affect the number of lots or lot layout as shown on the CDP/FDP. Access shall be allowed for Heritage Resources to conduct such studies for a period of six (6) months from the final date of this rezoning approval unless otherwise mutually agreed to by the Applicant and Heritage Resources. The Applicant shall also make the Application Property available to Heritage Resources for monitoring during construction for the purpose of recovering any artifacts that may be exposed. Said studies shall not interfere with the construction schedule of the Application Property.

- c) The Applicant shall retain ownership of all artifacts found on the Application Property. The Applicant may offer any artifacts found on the Application Property to Heritage Resources prior to discarding.

13. MISCELLANEOUS

- a) These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.
- b) Improvements shall be phased to be constructed with each phase of the development of the Application Property.
- c) If determined necessary by the Fairfax County Water Authority, the Applicant shall construct a twenty-four (24) inch water main to serve the development.
- d) A covenant shall be recorded that provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised of the use restriction prior to entering into a contract of sale. This restriction shall also be included in the HOA documents.
- e) If requested by DPWES during site plan/subdivision plat review, the Applicant shall have a geotechnical study of the Application Property prepared by a geotechnical engineer, shall submit the report to DPWES for review and approval, and shall implement the recommendations outlined in the approved study.
- f) Homes constructed on the Application Property shall meet thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.
- g) Notwithstanding the locations for signs and the typical entry sign included in the CDP/FDP, all signs shall comply with Article 12, unless a comprehensive sign plan is approved in accordance with the provisions of Sect. 12-205.

- h) No temporary signs (including "popsicle" style paper or cardboard signs) that are prohibited by Article 12 of the Zoning Ordinance, and no signs that 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 by the Applicant or at the Applicant's direction to assist in the initial marketing and sales of homes on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Application Property to adhere to this proffer.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

Signature Page for RZ 2001-MV-025
Pulte Home Corporation's Laurel Hill - South

Agent for the Title Owner/
Contract Purchaser of Meadowood Farm/
Potential Contract Purchaser of Tax Map 106-4 ((1)) 54 pt.

Pulte Home Corporation

By: _____

Name: Stanley F. Settle, Jr.

Title: Agent/Attorney-in-Fact

Signature Page for RZ 2001-MV-025
Pulte Home Corporation's Laurel Hill - South

Owner/Applicant of Tax Map 106-4 ((1)) 54 pt.

United States Government
General Services Administration

By: _____

Name: James B. Brandon

Title: Chief, Northern Branch

Signature Page for RZ 2014-MV-025
Pulte Home Corporation's Laurel Hill – South

Board of Supervisors of Fairfax County/
Potential Contract Purchaser of Tax Map 106-4 ((1)) 54 pt.

By: _____
Name: Anthony H. Griffin
Title: County Executive



PROPOSED DEVELOPMENT CONDITIONS

September 5, 2001

FDP 2001-MV-025

If it is the intent of the Planning Commission to approve Final Development Plan RZ 2001-MV-025 for residential development on property located at Tax Map 106-4 ((1)) 54 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. A trail connection shall be provided from the easternmost cul-de-sac to the "FCPA Greenway Connector" trail, if it is determined by DPWES that this area is not too steep for such a trail. The materials and width of this trail shall be in accord with the requirements of the proffers for similar types of trails.
2. A reforestation plan shall be prepared for the area between the stormwater management pond in Land Bay E and the loop road that is not already designated as a tree preservation area or part of the requirements for the stormwater management facility, such as the access road. The reforestation plan shall be submitted with the plan for the stormwater management facility for the review and approval of the Urban Forestry Division.
3. The warrant analysis for the traffic signals shall include the traffic to be generated by the planned high school and intermediate school to be located along Silverbrook Road.



REZONING AFFIDAVIT

DATE: August 28, 2001
(enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2001-79c

in Application No(s): RZ 2001-MV-025
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include U.S. Government, James Brandon (nmi), Pulte Home Corporation, Stanley F. Settle, Jr., Richard D. DiBella, Meadowood Farm Limited Partnership, Edwin William Lynch, Jr., The Board of Supervisors of Fairfax County, and Anthony H. Griffin.

(check if applicable) [X] 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 Attachment to Par. 1(a)

DATE: August 28, 2001
(enter date affidavit is notarized)

2001-79c

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Dewberry & Davis LLC Lawrence A. McDermott Dennis M. Couture	8401 Arlington Boulevard Fairfax, Virginia	Engineers/Agent Agent Agent
Wetland Studies & Solutions, Inc. Michael S. Rolband	14088 M. Sullyfield Circle Chantilly, Virginia 20151	Environmental Consultant/Agent Agent
Thunderbird Archaeological Assoc. Kimberly A. Snyder	126 East High Street Woodstock, Virginia 22664	Archeologist/Agent Agent
Wells & Associates, LLC Martin J. Wells Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/Agent Agent Agent
Engineering Consulting Svcs (ECS) Anthony Fiorillo (nmi)	14026 Thunderbolt Place #100 Chantilly, Virginia 20151	Engineering/Agent Agent
Polysonics Corp. Peter C. Brenton George Spano (nmi) Scott B. Harvey	10075 Tyler Place, #16 Ijamsville, Maryland 21754	Noise Consultant/Agent for the Applicant Agent Agent Agent
VanNess Feldman Allan L. Mintz	1050 Thomas Jefferson Street, N.W. Washington, D.C. 20007-3877	Attorney/Agent Agent
Zimar and Associates, Inc. Donald E. Zimar	P.O. Box 855 Manassas, Virginia 20113	Arborists/Agent for Applicant Agent

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

Rezoning Attachment to Par. 1(a)

DATE: August 28, 2001
(enter date affidavit is notarized)

2001-79c

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Walsh, Colucci, Stackhouse, Emrich, & Lubeley, P.C. and a list of individuals like Inda E. Stagg, Martin D. Walsh, etc.

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

REZONING AFFIDAVIT

DATE: August 28, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

2001-79c

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)

Pulte Home Corporation
10600 Arrowhead Drive, Suite 225
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Pulte Diversified Companies, Inc.

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

- Vincent J. Frees, Dir., VP, Contrlr; Ralph S. Raciti, V. Pres.; Amy E. Fagan, Asst. Sec. (Ltd)
Mark J. O'Brien, Director; Bruce E. Robinson, VP, Treas, Asst. Sec.; James Fonville (nmi), Asst. Sec.
John R. Stoller, Director, VP, Sec.; Robert P. Schafer, VP-Finance; Nancy H. Gawthrop, Asst. Sec.
Robert J. Halso, Pres.; John R. Stoller, VP, Secretary; Kevin Martin (nmi), Asst. Sec(Ltd)
Calvin R. Boyd, Asst. Sec.; Thomas W. Bruce, Asst. Sec.(Ltd); Colette R. Zukoff, Asst. Secretary
Gregory M. Nelson, VP, Asst. Sec.; Norma J. Machado, Asst. Sec. (Ltd); Marla G. Zwas, Asst. Sec.
Maureen E. Thomas, Asst. Sec.; Sheryl Palmer(nmi), Asst. Sec. (Ltd)

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

2001-79c

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

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

Pulte Diversified Companies, Inc.
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, Michigan 48304

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Pulte Corporation

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

Mark J. O'Brien, Director/President Gregory M. Nelson, VP/Asst. Secretary Nancy H. Gawthrop, Asst. Sec.
John R. Stoller, Director/VP/Sec. Bruce E. Robinson, VP/Treas/Asst. Sec. Maureen E. Thomas, Asst. Sec.
Vincent J. Frees, VP/Controller Colette R. Zukoff, Asst. Sec. Calvin R. Boyd, Asst. Secretary
Norma J. Machado, Asst. Sec (Ltd)

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

Pulte Corporation
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William J. Pulte

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

Robert K. Burgess, Chair of Bd./CEO John J. Shea, Director Norma J. Machado, VP, HR Plan & Dev.
Patrick J. O'Meara, Director Mark J. O'Brien, President/COO Gregory M. Nelson, VP/Asst. Sec.
Debra Kelly-Ennis, Director Roger A. Cregg, SVP/CFO Bruce E. Robinson, VP/Treas.
David N. McCammon, Director John R. Stoller, GC/SVP/Sec. Wayne B. Williams, VP
William J. Pulte, Director Michael A. O'Brien, SVP-Corp Dev. James P. Zeumer, VP Inv&Corp Comm
Alan E. Schwartz, Director Ralph S. Raciti, VP, CIO Vincent J. Frees, VP/Controller
Francis J. Sehn, Director James Lesinski (nmi), VP-Marktg David Fohtyn (nmi), Asst. Secretary
Michael E. Rossi, Director D. Kent Anderson, Director Robert P. Shafer, VP-Finan, VP-Operations
Alan E. Laing, VP-Supply Chain, E-Bus & Cust. Satisfaction

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

2001-79c

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Dewberry Companies LC, Member
Larry J. Keller, Member
Dennis M. Couture, Member
Steven A. Curtis, Member

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

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

The Dewberry Companies, LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sidney O. Dewberry, Member
Karen S. Grand Pre, Member
Michael S. Dewberry, Member

Barry K. Dewberry, Member
Thomas L. Dewberry, Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

2001-79c

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

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

Wetland Studies & Solutions, Inc.
14088-M Sullyfield Circle
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Michael S. Rolband

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

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

Thunderbird Archeological Associates, Inc.
126 East High Street
Woodstock, Virginia 22664

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William M. Gardner
Joan M. Walker
Kimberly A. Snyder

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

2001-79c

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

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

Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc., Member
Terence J. Miller & Associates, Inc., Member

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

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin J. Wells
Carol Sargeant (nmi)

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

2001-79c

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Terrence J. Miller & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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

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

Terrence J. Miller, Sole Shareholder

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Engineering Consulting Services (ECS)
14026 Thunderbolt Place, # 100
Chantilly, Virginia 20151

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

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

Henry L. Lucas
James W. Eckert

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

2001-79C

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

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

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

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

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

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

VanNess Feldman
1050 Thomas Jefferson Street, N.W.
Washington, D.C. 20007-3877

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.
[X] 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)

William J. VanNess, Jr., President Howard J. Feldman, Chairman, Treasurer
Alan L. Mintz, VP Ben Yamagata (nmi), Secretary

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

2001-79c

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Zimar and Associates, Inc.
P.O. Box 855
Manassas, Virginia 20113

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

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

Donald E. Zimar, Sole shareholder

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

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

Walsh, Colucci, Stackhouse, Emrich, & Lubeley, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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

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

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

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

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

REZONING AFFIDAVIT

DATE: August 28, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

2001-79c

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)

Meadowood Farm Limited Partnership
10406 Gunston Road
Lorton, Virginia 22079

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

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

General Partners

Edwin W. Lynch, Jr.
Helen M. Soussou
Steven D. Etko
Lorin Etko Shepherd

Limited Partners

E. W. Lynch, Jr. and Molly C. Lynch, Tenants by the Entirety
Helen Marie Soussou
Martha L. Walther
Sandra L. Shopes
Lorin Etko Shepherd
Steven D. Etko
Marie Michelle Soussou
Elias Joseph Soussou
Kimberly Ann Walther
Adrian Walther (nmi)
Sarah W. Lynch
Eugene H. Thompson
Abigail H. Lynch- Custodians Edwin W. Lynch, Jr. and Molly C. Lynch
under the Virginia Uniform Gifts to Minors Act.

(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: August 28, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-025
(enter County-assigned application number(s))

2001-79c

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.)

Pulte Home Corporation donated in excess of \$200 to Supervisor Mendelsohn.

(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:

Inda E. Stagg

(check one) [] Applicant [x] Applicant's Authorized Agent

Inda E. Stagg, agent

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

Subscribed and sworn to before me this 28 day of August, 2001, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public

My commission expires: 11/30/2003

REZONING AFFIDAVIT

DATE: August 28, 2001
(enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2001-806

in Application NO(s): FDP 2001-MV-025
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include U.S. Government, James Brandon (nmi), Pulte Home Corporation, Stanley F. Settle, Jr., Richard D. DiBella, Meadowood Farm Limited Partnership, Edwin William Lynch, Jr., The Board of Supervisors of Fairfax County, and Anthony H. Griffin.

(check if applicable) [X] 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 Attachment to Par. 1(a)

DATE: August 28, 2001
 (enter date affidavit is notarized)

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for Application No(s): FDP 2001-MV-025
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(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Numbers(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP (S) (enter applicable relationships listed in BOLD in Par. 1(a))
Dewberry & Davis LLC Lawrence A. McDermott Dennis M. Couture	8401 Arlington Boulevard Fairfax, Virginia	Engineers/Agent Agent Agent
Wetland Studies & Solutions, Inc. Michael S. Rolband	14088 M. Sullyfield Circle Chantilly, Virginia 20151	Environmental Consultant/Agent Agent
Thunderbird Archaeological Assoc. Kimberly A. Snyder	126 East High Street Woodstock, Virginia 22664	Archeologist/Agent Agent
Wells & Associates, LLC Martin J. Wells Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/Agent Agent Agent
Engineering Consulting Svcs (ECS) Anthony Fiorillo (nmi)	14026 Thunderbolt Place #100 Chantilly, Virginia 20151	Engineering/Agent Agent
Polysonics Corp. Peter C. Brenton George Spano (nmi) Scott B. Harvey	10075 Tyler Place, #16 Ijamsville, Maryland 21754	Noise Consultant/Agent for the Applicant Agent Agent Agent
VanNess Feldman Allan L. Mintz	1050 Thomas Jefferson Street, N.W. Washington, D.C. 20007-3877	Attorney/Agent Agent
Zimar and Associates, Inc. Donald E. Zimar	P.O. Box 855 Manassas, Virginia 20113	Arborists/Agent for Applicant Agent

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

Rezoning Attachment to Par. 1(a)

DATE: August 28, 2001
(enter date affidavit is notarized)

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for Application No(s): FDP 2001-MV-025
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Walsh, Colucci, Stackhouse, Emrich, & Lubeley, P.C.	2200 Clarendon Boulevard, 13 th Floor Arlington, Virginia 22201	Attorney/Planner/Agent
Inda E. Stagg Martin D. Walsh Keith C. Martin Timothy S. Sampson Lynne J. Strobel M. Catharine Puskar Elizabeth D. Baker Susan K. Yantis William J. Keefe Holly A. Tompkins		Planner/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

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

REZONING AFFIDAVIT

DATE: August 28, 2001
(enter date affidavit is notarized)

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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)
Pulte Home Corporation
10600 Arrowhead Drive, Suite 225
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Pulte Diversified Companies, Inc.

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

- Vincent J. Frees, Dir., VP, Contrlr; Ralph S. Raciti, V. Pres.; Amy E. Fagan, Asst. Sec. (Ltd)
Mark J. O'Brien, Director; Bruce E. Robinson, VP, Treas, Asst. Sec.; James Fonville (nmi), Asst. Sec.
John R. Stoller, Director, VP, Sec.; Robert P. Schafer, VP-Finance; Nancy H. Gawthrop, Asst. Sec.
Robert J. Halso, Pres.; John R. Stoller, VP, Secretary; Kevin Martin (nmi), Asst. Sec.(Ltd)
Calvin R. Boyd, Asst. Sec.; Thomas W. Bruce, Asst. Sec.(Ltd); Colette R. Zukoff, Asst. Secretary
Gregory M. Nelson, VP, Asst. Sec.; Norma J. Machado, Asst. Sec. (Ltd); Marla G. Zwas, Asst. Sec.
Maureen E. Thomas, Asst. Sec.; Sheryl Palmer(nmi), Asst. Sec. (Ltd.)

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

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

Rezoning Attachment to Par. 1 (b)

DATE: August 28, 2001
(enter date affidavit is notarized)

2001-806

for Application No(s): FDP 2001-MV-025
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NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Pulte Diversified Companies, Inc.
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, Michigan 48304

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

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

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

Mark J. O'Brien, Director/President Gregory M. Nelson, VP/Asst. Secretary Nancy H. Gawthrop, Asst. Sec.
John R. Stoller, Director/VP/Sec. Bruce E. Robinson, VP/Treas/Asst. Sec. Maureen E. Thomas, Asst. Sec.
Vincent J. Frees, VP/Controller Colette R. Zukoff, Asst. Sec. Calvin R. Boyd, Asst. Secretary
Norma J. Machado, Asst. Sec (Ltd)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Pulte Corporation
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
William J. Pulte

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

Robert K. Burgess, Chair.of Bd./CEO John J. Shea, Director Norma J. Machado, VP, HR Plan& Dev.
Patrick J. O'Meara, Director Mark J. O'Brien, President/COO Gregory M. Nelson, VP/Asst. Sec.
Debra Kelly-Ennis, Director Roger A. Cregg, SVP/CFO Bruce E. Robinson, VP/Treas.
David N. McCammon, Director John R. Stoller, GC/SVP/Sec. Wayne B. Williams, VP
William J. Pulte, Director Michael A. O'Brien, SVP-Corp Dev. James P. Zeumer, VP Inv&Corp Comm
Alan E. Schwartz, Director Ralph S. Raciti, VP, CIO Vincent J. Frees, VP/Controller
Francis J. Sehn, Director James Lesinski (nmi), VP-Marktg David Foltyn (nmi), Asst. Secretary
Michael E. Rossi, Director D. Kent Anderson, Director Robert P. Shafer, VP-Finan, VP-Operations
Alan E. Laing, VP-Supply Chain, E-Bus & Cust. Satisfaction

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

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for Application No(s): FDP 2001-MV-025
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NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Dewberry Companies LC, Member
Larry J. Keller, Member
Dennis M. Couture, Member
Steven A. Curtis, Member

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

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

The Dewberry Companies, LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sidney O. Dewberry, Member Barry K. Dewberry, Member
Karen S. Grand Pre, Member Thomas L. Dewberry, Member
Michael S. Dewberry, Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

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for Application No(s): FDP 2001-MV-025
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NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wetland Studies & Solutions, Inc.
14088-M Sullyfield Circle
Chantilly, Virginia 20151

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Michael S. Rolband

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Thunderbird Archeological Associates, Inc.
126 East High Street
Woodstock, Virginia 22664

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)
William M. Gardner
Joan M. Walker
Kimberly A. Snyder

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

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for Application No(s): FDP 2001-MV-025
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NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc., Member
Terence J. Miller & Associates, Inc., Member

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

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin J. Wells
Carol Sargeant (nmi)

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

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for Application No(s): FDP 2001-MV-025
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NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Terrence J. Miller & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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

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

Terrence J. Miller, Sole Shareholder

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Engineering Consulting Services (ECS)
14026 Thunderbolt Place, # 100
Chantilly, Virginia 20151

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

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

Henry L. Lucas
James W. Eckert

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
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for Application No(s): FDP 2001-MV-025
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NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Polysonics Corp.
10075 Tyler Place, # 16
Ijamsville, MD 21754

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

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
VanNess Feldman
1050 Thomas Jefferson Street, N.W.
Washington, D.C. 20007-3877

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.
[X] 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)

William J. VanNess, Jr., President Howard J. Feldman, Chairman, Treasurer
Alan L. Mintz, VP Ben Yamagata (nmi), Secretary

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

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

Rezoning Attachment to Par. 1(b)

DATE: August 28, 2001
(enter date affidavit is notarized)

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for Application No(s): FDP 2001-MV-025
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NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Zimar and Associates, Inc.
P.O. Box 855
Manassas, Virginia 20113

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

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

Donald E. Zimar, Sole shareholder

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

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

Walsh, Colucci, Stackhouse, Emrich, & Lubeley, P.C
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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

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

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

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.

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for Application No(s): FDP 2001-MV-025
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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)

Meadowood Farm Limited Partnership
10406 Gunston Road
Lorton, Virginia 22079

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

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

General Partners

Edwin W. Lynch, Jr.
Helen M. Soussou
Steven D. Etko
Lorin Etko Shepherd

Limited Partners

E. W. Lynch, Jr. and Molly C. Lynch, Tenants by the Entirety
Helen Marie Soussou
Martha L. Walther
Sandra L. Shopes
Lorin Etko Shepherd
Steven D. Etko
Marie Michelle Soussou
Elias Joseph Soussou
Kimberly Ann Walther
Adrian Walther (nmi)
Sarah W. Lynch
Eugene H. Thompson
Abigail H. Lynch- Custodians Edwin W. Lynch, Jr. and Molly C. Lynch
under the Virginia Uniform Gifts to Minors Act.

(check if applicable) [] There is more partnership information and Par. 1(c) is continued or 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: August 28, 2001
(enter date affidavit is notarized)

2001-806

for Application No(s): FDP 2001-MV-025
(enter County-assigned application number(s))

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

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

None

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

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

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

Pulte Home Corporation donated in excess of \$200 to Supervisor Mendelsohn.

(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:

Inda E. Stagg (handwritten signature)

(check one) [] Applicant [x] Applicant's Authorized Agent

Inda E. Stagg, agent

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

Subscribed and sworn to before me this 28 day of August, 2001, in the State/Comm. of Virginia, County/City of Arlington.

Notary Public (handwritten signature)

My commission expires: 11/30/2003

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

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RECEIVEDAugust 10, 2001
DEPARTMENT OF PLANNING AND ZONING**AUG 13 2001**

ZONING EVALUATION DIVISION

Inda E. Stagg
 Land Use Coordinator
 (703) 528-4700 x23

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

Re: Statement of Justification
 U.S. Government (the "Applicant")
 Pulte Home Corporation (the "Agent for the Applicant")
 Rezoning Request: R-C to PDH-4 (the "Proposed Rezoning")
 Laurel Hill - South
 Tax Map 106-4 ((1)) 54 pt. (the "Application Property")

Dear Ms. Byron:

Please accept this letter as the Statement of Justification for the Proposed Rezoning. This Statement replaces the previous Statement of Justification that was dated May 4, 2001, which was no longer valid due to shifting of areas within the various Land Bays. Generally, the Applicant is requesting that the Agent for the Applicant be permitted to rezone 260.96 acres of the Application Property from the R-C District to the PDH-4 District for the development of 732 dwelling units – 582 single family detached and 150 single family attached dwelling units – at an overall density of approximately 2.80 dwelling units per acre ("du/ac"). Residential development and a recreational facility is proposed within five (5) land bays, and an elementary school site is proposed within a sixth land bay. More specific information about the Proposed Rezoning and specific land bay development is contained in the following paragraphs.

The Application Property is located north of Silverbrook Road (Rt. 600), approximately 1000 feet north of its intersection with Plaskett Lane, and west of Interstate I-95, in the Mount Vernon Magisterial District. The Application Property is a portion of land owned by the United States of America, which is currently the subject of "land-swap" negotiations between the United States Government, the County of Fairfax and Pulte Home Corporation. At this time, the Application Property is largely undeveloped, with the exception of two (2) maintenance facility structures that will be demolished as part of the development process. The remainder of the Rezoning Property contains some open (non-vegetated) areas and deciduous and evergreen trees and shrubs. There are no proffers or development conditions that restrict use of the Application Property.

Access to the site is proposed via public and private streets. A public collector street creates a loop through the development. This collector street intersects Silverbrook Road in two (2) locations. Public local streets provide neighborhood street access to the individual land bays, with the exception of the townhomes, which will be served by private streets. Deciduous shade trees and sidewalks are proposed along both sides of the public streets, and generally along both sides of the private streets. Off-street parking is equal to Ordinance standards and is provided throughout the development on individual lots. Driveways are either individual or shared.

There are no floodplains, Environment Quality Corridors ("EQC"), or Resource Protection Areas ("RPA") on the Application Property. There are no transitional screening or barrier requirements at the periphery of the Application Property. Stormwater Management/Best Management Practices ("SWM/BMP") will be provided by three (3) dry ponds and one (1) wet pond as shown on the Conceptual/Final Development Plan ("CDP/FDP"), unless waived or modified by the Department of Public Works and Environment Services ("DPWES") at the time of Site Plan.

The Application Property will contain significant amenities, which will help to create a sense of community throughout the Application Property. A community center, which is proposed to include a clubhouse; meeting rooms; a 25-meter, 8-lane swimming pool; and other amenities will be located adjacent to Silverbrook Road and the elementary school site. Five (5) play areas are proposed throughout the Application. In addition, Laurel Hill Greenway and other connecting trails and sidewalks will be constructed within the Application Property, and off-site as shown on the CDP/FDP. Extensive landscaping is proposed.

A brief description of each proposed Land Bay is provided below:

- Land Bay A has a land area of 39.59 acres +/- and will be developed with single family detached homes. A play area is proposed in the northwestern portion of this Land Bay. A park is proposed in the southeastern portion of this Land Bay, which provides a view-shed to an existing pond. An eight (8)-foot wide trail is proposed along Silverbrook Road within the right-of-way.
- Land Bay B has a land area of 18.5 acres +/-, which will be dedicated to the County of Fairfax for use as an elementary school. This dedicated area permits access from an internal public collector street (not Silverbrook Road), and significant buffer area and (8)-foot wide trail adjacent to Silverbrook Road.
- Land Bay C has a land area of 60.48 acres +/- and will be developed with single-family detached homes and a recreational facility. A play area is proposed in the west-central portion of the Land Bay. Minor trails are proposed to provide pedestrian access to major trails in the area. The Laurel Hill Community Recreation Facility is proposed in the southernmost portion of this Land Bay, abutting the proposed elementary school site on Land Bay B. A portion of the Laurel Hill Greenway is located within this Land Bay.

- Land Bay D has a land area of 55.90 acres +/- and will be developed with larger-lot single-family detached homes. Minor trails connect this Land Bay to the larger trail system.
- Land Bay E has a land area of 57.73 acres +/- and will be developed with single-family detached and attached homes. All affordable dwelling units for Laurel Hill will be located within the attached homes of this Land Bay. Two (2) play areas are located within this Land Bay; one (1) in each single-family attached development. A portion of the Laurel Hill Greenway splits this Land Bay into two (2) sections, north and south. An eight (8)-foot wide trail is located within Silverbrook Road's right-of-way.
- Land Bay F has a land area of 28.76 acres +/- and will be developed with single-family detached homes. A play area is located in the eastern central portion of this Land Bay. A minor trail connects this Land Bay to the major trail system.

The Application Property is located in the Lower Potomac Planning District (Area IV), Laurel Hill Community Planning Sector (LP1), Land Unit 1: Subunits 2A and 2B. The Board of Supervisors approved Comprehensive Plan Amendment No. 95-48 on July 26, 1999, which language provides guidance for development of the Application Property. Site specific Plan language exists for Land Unit 2, and Subunits 2A and 2B, which states,

“ . . . The portion of the trail within the Laurel Hill Greenway, located within this land unit, should be constructed along with any development that is planned for this land unit. . . .”

“The land within Subunit 2A [*which contains Land Bays A, B, and C.*] is primarily gently rolling terrain with steep slopes to the north, abutting the EQC. Except for the transportation facility[,], which is planned for adaptive reuse, this Subunit is planned for single-family detached housing at 2-4 dwelling units per acre, with the following additional guidance:

- The residential use should be designed to be compatible with adjacent properties and uses.
- Adequate buffering and screening should be provided between any residential development and the current Transportation Facility.
- The current Transportation Facility should be adaptively reused, which will not include use by the County for maintenance of vehicles, similar to the existing use. This adaptive reuse may include a school, police station, library, community center and/or a fire station, and should be designed and operated in a manner that is compatible with the surrounding residential areas. Should the Board of Supervisors determine that it is not desirable or feasible to adaptively reuse the existing transportation facility, the land area should be considered for single family detached housing at 2-4 dwelling units per acre or as an alternative location for the proposed elementary school. If the transportation facility is to be developed with the elementary school, a substantial buffer area

should be provided adjacent to Silverbrook Road and access should be provided from the abutting collector road.

- Some small lot single family or cluster housing may be considered within this Subunit to preserve additional open space, especially along the eastern portion of the subunit where the terrain is more hilly.”

“The developable land within Subunit 2B [*which contains Land Bays D, E, and F,*] is subdivided by EQC, creating two distinct areas. This EQC includes the northern terminus of the Laurel Hill Greenway and the primary sector trail. The area located to the northeast is planned for single family detached [residential] at 2-4 dwelling units per acre. The developable area on the south and west is planned for residential use at 4-6 dwelling units per acre with a potential elementary school abutting the southern boundary of the current transportation facility that is located in Subunit 2A. The south side of this Subunit abuts Subunit A2 of the Lorton-South Route Community Planning Sector, which is planned for residential use at 8-12 dwelling units per acre. Development in Subunit 2B may occur with the following additional guidance:

- If the elementary school is located within this subunit, the school’s minimum land area should be a 15 acre site with 6 acres for the building, parking and circulation and 9 acres for recreation facilities and open space. The elementary school, if developed in this area, should be sited away from Silverbrook Road and should have access from this subunit’s collector road. If the school is located in Subunit 2A (on the current site of the transportation facility), this area should, as an alternative, be planned for residential use at 4-6 dwelling units per acre.
- The area planned for 4-6 dwelling units per acre should be designed as an effective transition between the areas to the north[,] which are planned at 2-4 dwelling units per acre and the higher planned residential development to the south in the Lorton-South Route 1 Community Planning Sector[,] which is planned for 8-12 dwelling units per acre.
- Residential development in this subunit should be a mix of small lot single family detached and townhouse uses, with townhouse development limited to a maximum of 20 percent of the units within this subunit.
- Clustering should be encouraged due to the extensive EQC and steep slopes associated with this subunit.
- Public street access should be provided to the Lorton-South Route 1 Community Planning Sector, Subunit A2[,] which is located to the south.
- Due to the extensive EQC and the related steep slopes, the northeastern (20 acre) and southeastern (30 acre) portions of this Subunit (as shown on Figure 8 as potential park and open space), should only be considered for development if additional value is needed for the land trade as permitted by the Lorton Technical Corrections Act of 1998. Should the land trade not occur, these areas should be used for park and open space uses.

- The area within this subunit that is located east of I-95 is planned for use by Amtrak and for open space.”

It is submitted that the Proposed Rezoning, and the CDP/FDP are in substantial conformance with the recommendations of the Comprehensive Plan (the “Plan”) for Subunits 2A and 2B. The portion of the Laurel Hill Greenway that is located within this land unit will be constructed by the applicant along with the proposed development. In Subunit 2A, the residential uses will be compatible with adjacent properties and uses, adequate buffering is provided, and approximately eighteen and a half (18.5) acres of land for an elementary school are being provided at no cost to the County of Fairfax. In Subunit 2B, appropriate densities are provided, a mixture of single-family detached and attached units are provided, clustering of units is proposed where appropriate, public street access is provided to Subunit A2, and EQC areas are respected.

The Proposed Rezoning conforms to the provisions of all applicable Ordinances, regulations and adopted standards with the following waiver/approval requests:

- The Applicant requests that the Director of DPWES approve certain private streets within the Application Property, which are in excess of 600 feet in length.
- The Applicant requests waiver of the transitional screening and barrier requirements between uses within the interior of the proposed development. (There are no transitional screening or barrier requirements at the periphery of the Application Property.)

If you have any questions or require further information in order to accept and process this rezoning application and schedule it for public hearing, please do not hesitate to contact me.

Very truly yours,

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



Inda E. Stagg
Land Use Coordinator

IES:ies

Enclosures

cc: Rick DiBella (with enclosures)
Stan Settle (with enclosures)
Supervisor Gerry Hyland (with enclosures)
Planning Commissioner John Byers (with enclosures)
Larry McDermott (without enclosures)
Martin D. Walsh (without enclosures)



WETLANDS INVESTIGATION

LAUREL HILLS
(± 600 ACRES)

FAIRFAX COUNTY, VIRGINIA

Prepared For:

Stan Settle
Pulte Home Corporation
Suite 225
10600 Arrowhead Drive
Fairfax, Virginia 22030

WSSI Project #7731

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUL 17 2001

ZONING EVALUATION DIVISION

May 23, 2001

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- VII. Wetlands Investigation Findings
- VIII. Delineation of Resource Preservation Areas
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- I. Wetlands Delineation Sketch
- II. Greenhorne & O'Mara's Wetlands Delineation for Hazardous Waste Remediation Area

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- 1. Vicinity Map
- 2. USGS Topographic Map (Fort Belvoir Quad, 1983)
- 3. National Wetlands Inventory Map (1994)
- 4. Fairfax County Soil Survey Map
- 5. Fairfax County RPA Map
- 6. USGS Color Infrared Aerial Photo (Spring 1994)
- 7. VARGIS Eyemap Natural Color Aerial Photo (1998)
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- 9. Site Data Sheets (COE 1987 Manual Format, rev. 3/1992)

*Attachments + Exhibits not included
They are on file with the
Department of Planning and Zoning*

Laurel Hills
Wetlands Investigation
May 23, 2001

I. Executive Summary

Wetland Studies and Solutions, Inc. (WSSI) has conducted a Jurisdictional Wetlands Investigation on the ±600-acre Laurel Hills site to determine whether or not Jurisdictional Wetlands or other Waters of the U.S. (i.e., streams or ponds) are present on the site.

Jurisdictional Wetlands exhibit the characteristics of a wetland as defined within Section 404 of the Clean Water Act, and cannot be disturbed without a permit from the U.S. Army Corps of Engineers (COE). Other Waters of the U.S. (i.e., streams and ponds) are also included within the jurisdictional limits of Section 404 and cannot be disturbed without a COE permit. Impacts to wetlands and other Waters of the U.S. often require permits at the state (e.g., Department of Environmental Quality (DEQ), Virginia Marine Resources Commission (VMRC)) and local (e.g., County Wetlands Board, County Department of Public Works) levels as well. Definitions of "Waters of the U.S." and wetlands in particular are included in Section V of this report.

In WSSI's opinion, Jurisdictional Wetlands and other Waters of the U.S. are present in this study area, as depicted on Attachment I. Wetlands possess different hydrologic regimes and predominant vegetation and are described in terms of the Cowardin classification system. More information on the Cowardin system can be found in Section VI of this report. The results of this investigation, which are graphically depicted on Attachment I, can be summarized as follows:

- A. Jurisdictional Wetlands, including palustrine forested (PFO) wetlands, palustrine scrub-shrub (PSS) wetlands, and palustrine emergent (PEM) wetlands, are present in the study area.
- B. In addition to wetlands, other Jurisdictional Waters of the U.S. on the site include several tributary streams (Pohick Creek and several of its perennial tributaries, including South Run, Rocky Branch, Silver Brook, and an unnamed tributary stream), a pond, and a number of intermittent streams. The entire site is located within the watershed of Pohick Creek.
- C. Wetlands and other Waters of the U.S. (i.e., ponds and streams) are regulated by Sections 401 and 404 of the Clean Water Act and cannot be disturbed without appropriate permits, which may include permits from state and local agencies as well as the COE, depending upon the extent and type of impacts.
- D. The Fairfax County Resource Protection Area (RPA) map depicts an RPA along all the streams mapped as tributary streams on the USGS topo, as well

as around the pond in the western part of the site (Exhibit 5). The results of our field work do not indicate any reason to question the presence of RPAs along these streams. The approximate field-verified RPA boundary is depicted on Attachment I, although determination of the exact RPA will require a survey of the delineated wetland boundaries, and will be the subject of a Preservation Area (PA) Plan prepared separately. The portions of the site not included within the RPA are included within a Resource Management Area (RMA), as are all areas of Fairfax County not designated as an RPA.

II. Site Description

Wetland Studies and Solutions, Inc. (WSSI) has conducted a Jurisdictional Wetlands Investigation on the ±600-acre Laurel Hills site to investigate whether or not Jurisdictional Wetlands or other Waters of the U.S. (i.e., streams or ponds) are present on this site.

The Laurel Hills site is located on property of the District of Columbia Department of Corrections in southeastern Fairfax County, Virginia. It is bounded on the northeast side by Pohick Road (Route 641), on part of the east/southeast side by Pohick Creek, on the southeast side by the Interstate 95 right of way, on the southwest side by Silverbrook Road (Route 600), on part of the north/northwest side by Rocky Branch, and on part of the northwest side by residential developments. Exhibit 1 is a location map that depicts the approximate location of the site.

On most of the site, the topography is dominated by ridges dissected by streams, with fairly steep slopes occurring along the tributary streams on the site. Major tributary streams include Silver Brook and Rocky Branch, which drain east into South Run, which drains east/southeast into Pohick Creek. Pohick Creek runs off-site to the south/southeast. Numerous smaller drainage swales dissect the study area as well. The topography of the site is depicted on the USGS Topographic Map Fort Belvoir, VA (1983) in Exhibit 2, as well as in the background topo in Attachment I.

III. Background Information

Prior to conducting the field survey, available sources of relevant wetland information (and related parameters) were examined.

The National Wetlands Inventory Map (Exhibit 3), prepared by the U.S. Fish and Wildlife Service, indicates the presence of two tributary streams (South Run and Pohick Creek) in the eastern part of the site and a pond in the western part of the site. The map notes that sites may also include unclassified wetlands such as

man-modified areas, non photo-identifiable areas and/or unintentional omissions. It has been documented that the NWI Maps are highly inaccurate in this area^{1,2}.

The Soil Conservation Service (SCS)³ Soil Survey of Fairfax County (as amended by Fairfax County's Office of Soil Science) delineates 16 soil series (four with multiple phases) on the site (Exhibit 4). A mapped soils report listing these soils and their characteristics relative to wetlands potential is also included under Exhibit 4.

Areas with mapped hydric soil have a high potential for the presence of Jurisdictional Wetlands. The SCS with the National Technical Committee for hydric soils has published a list of hydric soils that occur in the United States, and Fairfax County has published a similar list. According to these lists, the Mixed Alluvial Land (1A+) and Worsham Silt Loam (8A+) soil series occurring on the site are hydric, while a number of the other series may contain hydric inclusions.

The Fairfax County Resource Protection Area (RPA) Map was also reviewed, an excerpt of which is provided in Exhibit 5. Fairfax County maps RPA along all the streams mapped as tributary streams on the USGS topo map, and around the pond in the western part of the site.

A color infrared (CIR) aerial photograph of the site from Spring 1994 (Exhibit 6) and a true-color aerial photograph from 1998 (provided by VARGIS, LLC – Exhibit 7) were examined to investigate whether signatures indicative of wetlands are found on the site. In addition to the major streams and the pond on the site, several dark areas suggestive of wetlands are apparent in these photographs. All these areas were investigated thoroughly in the field.

WSSI previously conducted a wetlands delineation on a 17-acre portion of the Laurel Hills site. No wetlands were found on this portion, which is the site of a proposed school, located in the vicinity of the existing transportation facilities complex along Silverbrook Road. The COE issued a Jurisdictional Determination confirming that no wetlands are present within this area (JD #01-N0032).

¹ Rolband, M.S. 1995. *A Comparison of Wetland Areas in Northern Virginia: National Wetland Inventory Maps versus Field Delineated Wetlands Under the 1987 Manual*. *Wetland Journal* 7(1): Page Nos. 10-14.

² Stolt, M.H. and J.C. Baker. 1995. *Evaluation of National Wetland Inventory Maps to Inventory Wetlands in the Southern Blue Ridge of Virginia*. *Wetlands* 15(4):346-353.

³ The Soil Conservation Service (SCS) is now known as the Natural Resources Conservation Service (NRCS).

IV. Methodology

This wetland delineation was performed pursuant to the "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1 (1987 Manual). The Routine On-Site Wetland Determination Method for sites >5 acres was used, with multiple transects performed as depicted on Attachment I. Wetland delineation field work was performed by Craig E. Tumer⁴, Stephen C. Rottenborn, Ph.D., and James W. Teaford, P.W.S., between April 20 and May 1, 2001. Wetland boundaries were marked in the field by pink-glo flagging. Blue-glo flagging was used to mark RPA cutoffs, and orange-glo flagging was used to mark the locations of data points.

The site was evaluated in the field utilizing the three-parameter approach as set forth in the 1987 manual. Three parameters (hydrophytic vegetation, wetland hydrology and hydric soils) were examined. Photographs of the site are included in Exhibit 8. Data sheets describing our findings in representative plant communities are included as Exhibit 9. The approximate locations of photo points and data sites are depicted on Attachment I.

The following paragraphs provide additional information regarding the wetland parameters that were investigated in the field and that are described in Exhibit 9.

1. Hydrophytic Vegetation

Hydrophytic vegetation occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present.⁵ Under normal circumstances, vegetation is hydrophytic when greater than 50% of the dominant species of the plant community are rated facultative (FAC) or wetter. If more than 50 percent of the existing vegetation is rated as OBL, FACW, or FAC (excluding FAC- in the 1987 Manual), the area is considered to have wetland vegetation.

The U.S. Fish and Wildlife Service has published the National List of Plant Species that Occur in Wetlands: Northeast (Region I) that assigns a wetland indicator status to plant species that occur in our area. The indicator categories are:

Obligate Wetland (OBL). Occur almost always (estimated probability >99%) under natural conditions in wetlands.

⁴ *Professional Wetland Scientist #00001290, Society of Wetlands Scientists Certification Program, Inc.*

⁵ *Corps of Engineers Wetlands Delineation Manual, January 1987, pg. 16.*

Facultative Wetland (FACW). Usually occur in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands.

Facultative (FAC). Equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).

Facultative Upland (FACU). Usually occur in non-wetlands (estimated probability 67%-99%), but occasionally found in wetlands (estimated probability 1%-33%).

Obligate Upland (UPL). May occur in wetlands in another region, but occur almost always (estimated probability >99%) under natural conditions in non-wetlands in the region specified. If a species does not occur in wetlands in any region, it is not on the National List⁶ and is considered to be an UPL species.

2. Hydric Soils

Hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation⁷.

Soil color can reflect the long-term effect of anaerobic conditions due to saturated soil conditions and is one of the more common factors used to determine whether or not a soil is hydric. Soil color is determined in the field by the Munsell Soil Chart. Generally, soils with a low chroma matrix of 1 or 2 (for example: 10 YR 4/2) are considered to be hydric. These soils are usually a dull grayish color and are frequently mottled with bright orange or reddish iron oxides, indicating that the soil is periodically saturated. Hydric soils may also be gleyed (i.e., bluish- to greenish-gray in color), indicating nearly permanent soil saturation.

Other field indicators of hydric soil include the level of organic content (and its depth and location), sulfidic odors, concretions (or localized concentrations) of iron and/or manganese oxides at or near the soil surface, and aquic moisture regimes.

⁶ National List of Plant Species that Occur in Wetlands: Northeast (Region I), Fish and Wildlife Service, F. H. Collins, Co., May 1988, pg. 9.

⁷ Corps of Engineers Wetlands Delineation Manual, January 1987, pg. 26.

3. Hydrology

Wetland hydrology encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface at some time during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively. Such characteristics are usually present in areas that are inundated or have soils that are saturated to the surface for sufficient duration to develop hydric soils and support vegetation typically adapted for life in periodically anaerobic soil conditions.⁸

Indicators of wetland hydrology may include, but are not limited to: recorded data (such as stream and tidal gauges), visual observation of inundation or soil saturation within major portions of the root zone (usually within 12 inches of the surface) during the growing season, watermarks from standing water on tree trunks, drift lines of debris, sediment deposits and drainage patterns. Oxidized root channels, water stained leaves, local soil survey data, dominance of "wet" vegetation under the FAC-Neutral test, and other ecological indicators such as morphological adaptations are used as secondary indicators of hydrology.

Hydrology is frequently the least exact of the wetland parameters. When recorded data are not available, its indicators are often difficult to find or assess in the field. These indicators are strongly influenced by the time of year and rainfall conditions.⁹ The hydrology of an area is also subject to manipulation by man (culvert design, dams, drain tiles, ground water pumping, etc.) and animals (i.e., beavers). (The 1989 Federal Manual and the revisions proposed in 1991 contain more specific quantitative definitions regarding the duration and frequency of inundation/saturation, but again the field indicators are not nearly as exact.) Use of these indicators is necessary because most landowners can not afford to expend the time and money required to monitor ground water levels through a growing season (in a "normal" year in terms of precipitation) cycle prior to delineating a wetland area.

⁸ *Corps of Engineers Wetlands Delineation Manual, January 1987, pg. 34.*

⁹ *Ibid.*

V. Jurisdictional Limits of the Clean Water Act

A. Introduction

The scope of those areas that are included within the jurisdictional limits of the authority of the COE under Section 404 of the Clean Water Act (CWA) is deemed confusing by many, and has been continually modified over time by court decisions, new regulations, regulation commentaries, regulatory guidance letters (RGLs), and varying interpretations by different COE personnel in different COE districts. The following definition has been excerpted from Section 328.3 of the COE Regulatory Program Regulations. Note that technically Jurisdictional Wetlands are a subset of Waters of the U.S.

B. Waters of the U.S.

The term "Waters of the United States" means (as defined at 33 CFR 328.3(a)):

- (1) *All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;*
- (2) *All interstate waters including interstate wetlands;*
- (3) *All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters;*
 - (i) *Which are or could be used by interstate or foreign travelers for recreational or other purposes; or*
 - (ii) *From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or*
 - (iii) *Which are used or could be used for industrial purpose by industries in interstate commerce;*
- (4) *All impoundments of waters otherwise defined as waters of the United States under the definition;*

- (5) *Tributaries of waters identified in paragraphs (a)(1)-(4) of this section;*
- (6) *The territorial seas;*
- (7) *Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a)(1)-(6) of this section. Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.*

Note that item (5) encompasses tributaries of waters identified above, one of which is all intrastate intermittent streams. Thus this definition incorporates any drainage way with a defined bed and bank into the definition of a WOUS if it connects into an intermittent stream.

C. Non-Jurisdictional Areas

Many sites possess areas that have the prerequisite characteristics of a Jurisdictional Wetland (i.e., soils, vegetation and hydrology) but that are not under Section 404 jurisdiction for various regulatory reasons, as described below:

1. *Roadside Ditches* – Clarification (a) of the Commentary for 33 CFR Section 328.3 of the COE's Regulatory Program indicates that non-tidal drainage ditches excavated in uplands (such as a roadside ditch excavated from upland areas to convey stormwater) are not considered to be "Waters of the U.S." ***However, if a roadside ditch conveys water between Jurisdictional Wetlands or streams on opposite sides of a road, then the roadside ditch will generally be regulated as a Jurisdictional Water of the U.S.***
2. *Ponds* – Ponds created by excavating and/or diking dry land to collect and retain water for stock watering (i.e., farm ponds created in an upland field), settling basins or irrigation are not considered to be "Waters of the U.S." per clarification (c) of the Commentary for 33 CFR Section 328.3 of the COE's regulations. ***Note that ponds created on-line in stream channels are considered Jurisdictional Waters of the U.S.***
3. *Pits from Construction or Mining Activities* – Water-filled depressions created on dry land incidental to construction activities or pits excavated in dry land to obtain fill, sand or gravel are not considered Jurisdictional Waters of the U.S. until the construction

or excavation operation is abandoned per clarification (e) of the Commentary for 33 CFR Section 328.3 of the COE's regulations.

4. *Isolated Waterbodies* - In a December 23, 1997 Court decision¹⁰, the U.S. Government Court of Appeals for the Fourth Circuit decided that the Corps' regulation of "isolated" water bodies "whose degradation 'could affect' interstate commerce is ...invalid..." At the present time, the COE is not regulating isolated waterbodies unless the COE determines that there is a connection with interstate commerce. *However, all such isolated waterbodies will be regulated by Virginia's Department of Environmental Quality (DEQ) effective October 1, 2001.*

VI. Wetland Classification

The wetlands discussed in this report are described in terms of their "Cowardin classification." In the publication "Classification of Wetlands and Deepwater Habitats of the United States,"¹¹ wetlands and associated deepwater habitats are divided into five systems: marine, estuarine, riverine, lacustrine and palustrine. Each system is briefly defined as follows:

Marine – Open ocean overlying the continental shelf and its associated high-energy coastline.¹²

Estuarine – Deepwater (i.e., permanently flooded) tidal habitats and adjacent tidal wetlands that are partially enclosed by land but have open, partly obstructed or sporadic access to the open ocean and in which ocean water is at least occasionally diluted by freshwater runoff from the land.¹³

Riverine – All wetlands and deepwater habitats contained within a defined channel. The Riverine system is bounded on the landward side by upland, the channel bank or by wetlands dominated by trees, shrubs persistent emergents, emergent mosses or lichens.¹⁴

Lacustrine – Wetlands and deepwater habitats with all of the following characteristics: (1) situated in a topographic depression or a dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent mosses or lichens with greater than 30% areal coverage; and (3) total area exceeds 8 ha (20 acres).¹⁵

¹⁰ *United States v. James J. Wilson*, 133F.3rd 251, Fourth Circuit Court of Appeals

¹¹ Cowardin, L. M., V. Carter, F.C. Golet and E.T. La Roe. 1979. *Classification of wetlands and deepwater habitats of the United States*. U.S. Fish & Wildlife Service Pub. FWS/OBS-79/31, Washington, D.C.

¹² *Ibid.*, p. 4.

¹³ *Ibid.*, p. 4.

¹⁴ *Ibid.*, p. 9.

¹⁵ *Ibid.*, p. 11.

Palustrine – All nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5%. Also included are wetlands lacking such vegetation, but with all of the following characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2 m at low water; and (4) salinity due to ocean derived salts less than 0.5%.¹⁶

In this area, we most frequently deal with the palustrine and riverine systems. The following table describes the different categories of palustrine and riverine wetlands.

<i>Symbol</i>	<i>Category of Wetland</i>	<i>Description of Wetland Category</i>
PFO	Palustrine Forested	If the uppermost layer of vegetation is predominantly trees, then it is a forested wetland.
PSS	Palustrine Scrub-Shrub	If the tree layer covers less than 30% and there is a dense shrub layer (exceeding 30% areal coverage), then the wetland is scrub-shrub.
PEM	Palustrine Emergent	If vegetation is predominantly herbaceous (i.e., greater than 30% non woody) with less than 30% trees and shrubs, it is an emergent wetland.
PUBH	Palustrine Unconsolidated Bottom	Permanent open water predominates, with less than 30% vegetative cover and at least 25% particles smaller than stones on the bottom. Formerly classified as POWZ – palustrine open water, permanent water regime.
RI	Riverine, Tidal	Low gradient flow; water velocity fluctuates under tidal influence; streambed is mainly mud, with some sand.
R2	Riverine, Lower Perennial	Water flows throughout the year; low gradient flow; slow water velocity; no tidal influence; streambed is mainly sand and mud.
R3	Riverine, Upper Perennial	Water flows throughout the year; high gradient flow; fast water velocity; streambed of rock, cobbles or gravel.
R4	Riverine, Intermittent	Stream channel with ordinary high water mark contains non-tidal flow only during part of the year.

VII. Wetlands Investigation Findings

The findings of this wetlands investigation can be summarized as follows:

- Jurisdictional Wetlands, including palustrine forested (PFO) wetlands, palustrine scrub-shrub (PSS) wetlands, and palustrine emergent (PEM) wetlands, are present in the study area.

- Palustrine forested (PFO) wetlands, in which the vegetation is dominated by trees, occur in a number of locations on the site. Most of these forested wetlands are seepage wetlands, occurring where the seepage of groundwater from slopes or along the bottoms of drainages supports wetland vegetation and the development of hydric soils. The most extensive PFO wetlands on the site are headwater seepage wetlands, located in the headwaters of some of the intermittent streams on the site. Data Points #3, 5, and 13 (Exhibit 8, Photos #12, 19, and 26, respectively) describe the headwater seepage wetlands on the site. A few small depressional PFO wetlands supported by the high water table associated with perennial streams, and seepage wetlands in the upper portions of floodplains, are located along South Run, Silver Brook, and Rocky Branch. These floodplain wetlands are described by Data Point #1 (Exhibit 8, Photo #22).
- Palustrine scrub-shrub (PSS) wetlands, in which the vegetation is dominated by shrubs and tree saplings, occur in a few areas on the site. PSS wetlands are present in seepage areas along Silver Brook and in the drainage immediately below the pond in the western part of the site, and in a depression east of the former shooting range in the central part of the site. Data Point #9 (Exhibit 8, Photo #2) describes the seepage PSS wetlands in the western part of the site.
- Palustrine emergent (PEM) wetlands, in which the vegetation is dominated by herbaceous plants, occur in wetland areas that have been recently disturbed. PEM wetlands occur within a disturbed swale along Pohick Road in the northeastern part of the site, in a disturbed area east of the former shooting range in the central part of the site, and in several areas within the relatively open western/southwestern part of the site. Data Point #8 (Exhibit 8, Photo #5), located at the edge of a hayfield, and Data Point #11 (Exhibit 8, Photo #4) characterize the PEM wetlands on the site.
- In addition to wetlands, there are other Jurisdictional Waters of the U.S. on the site. These include a pond in the western part of the site (Exhibit 8, Photo #7) and a number of streams. Streams mapped as tributary (i.e., perennial) streams on the USGS topo map (appearing as solid blue lines in Exhibit 2) include Pohick Creek (Exhibit 8, Photo #25), South Run (Exhibit 8, Photo #9), Rocky Branch (Exhibit 8, Photo #8), Silver Brook (Exhibit 8, Photo #1), and an unnamed tributary stream flowing from the pond in the western part of the site. A number of intermittent streams are present in the smaller drainages on the site (Exhibit 8, Photos #10, 11, 16, 17, 24, and 28). All of these streams possess a defined channel with an ordinary high water mark and hydric soil, and are therefore Jurisdictional Waters of the U.S.

- In several drainages on the site, reaches of intermittent stream having hydric soil and showing some base flow during our field work were separated from Waters of the U.S. by reaches of channel having a defined bed and bank but lacking hydric soil, and generally lacking flow during our field work. In WSSI's opinion, these channels lacking hydric soil are ephemeral in nature, carrying water only for short periods following runoff events. As a result, WSSI considers these channels non-jurisdictional (subject to COE concurrence). An example of such an ephemeral channel is pictured in Exhibit 8, Photo #18.
- Wetlands and streams in a portion of a drainage system in the southern part of the site were being excavated for the purpose of hazardous waste remediation during our field work (see Exhibit 8, Photos #28 and 29), but had been delineated prior to this remediation work by Greenhorne & O'Mara. A map showing the locations of these wetlands and other Waters of the U.S. is enclosed as Attachment II.
- The upper portion of a drainage located below a landfill in the east-central part of the site was excavated in Fall 2001 to remove hazardous waste, then partially filled in March 2001 (Scott Heiser, AASE Environmental, pers. comm.). According to Mr. Heiser, an intermittent stream was present prior to this excavation, but it was not delineated. During our field work, a narrow (generally 1-2') channel containing flowing water was present in the central part of the filled area, although areas having saturated soil extended laterally away from the channel throughout most of the excavated area (Exhibit 8, Photo #21). Because the recent nature of this fill made it impossible to delineate the jurisdictional limits of this feature (from flag E-39 to flag E-109) on the basis of hydric soil or vegetation, WSSI flagged the outer edges of the area having soil that was saturated to the surface. However, according to Mr. Heiser, restoration work along this stream has not yet been completed, and additional topsoil will be imported and the area graded in the near future.
- Other areas on the site were investigated for the presence of jurisdictional features but were determined not to be Jurisdictional Wetlands or other Waters of the U.S. These areas either lack an ordinary high water mark and a defined bed and bank (and are therefore not jurisdictional streams) or fail to satisfy all three parameters (hydrophytic vegetation, wetland hydrology, and hydric soils) for a Jurisdictional Wetland. Data Point #7 (Exhibit 8, Photo #14) is representative of the forested upland swales in the eastern part of the site, while Data Point #12 (Exhibit 8, Photo #6) characterizes the grassy upland swales in the western part of the site. Exhibit 8, Photo #15 depicts another typical upland swale located upslope from Pohick Creek. Data Point #10 (Exhibit 8, Photo #3) describes a recently disturbed area along Silver Brook that is dominated by

hydrophytic vegetation. At all three of these data points, some evidence of wetland hydrology was observed during our field work, and some hydrophytic plant species are present, but none of these areas have hydric soil, and none have a defined bed and bank or an ordinary high water mark. These areas are not jurisdictional wetlands or other Waters of the U.S., in WSSI's opinion.

- The remainder, and majority, of the site consists of upland areas. Vast areas dominated by upland mixed and hardwood forest are present on the ridges and slopes in the northern and eastern parts of the site. These upland forests are described by Data Point #4 (Exhibit 8, Photo #13), Data Point #6 (Exhibit 8, Photo #20), and Data Point #14 (Exhibit 8, Photo #27). Data Point #2 (Exhibit 8, Photo #23) describes the upland floodplain forest along South Run. Extensive upland grassland and hayfields occupy the eastern and southern portions of the site.
- Permits from the COE will be required to impact wetlands on this site. The other "Waters of the U.S." on the site (i.e., the tributary and intermittent streams on the site) are also regulated by Sections 401 and 404 of the Clean Water Act and cannot be disturbed without appropriate permits, which may include permits from state and local agencies, as well as the COE, depending upon the extent and type of impacts.

VIII. Delineation of Resource Preservation Areas

A. Definition of Chesapeake Bay Preservation Areas

1. Resource Protection Areas (RPAs)

The Fairfax County RPA Ordinance provides the following definition in Section 118-1-7(b) of the Ordinance:

- a. *A tidal wetland;*
- b. *A tidal shore;*
- c. *A tributary stream;*
- d. *A non-tidal wetland connected by surface flow and contiguous to a tidal wetland or tributary stream;*
- e. *A buffer area as follows:*
 - (i) *Any land within a major floodplain; and*
 - (ii) *Any land within 100 feet of a feature listed in Sections 118-1-7(b)(1)-(4).*

2. Resource Management Areas (RMAs)

The Fairfax County Ordinance, in Section 118-1-7(c) simply encompasses the entire county by stating:

"RMAs shall include any area not designated as an RPA."

B. Delineation of Preservation Areas

Pursuant to the guidelines of the Ordinance, an RPA was delineated on this property, as noted on Attachment I. The Fairfax County Resource Protection Area (RPA) Map depicts RPA on this site along Pohick Creek, South Run, Silver Brook/Rocky Branch, and along a stream mapped on the USGS quad as a tributary stream, extending from the pond in the western part of the site downstream to Rocky Branch. The results of our field work do not indicate any reason to question the presence of RPAs along these streams. However, our field work identified wetlands contiguous with some of these streams which enlarge the RPAs mapped by Fairfax County. The remainder of the site is designated as an RMA, as are all parts of the County not included as an RPA. The process utilized to determine the precise RPA limits, based upon the field investigation, is outlined below:

1. Determination of whether RPA core components are present on-site.
 - a. "Tidal Wetlands" (defined in Section 118-1-6(bb)) are not present.
 - b. "Tidal Shores" (defined in Section 118-1-6(aa)) are not present.
 - c. "Tributary Streams" (defined in Section 118-1-6(cc) to be any perennial stream that is so depicted (i.e., a continuous blue line) on the most recent USGS 7-1/2 minute topographic quadrangle map) are present on the site. Pohick Creek, South Run, Silver Brook/Rocky Branch, the stream extending from the pond in the western part of the site downstream to Rocky Branch are all tributary streams, as shown on the USGS Quad presented in Exhibit 2.
 - d. "Non-tidal Wetlands" (defined in Section 118-1-6(q)) are present on the site, as depicted in Attachment I. Whether or not these wetlands qualify as RPA components is discussed below.
2. Determination of which portions of nontidal wetlands found on-site are connected by surface flow and contiguous to tidal wetlands or tributary streams - i.e., wetlands that are RPA core components. This is accomplished by the following process:

- a. As the wetlands were delineated in the field by WSSI personnel, observations were made to determine which wetlands were both connected by surface flow to and contiguous (as defined in CBLAD Bulletin #6 of March 1991 and the Regulatory Study Group Report of July, 1992) with a tributary stream.
- b. All wetlands and non-tributary (i.e., intermittent) streams leading into tributary streams were examined in the field by WSSI personnel to determine the RPA cutoff, the point at which these features are no longer connected by surface flow with the tributary stream. The section of an intermittent stream without adjacent wetlands, or containing narrow linear wetlands present only along the bank of the stream is not considered to have established a continuous connection of wetlands (excluding man-made intervals such as culverts, pipes, etc.). Wetlands upstream/upslope of locations possessing such characteristics are not RPA core components. Where intermittent streams possess adjacent wetlands, the nature of their hydrologic flow pattern and topographic gradient is assessed to determine if they are connected by surface flow to the tributary stream (and thus are RPA components), or are connected by surface flow to the intermittent stream channel which is then connected by channel flow to the tributary stream (and thus are not RPA components).

3. Determination of RPA buffer area.

- a. A 100' wide buffer, landward of RPA core components, governs the location of the RPA where it exceeds the limits of the major floodplain (defined in Section 118-1-6(o)).
- b. In areas where the major floodplain is greater than 100 feet from the RPA core components, the floodplain governs the location of the RPA.

4. Site Specific Determination

Pohick Creek, South Run, Silver Brook/Rocky Branch, and the stream extending from the pond in the western part of the site downstream to Rocky Branch are all tributary streams. The RPA buffer area extends 100' landward of these RPA core components and governs the location of the RPA where it exceeds the limits of the major floodplain along these streams. The base information provided depicts a 100-year floodplain on Pohick Creek and South Run. Along these two streams, the 100' buffer landward of these

streams and, in a few locations, their contiguous wetlands exceeds the floodplain in most areas, although the RPA is governed by the floodplain in a few areas, particularly along Pohick Creek.

Non-tidal wetlands are present in a number of areas along these streams, and where these wetlands are contiguous to, and connected by surface flow to, the tributary streams, these wetlands are also RPA core components.

All non-tributary streams were examined in the field to determine their RPA cutoff, the point at which they are no longer connected by surface flow with the unnamed tributary stream. For these non-tributary streams, the RPA cutoff was determined to be that point where the defined channel of the non-tributary stream meets the channel of the unnamed tributary stream. A total of 25 such RPA Cutoffs (labeled #1 to #11 and # C-1 to C-14) were marked in the field using blue flagging, inscribed with the RPA Cutoff number, tied along with the pink flags denoting the boundaries of Waters of the U.S. Photos # 10, 16, and 24 in Exhibit 8 depict representative RPA Cutoffs.

Determining the precise location of the RPA buffer area on this site requires a survey of the delineated boundaries of wetlands and other Waters of the U.S. (which is currently being undertaken), delineation of the major floodplain, and preparation of a Preservation Area Plan (which will be prepared separately). Note that the base information provided depicts a 100-year floodplain on Pohick Creek and South Run. Because lower portions of Rocky Run drain more than 360 acres, this stream has a major floodplain associated with it. Along these portions of Rocky Branch that drain more than 360 acres, the floodplain must be delineated before the RPA buffer area can be determined precisely.

IX. Limitations

This study is based on examination of the vegetation, soils and hydrology and available reference documents. Field indicators can change with variations in hydrology and other factors. Therefore, our conclusions may vary significantly from future observation by others. This report assesses the potential for wetlands at the site at the time of our review and does not address conditions at a given time in the future.

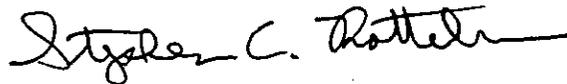
Our review and report have been prepared in accordance with generally accepted guidelines for the conduct of a survey for potential wetlands. We make no other warranties, either expressed or implied, and our report is not a recommendation to buy, sell or develop the property.

We offer no opinion and do not purport to opine on the possible application of various building codes, zoning ordinances, other land use or platting regulations, environmental or health laws and other similar statutes, laws, ordinances, code and regulations affecting the possible use and occupancy of the Property for the purpose for which it is being used, except as specifically provided above.

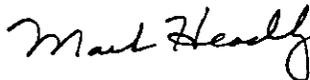
The foregoing opinions are based on applicable laws, ordinances, and regulations in effect as of the date hereof and should not be construed to be an opinion as to the matters set out herein should such laws, ordinances or regulations be modified, repealed or amended.

This report does not constitute a jurisdictional determination of Waters of the United States since such determinations must be verified by the U.S. Army Corps of Engineers or the Natural Resources Conservation Service (as applicable), and are subject to review by the U.S. Environmental Protection Agency; nor does it constitute a stream characterization determination since such determinations must be verified by the Commonwealth of Virginia's Department of Environmental Quality; nor does it constitute a resource protection area determination since such determinations must be verified by the Fairfax County Department of Public Works.

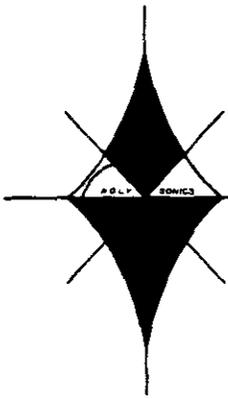
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APPENDIX 4 C

ESTABLISHED 1958

ACOUSTICS & VIBRATION

AUDIO-VISUAL

TECHNICAL
SYSTEMS

Traffic Noise Impact Analysis

LAUREL HILL

Fairfax County

**Report 5045
revised
31 July 2001**

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 1 2001

ZONING EVALUATION DIVISION

Prepared for: Pulte Homes

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

INTRODUCTION

As requested, Polysonics conducted a traffic noise impact analysis for LAUREL HILL development project to establish compliance with Fairfax County noise impact guidelines for residential properties. The results of the traffic noise study indicate that there will be impact on the site, with levels above 70 dBA Ldn for several proposed lots along Interstate 95, and with levels barely above 65 dBA Ldn for the proposed lots along Silverbrook Road and Pohick Road.

The predicted Year 2020 noise contours relative to the centerline of the respective roadways are:

Traffic Noise Contour dBA Ldn	Roadway	Distance to Centerline feet
65	Interstate 95	1100
70	Interstate 95	500-530
75	Interstate 95	250
65	Silverbrook Road	120
65	Pohick Road	85

According to Fairfax County noise guideline of 65 dBA Ldn maximum for rear yards of residential lots, noise mitigation will be required for lots impacted by more than 65 dBA Ldn. On this site, the necessary mitigation can be achieved with appropriate wooden noise barriers, earth berms, or a combination of the two.

According to Fairfax County noise guideline of 45 dBA Ldn maximum for interior of residential units, noise control measures will be required for homes within the 65 dBA Ldn noise contours. For homes between the 65 and 70 dBA Ldn noise contour, the necessary mitigation can be achieved with STC-28 rated windows and STC-39 exterior wall construction. For homes between the 70 and 75 dBA Ldn noise contour, the necessary mitigation can be achieved with STC-37 rated windows and STC-45 exterior wall construction.

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SURVEY

The property is situated along southbound Interstate 95. Pohick Road-VA 641 borders the site to the northeast. Silverbrook Road-VA 600 borders the site to the southwest. Traffic noise from all three of these roadways was evaluated in this study.

Site conditions are: rolling terrain and mature woods along Interstate 95, slightly rolling terrain with open grassland along Silverbrook Road, slightly rolling terrain and mature woods along Pohick Road.

This analysis is based on measured noise levels of two on-site 24 hour surveys, conducted 10-11 and 24-25 April 2001. All noise measurements were made with Bruel & Kjaer precision sound level meters with calibration traceable to NIST. During each 24 hour survey, sound level measurements were taken at two locations as shown on the enclosed site plans and tabulated below:

Site Plan Section	Roadway	Distance to CL (feet)	Measured Levels (dBA Ldn)	Date (April '01)
A1	Silverbrook Road	75	65	10-11
C	Pohick Road	100	61	10-11
A3	Interstate 95	400	70	24-25
B4	Interstate 95	500	68	24-25

For purpose of reference and comparison to official traffic counts, three ten-minute classified traffic counts were taken during each survey. The one-hour extrapolated counts are tabulated below:

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Traffic Counts

Hour	Silverbrook Road			Pohick Road		
	Auto	MT	HT	Auto	MT	HT
5 pm	672	24	18	1134	36	24
10 pm	234	12	6	366	24	12
7 am	906	48	54	1284	66	90

MT - Medium Truck

HT - Heavy Truck

Based on the Silverbrook Road counts, medium trucks and heavy trucks comprised 4 and 4 percent, respectively, of the total traffic volume.

Based on the Pohick Road counts, medium trucks and heavy trucks comprised 4 and 3 percent, respectively of the total traffic volume.

Hour	Interstate 95 South				Interstate 95 North		
	Auto	MT	HT		Auto	MT	HT
5 pm	19296	420	1260		11046	270	630
	5880	18	24	<<HOV	-	-	-
10 pm	6564	150	0		5682	180	510
8 am	12702	270	960		17466	384	810
	-	-	-	HOV>>	6840	0	18

MT - Medium Truck

HT - Heavy Truck

Based on these counts medium trucks and heavy trucks comprised 2 and 5 percent, respectively of the total traffic volume on Interstate 95.

According to Fairfax County Department of Transportation, the current and forecast traffic volumes on Interstate 95 near the site are as follows:

<u>Traffic Volume on Interstate 95 (near Lorton)</u>	
<u>Current (1999)</u>	<u>Forecast (2020)</u>
166,000	255,000

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IMPACT

A sound level meter was positioned 75 feet from the centerline of Silverbrook Road, where traffic noise level of 65 dBA Ldn was measured. Polysonics assumed a conservative 100 percent increase in overall traffic volume, resulting in a traffic noise will increase of 3 dB. Therefore, the projected Year 2020 traffic noise level is 68 dBA Ldn at the measurement point. Also, the increase in traffic volume will place the 65 dBA Ldn Year 2020 traffic noise contour 120 feet from the centerline of Silverbrook Road.

Based on site plans, portions of proposed residential lots lie within 120 feet of the centerline of Silverbrook Road. Any rear yards of these proposed lots within 120 feet of the centerline will be impacted by traffic noise levels at or above 65 dBA Ldn.

A sound level meter was positioned 100 feet from the centerline of Pohick Road, where traffic noise level of 61 dBA Ldn was measured. Polysonics assumed a conservative 100 percent increase in overall traffic volume, resulting in a traffic noise will increase of 3 dB. Therefore, the projected Year 2020 traffic noise level is 64 dBA Ldn at the measurement point. Also, the increase in traffic volume will place the 65 dBA Ldn Year 2020 traffic noise contour 85 feet from the centerline of Pohick Road.

Based on site plans, portions of proposed residential lots lie within 85 feet of the centerline of Pohick Road. Any rear yards of these proposed lots within 85 feet of the centerline will be impacted by traffic noise levels at or above 65 dBA Ldn.

Sound level meters were positioned in sections A3 and B4 at distances 400 and 500 feet from the centerline of Interstate 95, where traffic noise levels of 70 and 68 dBA Ldn, respectively, were measured. Based on the projected 60 percent increase in overall traffic volume over the next twenty years, as previously reported, the traffic noise will increase 2 dB. Therefore, the projected Year 2020 traffic noise level is 72 and 70 dBA Ldn at respectively measurement points in sections A3 and B4. Also, the increase in traffic volume will place the 70 dBA Ldn Year 2020 traffic noise contour between 500 to 530 feet from the centerline of Interstate 95. The 65 dBA Ldn Year 2020 traffic noise contour is approximately 1100 feet

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from the centerline. The 75 dBA Ldn Year 2020 traffic noise contour is approximately 250 feet from the centerline, which is not within the proposed area of residential development.

Based on site plans, proposed residential lots lie within 1100 feet of the centerline of Interstate 95. Any rear yards of these proposed lots within 1100 feet of the centerline and not otherwise shielded by proposed residential buildings (homes) will be impacted by traffic noise levels at or above 65 dBA Ldn. Any proposed homes within 1100 feet of the centerline and not otherwise shielded by other homes will be impacted by traffic noise level at or above 65 dBA Ldn.

Homes and rear yards of lots impacted by traffic noise of 65 dBA Ldn and higher will require noise control or mitigation.

NOISE MITIGATION and CONTROL

Along Silverbrook Road and Pohick Road, with 65 dBA Ldn noise contours at 120 and 85 feet from the respective centerlines, traffic noise impact is slight. For any rear yards within the respective contour, necessary noise mitigation can be accomplished with a six foot noise barrier at the lot line. The noise barrier can consist of a solid wood fence, an earth berm, or a combination of the two. Only rear yards, and only if they are within the respective noise contour, require noise mitigation.

Near Interstate 95, traffic noise impact ranges from 65 dBA Ldn at approximately 1100 feet from the centerline to approximately 72 dBA Ldn at lot lines nearest the highway. According to the site plan, proposed residential lots and homes are within 1100 feet of the highway centerline.

Exterior noise mitigation for impacted rear yards can be achieved with noise barriers. The barriers can consist of solid wood fences, earth berms or a combination of the two. The recommended barrier location and the necessary barrier height are shown on the attached site plan. Current site plans do not include proposed grading plans. Therefore, top-of-barrier

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elevations are given relative to the patio final elevation. The recommended barrier height is 6 to 8 foot above each respective patio elevation.

Interior noise control for proposed homes impacted by traffic noise levels at or above 65 dBA Ldn can be achieved with appropriate window and exterior wall construction. For homes between the 65 and 70 dBA Ldn noise contour, the necessary mitigation can be achieved with STC-28 rated windows and STC-39 exterior wall construction. For homes between the 70 and 75 dBA Ldn noise contour, the necessary mitigation can be achieved with STC-37 rated windows and STC-45 exterior wall construction.

Note that houses to the interior of the site will receive shielding from houses on the perimeter. Also, the impact drops gradually moving away from the road. Polysonics can provide a refined analysis based on house design, location, and impact to determine the final acoustical and construction requirements for each house.

Noise barrier height requirements were determined using Workchart6-Noise Barrier of the HUD Noise Guidebook.

POLYSONICS CORP. MARYLAND

CONCLUSIONS

Based on this study there will be slight traffic noise impact on the proposed residential lots nearest Silverbrook Road and Pohick Road and there will be moderate traffic noise impact on several proposed residential lots nearest to Interstate 95. Polysonics has provided recommendations for noise mitigation barriers to reduce traffic noise to maximum 65 dBA Ldn for rear yards, thereby satisfying Fairfax County guideline for rear yards.

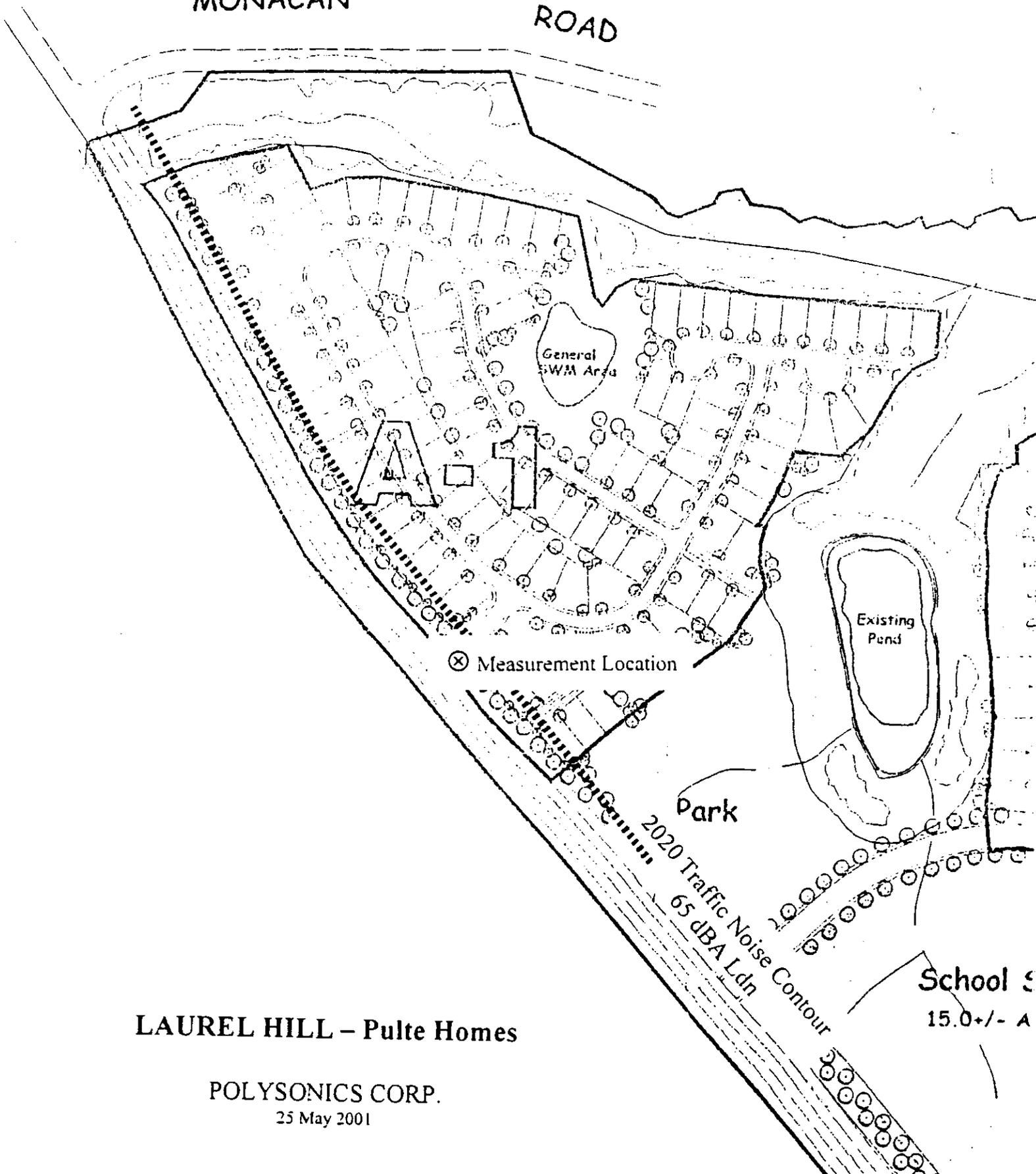
Based on the current site plan, several of the homes on the proposed lots impacted by Interstate 95 will be impacted by traffic noise. Polysonics has provided recommendations for exterior wall and window noise control ratings to reduce interior noise levels to maximum 45 dBA Ldn, thereby satisfying Fairfax County guideline of interior noise.

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

POLYSONICS CORP. MARYLAND

MONACAN

ROAD



General SWM Area

Existing Pond

⊗ Measurement Location

Park

2020 Traffic Noise Contour
65 dBA Ldn

School S

15.0 +/- A

LAUREL HILL - Pulte Homes

POLYSONICS CORP.

25 May 2001

20 Traffic Noise Contour
65 dBA Ldn

POHICK ROAD

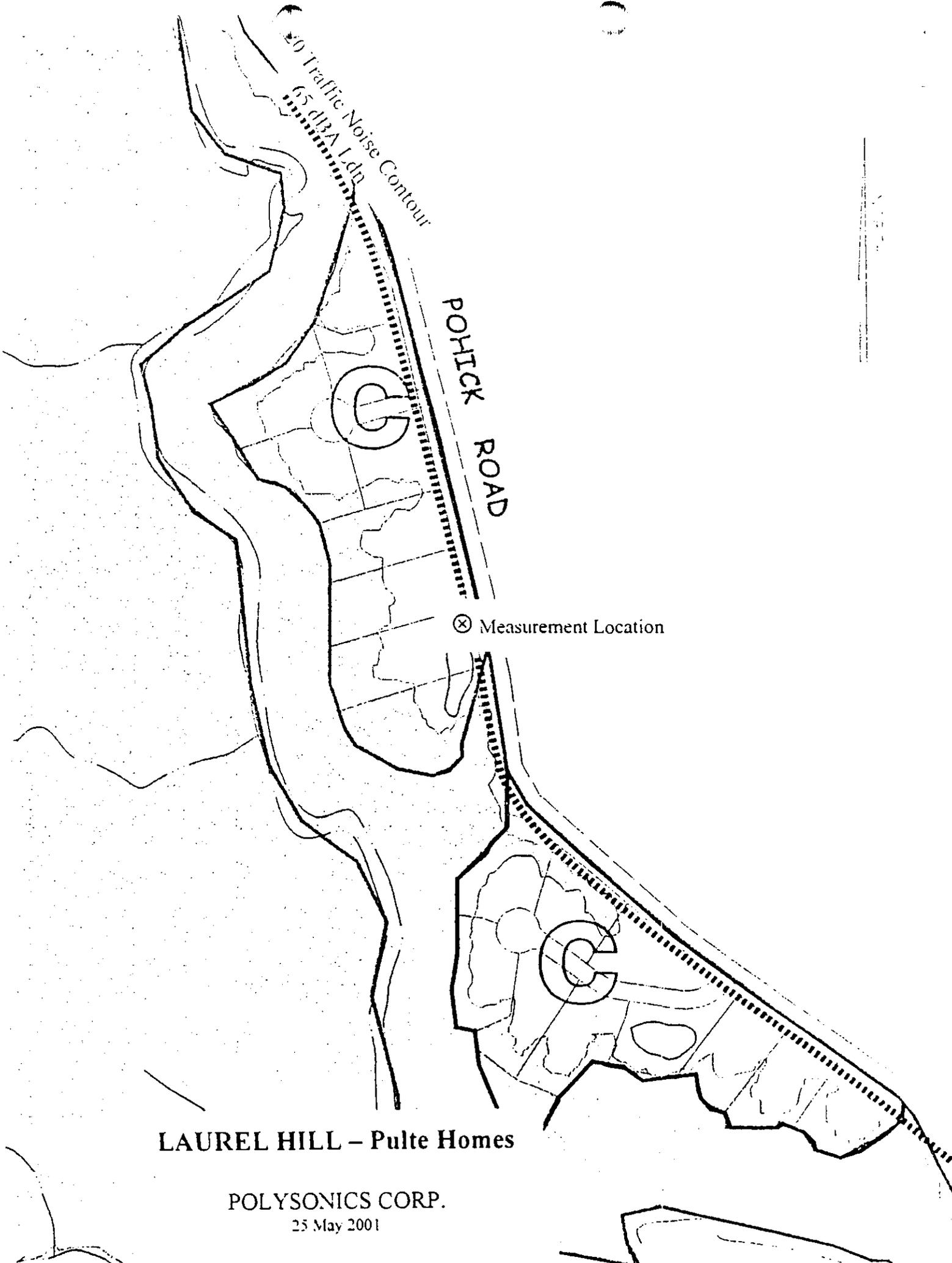
⊗ Measurement Location

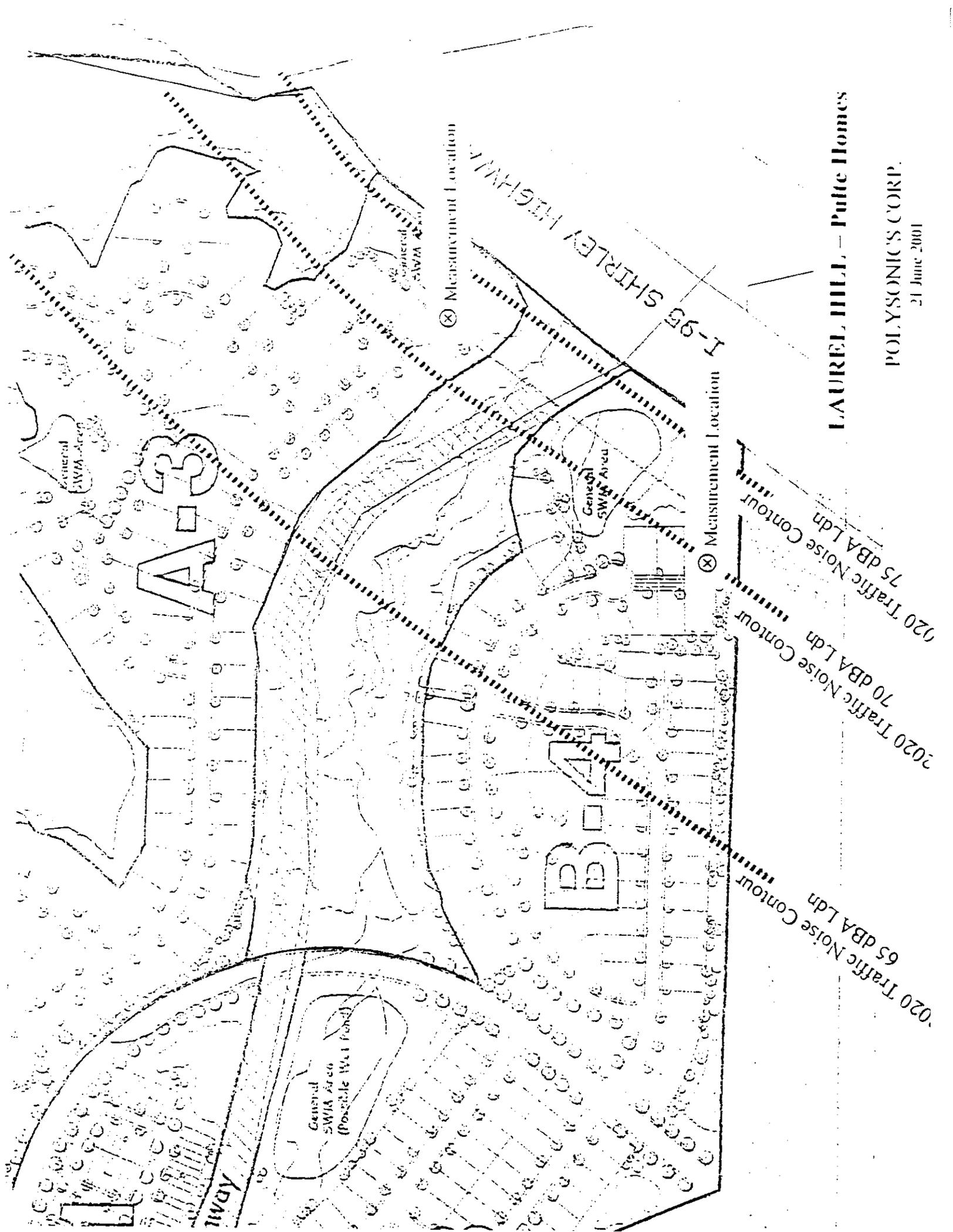
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LAUREL HILL - Pulte Homes

POLYSONICS CORP.
25 May 2001

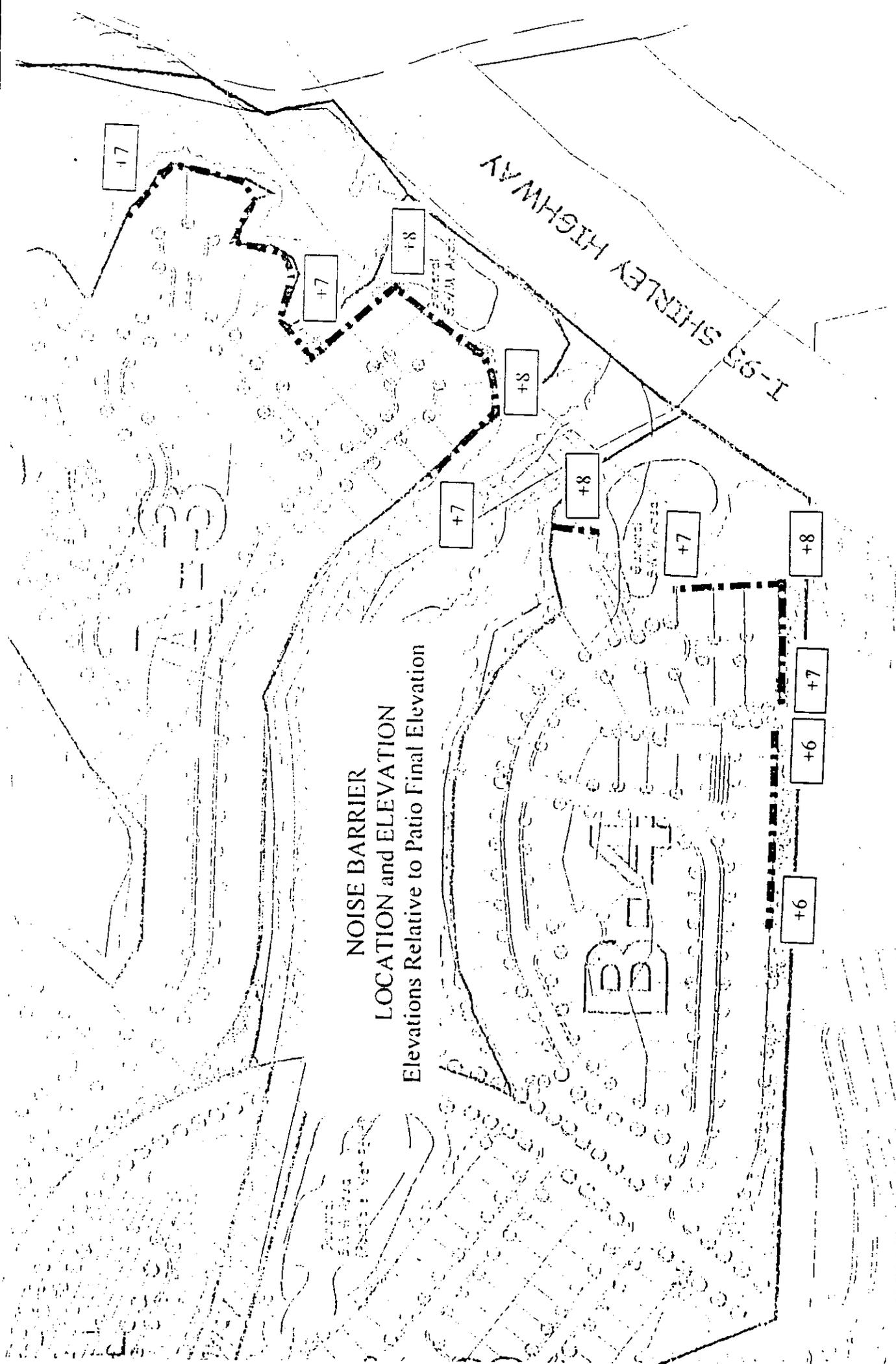




LAUREL HILL - Pulte Homes

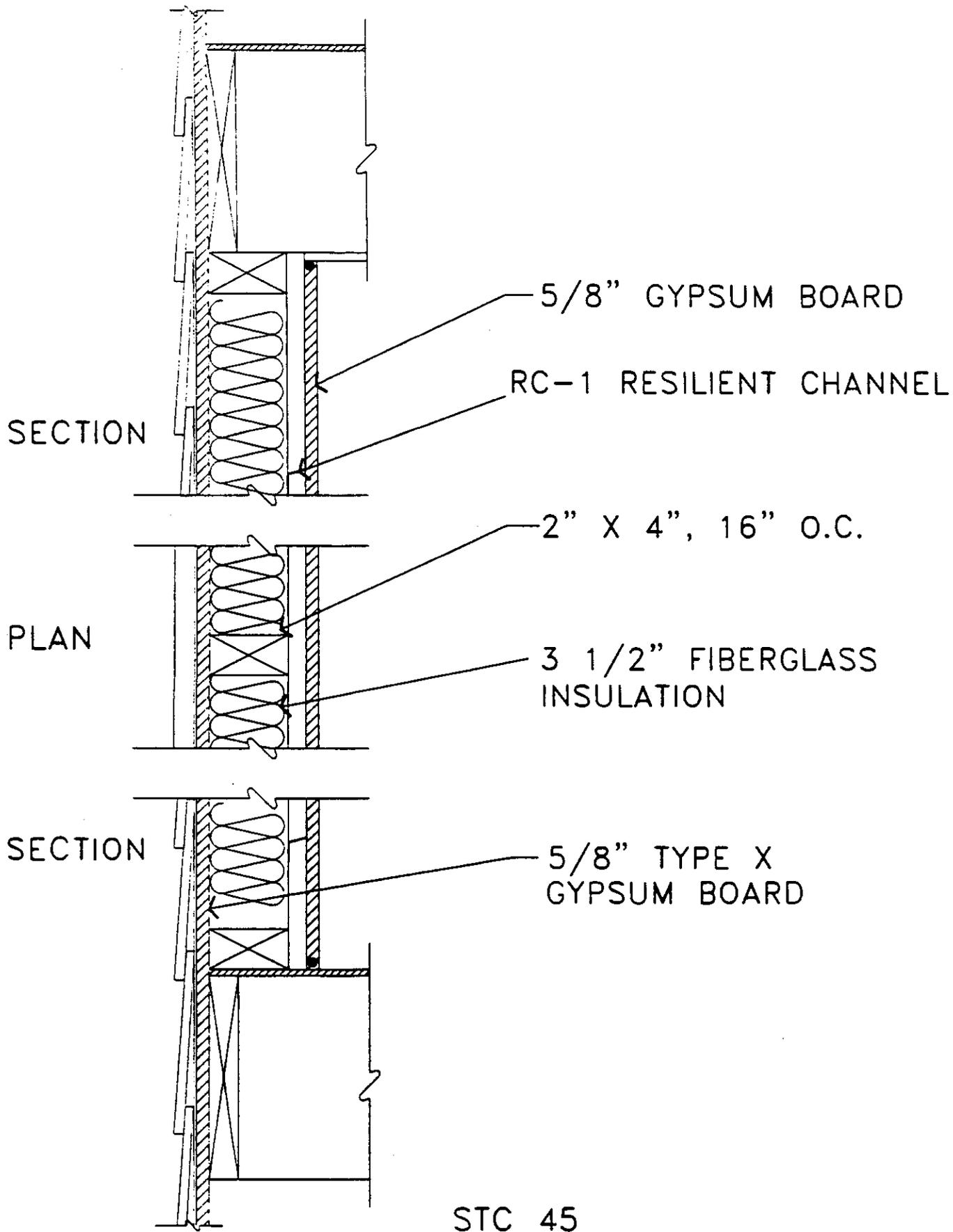
POLYSONIC'S CORP.

21 June 2001



NOISE BARRIER
LOCATION and ELEVATION
Elevations Relative to Patio Final Elevation

LAUREL HILL – Pulte Homes



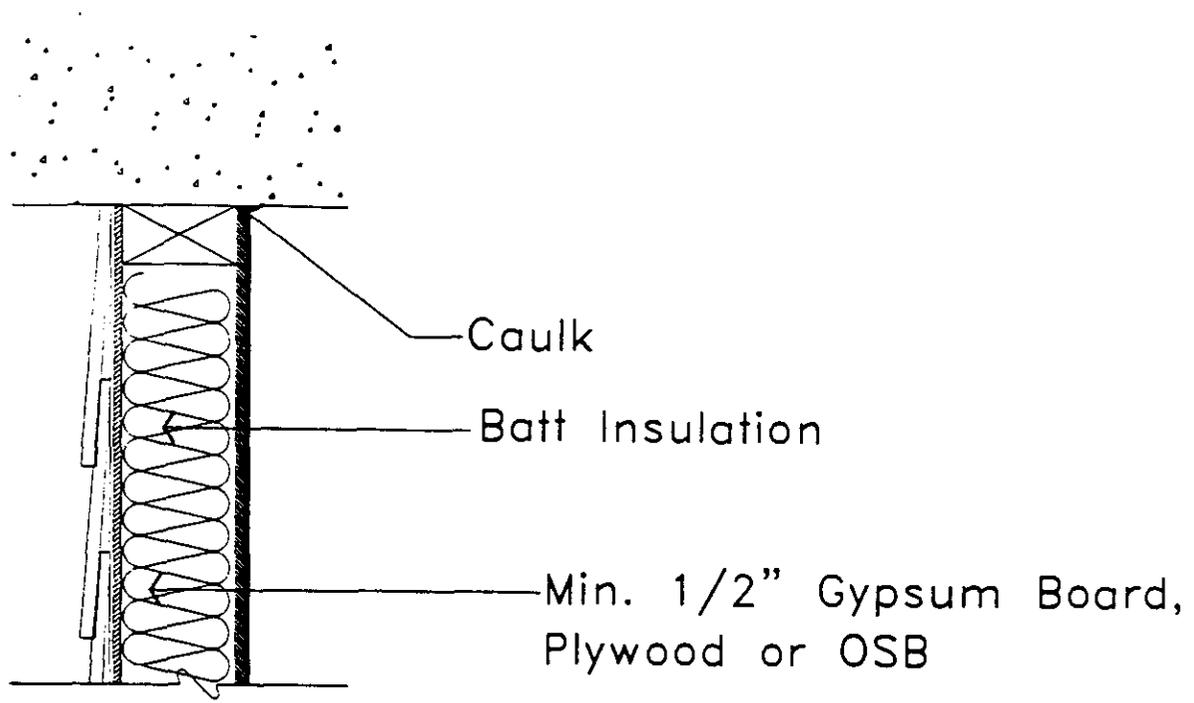
SCALE: NTS
 DRAWN BY: TMS
 DATE: 31 JULY 2001

PROJECT TITLE:
 LAUREL HILL
 Wall Detail

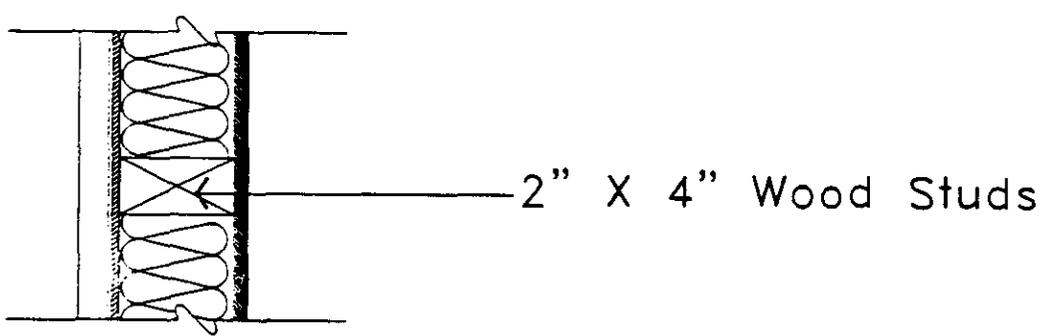
POLYSONICS
 10075 Tyler Place, Suite #16
 Ijamsville, MD 21754-8769
 (301) 874-2600

Sheet 501
 1

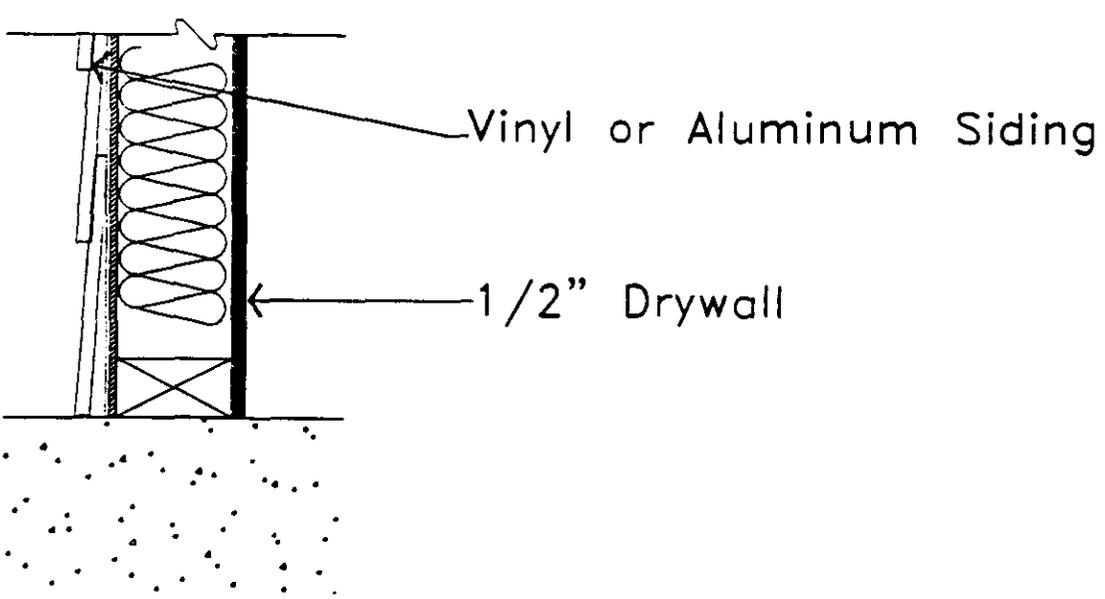
Section



Plan



Section



STC 39

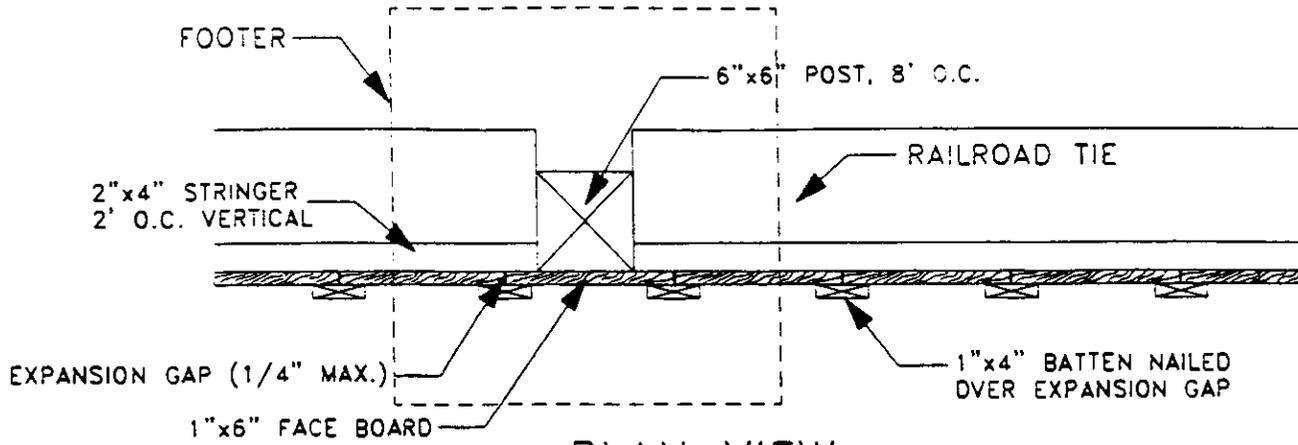
SCALE: NTS
 DRAWN BY: TMS
 DATE: 31 JULY 2001

PROJECT TITLE:
 LAUREL HILL
 Wall Detail

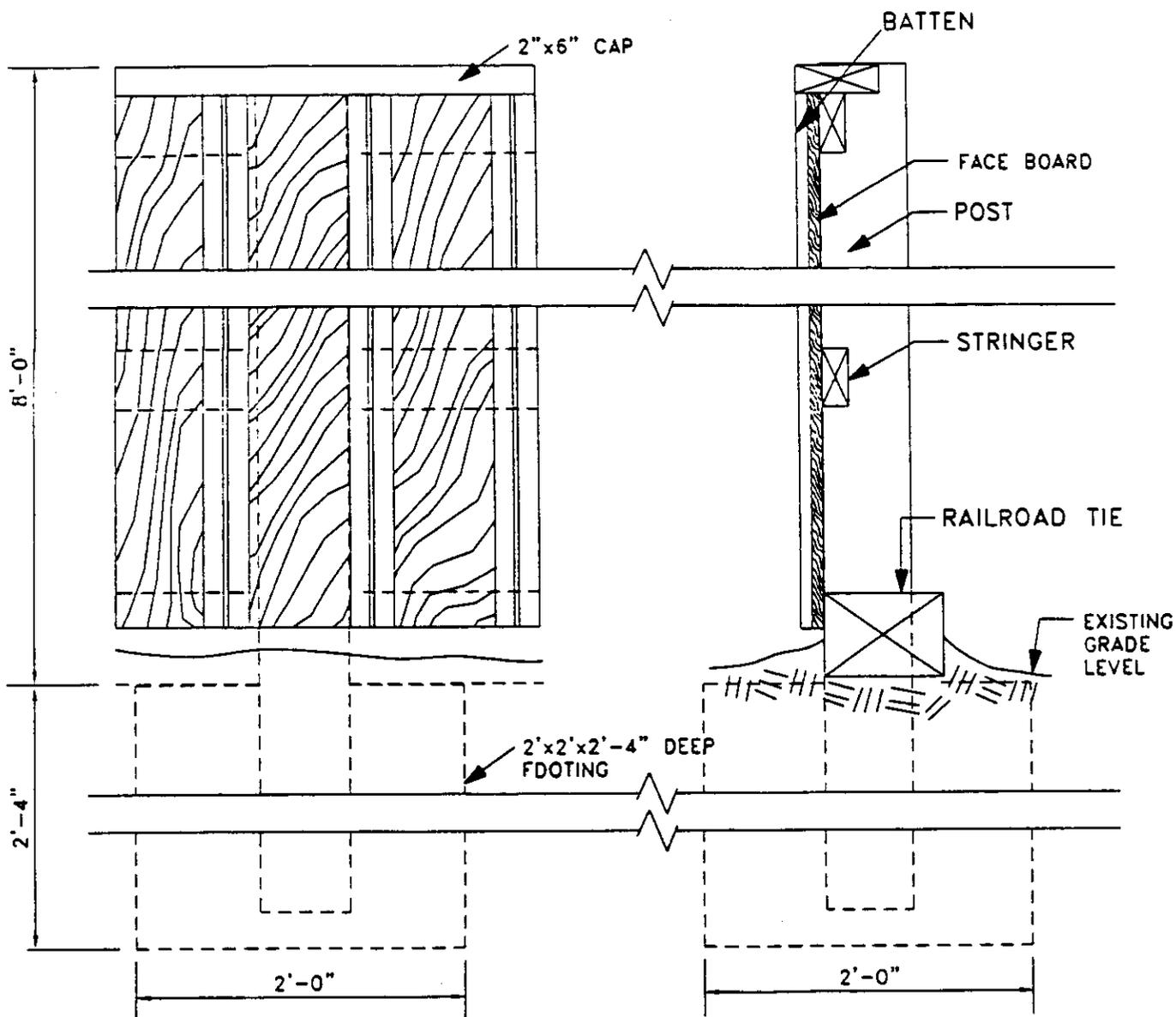
POLYSONICS
 10075 Tyler Place, Suite #16
 Ijamsville, MD 21754-6769
 (301) 874-2600

Wstc39:
 2

NOTE: ALL LUMBER PRESSURE TREATED



PLAN VIEW



ELEVATION

SECTION

SCALE: NTS
 DRAWN BY: TMS
 DATE: DD/MM/YY

PROJECT TITLE:
 LAUREL HILL
 6' - 8' High Noise Wall

POLYSONICS
 10075 Tyler Place #18
 Ijamsville, MD 21754
 (301) 874-2600

NOISEW_2

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis: RZ/FDP 2001-MV-025
U.S. Government/Pulte Homes

DATE: 29 August 2001

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and Conceptual/Final Development Plan (CDP/FDP) dated April 9, 2001 as revised through July 9, 2001. The extent to which the proposed use, intensity and development plan are consistent with the guidance of the Plan is noted.

The subject application is concurrent with RZ 2001-MV-026 to the north. Both rezoning applications are part of the implementation of the proposed swap of land involving Meadowood Farm on Mason Neck and residentially planned land on the site of the former Lorton Prison, the area now known as Laurel Hill. The Plan text accommodates this potential land swap by including land use and density recommendations for development both with and without the land trade. Since the subject rezoning is based on the implementation of the land trade as noted above, the analysis is predicated upon the Plan recommendations for development with the land trade.

DESCRIPTION OF THE APPLICATION

The applicant requests rezoning of approximately 260.96 acres of land fronting on Silverbrook Road in Laurel Hill from the R-C District to the PDH-4 District to permit the development of a total of 732 single family detached (SFD) and single family attached (SFA) dwelling units at an overall density of approximately 2.8 du/ac. The development is proposed in five land bays as outlined in the table below.

Land Bay B is proposed to be dedicated for an elementary school site. The applicant is requesting CDP approval only for the school site at this time. The subject property includes approximately 34 acres of land to be dedicated to the County for schools and parkland. The net area for residential development is approximately 229 acres.

	Gross Acres	No. of Units	Density	Open Space
Land Bay A	39.59 acres	109 SFD	2.75 du/ac	25%
Land Bay B	18.50 acres	school site	0	0
Land Bay C	60.48 acres	174 SFD	2.87 du/ac	18%
Land Bay D	55.90 acres	140 SFD	2.50 du/ac	18%
Land Bay E	57.73 acres	88 SFD 150 SFA	4.12 du/ac	28%
Land Bay F	28.76 acres	71 SFD	2.46 du/ac	22%
Totals	260.96 acres*	732 units	2.8 du/ac overall	22% open space

The proposed development also provides for an alternative development plan which would provide a total of 747 dwellings with a different arrangement of unit type and number of units for Land Bays E and F as outlined in the table below.

Alternative Plan

	Acres	No. of Units	Density	Open Space
Land Bay E	57.73 acres	165 SFD 77 SFA	4.19 du/ac	28%
Land Bay F	28.76 acres	82 SFD	2.85 du/ac	22%
Total: Land Bays A, B, C, D & E	260.96 acres	747 units	2.8 du/ac overall	24%

Both development scenarios would have access from public streets to be constructed off of Silverbrook Road. The internal road network forms an internal spine or loop road which is designed to connect through the site to a proffered road associated with recently approved zoning cases to the south, RZ 1999-MV-053, and RZ 2000-MV-019. Ultimately, the internal spine road will intersect with Silverbrook Road south of the subject property. Access to Land Bay B, the proposed school site, will be from the internal loop road. No access to the school site is proposed directly from Silverbrook Road.

Stormwater management is provided in several ponds throughout the site. Active recreation is provided in six tot lot play areas throughout the site as well as in a community recreation site, which includes a pool and community center. Multiple trails are provided to connect to open space adjacent to the development and a major greenway trail is proposed to run east to west through the site. A trail is proposed to be provided in order to connect to development in the concurrent rezoning application RZ 2001-MV-026 to the north.

LOCATION AND CHARACTER OF THE AREA

The site is generally located on the northeast side of Silverbrook Road, approximately 1,000 feet north of the intersection of Silverbrook Road and Plaskett Lane. The site is bounded by open space, steep slopes and EQC/RPA associated with South Run and Pohick Creek along its northern boundary and a portion of the eastern boundary. Shirley Memorial Highway (Rt. I-95)

is adjacent to a portion of the eastern lot line. Property to the south is planned for residential development at 8-12 du/ac and has recently been rezoned to PDH-8 to permit single family detached development pursuant to RZ 1999-MV-053. Parkland associated with the Newington Heights development and large lot single family detached residences abut the site to the northwest, across Monocan Road. This area is zoned R-1 and planned for residential development at 2-3 du/ac. Land to the west and southwest across Silverbrook Road is part of the former Lorton Prison site and is planned for public facilities.

COMPREHENSIVE PLAN CITATIONS

Plan Area: IV **Planning Sector:** Laurel Hill Community Planning Sector Land Unit 2
Lower Potomac Planning District (LP1)

Plan Text: On Pages 39-42 of 116 of the Area IV volume of the 2000 Comprehensive Plan, the Plan states:

"Land Unit 2 is comprised of approximately 370 acres, of which approximately 40 percent is considered to be located within environmentally sensitive areas and approximately 60 percent is developable (see Figure 15). The land unit is generally bounded by EQCs consisting of Silverbrook Run, Rocky Branch and South Run on the north; Shirley Memorial Highway (I-95) on the east; the Lorton-South Route 1 Community Planning Sector to the south; and Silverbrook Road on the west. Secondary tributaries to South Run generally flow west to east through the land unit and serve as the divide between Sub-unit 2A and 2B. The D.C. Department of Corrections Transportation Facility, opened in 1996, is located on Silverbrook Road in this Land Unit.

As in Land Unit 1, the stream valleys or EQC areas are major environmental features which should be preserved as part of the Countywide Natural Resource Park. In Land Unit 2, these areas are associated with Pohick Creek, Rocky Branch, South Run and Silverbrook Run. A portion of the remaining non-EQC acreage should be considered for residential development that may facilitate the land trade permitted by the Lorton Technical Corrections Act of 1998. The portion of the trail within the Laurel Hill Greenway, located within this land unit, should be constructed along with any development that is planned for this land unit. In addition, any development proposal should be in accordance with the following Land Unit guidance and densities should only exceed the mid-point of each sub-unit's density range if necessary to facilitate the land trade.

Sub-unit 2A: The land within Sub-unit 2A is primarily gently rolling terrain with steep slopes to the north, abutting the EQC. Except for the transportation facility which is planned for adaptive reuse, this Sub-unit is planned for single family detached housing at 2-4 dwelling units per acre with the following additional guidance:

- The residential use should be designed to be compatible with adjacent properties and uses.

- Adequate buffering and screening should be provided between any residential development and the current Transportation Facility.
- The current Transportation Facility should be adaptively reused, which will not include use by the County for maintenance of vehicles, similar to the existing use. This adaptive reuse may include a school, police station, library, community center and/or a fire station, and should be designed and operated in a manner that is compatible with the surrounding residential areas. Should the Board of Supervisors determine that it is not desirable or feasible to adaptively reuse the existing transportation facility, the land area should be considered for single family detached housing at 2-4 dwelling units per acre or as an alternative location for the proposed elementary school. If the transportation facility is to be developed with the elementary school, a substantial buffer area should be provided adjacent to Silverbrook Road and access should be provided from the abutting collector road.
- Some small lot single family or cluster housing may be considered within this Sub-unit to preserve additional open space, especially along the eastern portion of the sub-unit where the terrain is more hilly

Sub-unit 2B: The developable land within Sub-unit 2B is subdivided by EQC, creating two distinct areas. This EQC includes the northern terminus of the Laurel Hill Greenway and the primary sector trail. The area located to the northeast is planned for single family detached at 2-4 dwelling units per acre. The developable area on the south and west is planned for residential use at 4-6 dwelling units per acre with a potential elementary school abutting the southern boundary of the current transportation facility that is located in Sub-unit 2A. The south side of this Sub-unit abuts Sub-unit A2 of the Lorton-South Route 1 Community Planning Sector, which is planned for residential use at 8-12 dwelling units per acre. Development in Sub-unit 2B may occur with the following additional guidance:

- If the elementary school is located within this sub-unit, the school's minimum land area should be a 15 acre site with 6 acres for the building, parking and circulation and 9 acres for recreation facilities and open space. The elementary school, if developed in this area, should be sited away from Silverbrook Road and should have access from this sub-unit's collector road. If the school is located in Sub-unit 2A (on the current site of the transportation facility), this area should, as an alternative, be planned for residential use at 4-6 dwelling units per acre.
- The area planned for 4-6 dwelling units per acre should be designed as an effective transition between the areas to the north which are planned at 2-4 dwelling units per acre and the higher planned residential development to the south in the Lorton-South Route 1 Community Planning Sector which is planned for 8-12 dwelling units per acre.

- Residential development in this sub-unit should be a mix of small lot single family detached and townhouse uses, with townhouse development limited to a maximum of 20 percent of the units within this sub-unit.
- Clustering should be encouraged due to the extensive EQC and steep slopes associated with this Sub-unit.
- Public street access should be provided to the Lorton-South Route 1 Community Planning Sector, Sub-unit A2 which is located to the south.
- Due to the extensive EQC and the related steep slopes, the northeastern (20 acre) and southeastern (30 acre) portions of this Sub-unit (as shown on Figure 15 as potential park and open space), should only be considered for development if additional value is needed for the land trade as permitted by the Lorton Technical Corrections Act of 1998. Should the land trade not occur, these areas should be used for park and open space uses."

In addition to the Plan text cited above, guidance for the development of Land Unit 2 is provided in Figures 15 and 22, which are found on Pages 40 and 55 of 116, respectively, of the Area IV Volume of the 2000 Comprehensive Plan, Lower Potomac Planning District. Figure 15 maps the subdivision of Land Unit 2 into Sub-units 2A and 2B and depicts the general locations of the areas planned for 2-4 and 4-6 du/ac, the surrounding EQC areas, the location of the Transportation Facility and the potential location for an elementary school. Figure 22 is a table which provides an estimate of the maximum unit yield that may be anticipated in each density range category. As previously noted, the Plan text provisions that relate to development with the land trade are applied to the rezoning application.

LAND USE ANALYSIS

The application property is within Land Unit 2, Sub-units 2A and 2B. The Plan limits the developable land to the area shown on the Figure 15 Plan map. The Plan specifically excludes Environmental Quality Corridor lands from any unit yield calculation. Density is to be based only on land planned for residential use.

As indicated by the table in Figure 22 and the map in Figure 15, the development proposal should conform to the location and density range recommendations for Sub-units 2A and 2B and be within the unit yield estimations noted in the table. The proposed development conforms to this guidance by including land specifically planned for residential development in the application and excludes major EQC areas, with some adjustments for portions of the EQC that have been previously disturbed due to prison operations and remediation of disturbed EQC areas. The Plan also recommends that development of the application property provide for parkland, a major greenway trail, and an elementary school site. The existing prison transportation center is identified as a site for adaptive reuse.

FIGURE 22: ESTIMATED RANGE OF RESIDENTIAL UNIT YIELD FOR EACH RESIDENTIAL CATEGORY BY LAND UNIT

Residential Categories	Unit Yield Ranges	TOTAL WITHOUT TRADE	TOTAL WITH TRADE
1-2 DU/AC (Developed only as part of trade. Without trade, area is planned for open space.)	low	-	20
	mid-point	-	30
	high	-	40
2-4 DU/AC (Without the trade, the planned density is 2-3 du/ac, with the trade, the planned density is 2-4 du/ac.)	low	220	260
	mid-point	275	390
	high	330	520
4-6 DU/AC (Without the trade, the planned density is 4-5 du/ac; with the trade, the planned density is 4-6 du/ac.)	low	100	220
	mid-point	112	275
	high	125	330
Housing for the Elderly (Part of the redevelopment area associated with Central Facility and is not part of the land trade.)	low	150	150
	mid-point	300	300
	high	450	450
RESIDENTIAL UNIT TOTAL	low	470	650
	mid-point	687	995
	high	905	1340

Notes:

- The area planned for residential development to facilitate the land trade ranges between 135 to 205 acres. Without the land trade the maximum area planned for residential development is approximately 135 acres. This acreage excludes the redevelopment area associated with Central Facility on which the housing for the elderly is planned.
- In both cases, Affordable Dwelling Units (ADU's) and bonus units are not included in the totals and shall be in addition to the totals shown above and shall be provided in accordance with the Fairfax County's Zoning Ordinance.

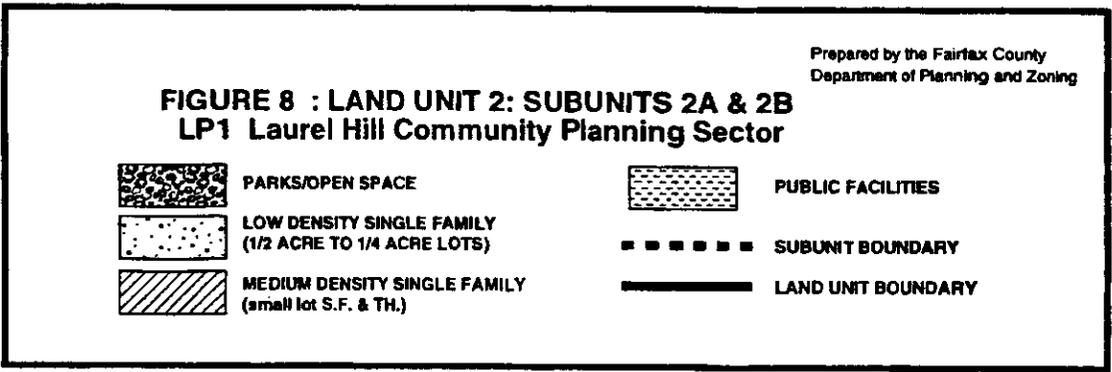
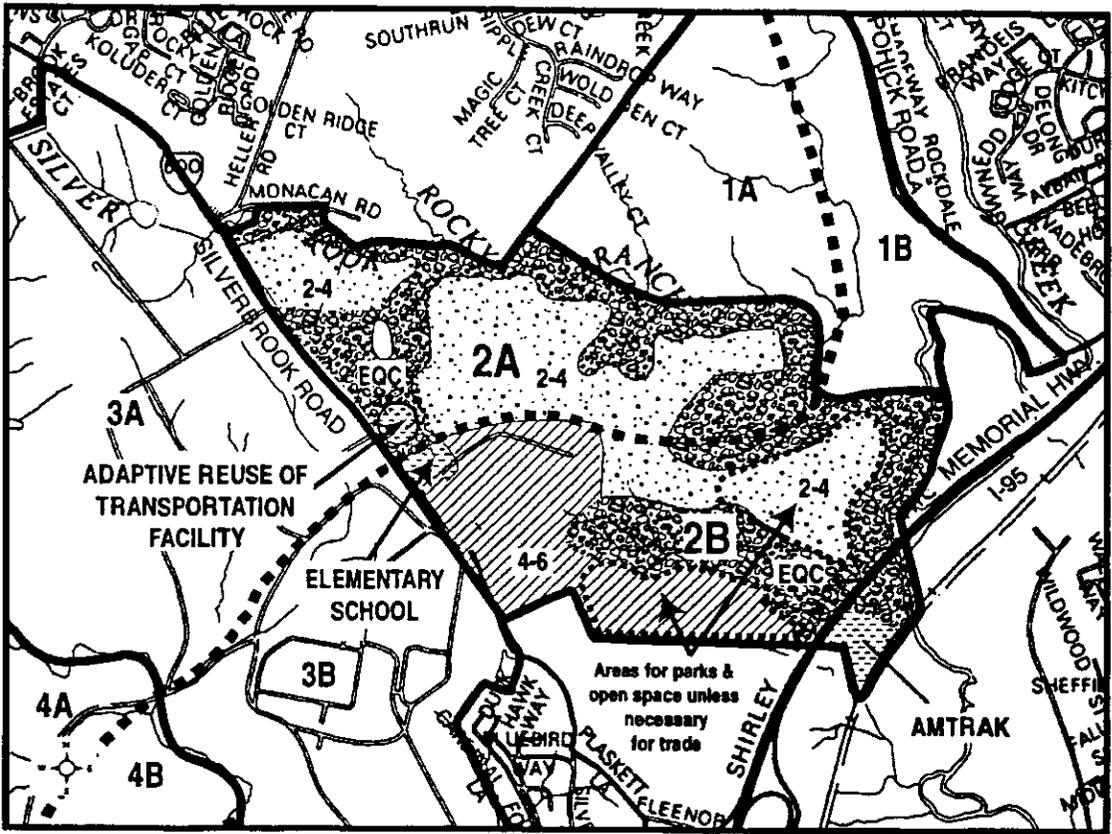


FIGURE 15

The application raises concerns relating to how the development proposal has complied with Plan guidance for density. There are two density ranges specified for the majority of the developable land within the sub-units; 2-4 du/ac in Sub-unit 2A, and 2-4 du/ac and 4-6 du/ac in Sub-unit 2B. Other portions of developable land are planned for public facilities and parks. The proposed CDP/FDP is organized by land bays that correspond to the density ranges shown on the Plan map and not to the sub-unit boundary line shown on the Plan map. The tables in the Plan are also organized by density ranges. Therefore, the following density analysis also relates to the planned density ranges as shown on the Plan tables and map.

Issue: Density

Land Bays A, C, and E correspond to the areas planned for 2-4 du/ac on the Plan map (Figure 15). Land Bays E and F correspond to the areas planned for 4-6 du/ac as shown on the Plan Map. Land Bay B is proposed to be dedicated for the planned elementary school, to be located on the site of the prison's existing transportation facility, which also conforms to the planned adaptive re-use option.

The table in Figure 22 indicates that, at the high end, a maximum estimated unit yield of 520 units in the range of 2-4 du/ac is anticipated. The table also indicates that a maximum estimated unit yield of 330 units in the range of 4-6 du/ac is anticipated. However, the table does not account for the housing option on the potential elementary school site in Sub-unit 2B. Per the Plan option, the potential school site shown in Sub-unit 2B is planned for 4-6 du/ac, in the event the school is provided elsewhere. Since, under this zoning application, the school is proposed to be provided on the existing prison transportation facility in Sub-unit 2A, the inclusion of density on the acreage for school site in Sub-unit 2B necessitates an adjustment to the unit yield. This adjustment adds 60 units to the low end and 90 units at the high end of the Plan density range. Therefore, a maximum estimated unit yield of 420 units in the range of 4-6 du/ac would be anticipated as the high-end development. A total estimated maximum of 940 units is planned for all of Land Unit 2.

At the high end, a maximum estimated yield of 520 units is planned in the 2-4 du/ac density range and a maximum estimated yield of 420 units is planned in the 4-6 du/ac density range, based on the adjustment for density for the school site. The development proposes 424 single family detached units in that portion of the site that is planned for 2-4 du/ac. These units are located in Land Bays A, C, and D as shown on the CDP/FDP. Under the proposed alternative development scenario this number does not change. The number of dwelling units proposed for the area planned 2-4 du/ac is well below the 520 maximum number of units estimated on the table contained in Figure 22 and just above the midpoint.

The development proposes 309 units in that portion of the site planned for 4-6 du/ac, or, in the alternative scenario, 324 units. These units are located in Land Bays E and F on the development plan. The total number of units proposed is also below the 420 maximum number of estimated units for the portion of the site that is planned for 4-6 du/ac. The total number of units proposed in both density range categories is 732 units or, in the alternative scenario, 747 units. Both proposals are below the estimated maximum unit yield of 940 total dwelling units in Land Unit 2.

Issue: Maximum number of Townhouse Units

The Plan further stipulates that the number of townhouse units provided in Sub-unit 2B should be limited to 20% of the total number of units provided in Sub-unit 2B (exclusive of affordable dwelling units) which includes all of Land Bays E and F and a majority of the units in Land Bay

D. As shown on the table below, the development plan proposes 409 units in Sub-unit 2B, or, in the alternative scenario, 424 units. The development plan indicates that 150 of 409 proposed units are townhouse units, or approximately 36%, which exceeds the amount recommended by the Plan. Under the alternative scenario, the development plan indicates that 77 of 424 proposed units are townhouse units, or approximately 18%, which is in conformance with the Plan recommendations.

	No. of Townhouses	Total No. of Units *	Percent of Units in 2B
Proposed CDP/FDP	150	409	36%
Alternative CDP/FDP	77	424	18%

* The Plan specifically indicates that the total number of townhome units should not exceed 20% of the number units provided in Sub-unit 2B, not 20% of the units planned for 4-6 du/ac. Therefore, the total number of units listed above includes 100 units contained in that portion of Land Unit D within Sub-unit 2B as shown on Figure 15.

Based on the specific Plan recommendation that total number of townhouse units should not exceed 20% of the total number of units provided in Sub-unit B, staff concludes that only the applicant's alternative development scenario, as presented on Sheets 9, 10 and 11 of the development plan, conforms to the Plan. However, should the Plan text be further modified to allow additional townhome units, all development elements of both development proposals would be in conformance with the Plan.

CONCLUSION

The location, type, layout, and number of units comply with the location and density of units shown on the plan map on Figure 15 and are within the estimated maximum unit yields provided on the table on Figure 22. The overall design clusters units to preserve open space and avoid steep slopes and major EQC areas. Those lots which are designed as pipestem lots generally back up to open space and/or are larger than adjacent lots. Dedication is provided for an elementary school and appropriate public street access and connections to adjacent developments are provided, as recommended by the Plan. The development provides for the recommended mix of larger lot and small lot single family homes and townhouses, with appropriate sidewalks, trail connections and active and passive recreation to serve the community. With the single exception of the proportion of non-ADU townhouse units proposed in the preferred option, both of the applicant's development proposals conform to the general land use and intensity recommendations of the Plan.

BGD:DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2001-MV-025)

SUBJECT: Transportation Impact

REFERENCE: RZ/CDP 2001-MV-025 and
FDP 2001-MV-025; United States Government and Pulte Home Corp.
Traffic Zone: 1635
Land Identification Map: 106-4 ((1)) part of 54
Companion Applications RZ 2001-MV-026

DATE: August 29, 2001

The following comments reflect the analyses of the Department of Transportation. These comments are based on the conceptual and final development plans revised to August 9, 2001 and draft proffers dated August 10, 2001.

Development Overview. RZ 2001-MV-025 is one of two concurrent but separate rezoning applications in the Laurel Hills area of the county on property once utilized by the District of Columbia Department of Corrections, (DCDC). The applicant is seeking to rezone approximately 260 acres, but is excluding a final development plan for that portion of the property designated for future development as a elementary school. Therefore the final development plan includes approximately 242.46 acres of the 260 acre site.

Transportation Issues. In the initial review of the applications, this department identified various transportation issues such as the construction of off-site improvements in order to complete the realignment of the reverse curve on Silverbrook Road south of the site, and reduction in the width of the loop road from a 52-foot roadway to a 38-foot roadway, with related reduction in right-of-way width. The applicant has adequately addressed most of these issues. However, the following issues remain outstanding.

1. Provision of right turn lanes into the site from Silverbrook Road. Silverbrook Road is an arterial roadway which will become an important link in the county system as vacant lands in the Lorton and Laurel Hill areas develop. The draft proffers commit to the

provision of turn lanes at locations as warranted by VDOT at time of site plan review. However, the development plan does not delineate either left or right turn lanes.

Construction of right turn lanes could impact the spacing between proposed residences and the adjoining roadway. The applicant should commit to provide right turn deceleration lanes at each site entrance, and modify the development plan to delineate these turn lanes. For clarification, it would be desirable for left turn lanes to also be delineated on the development plan.

2. Delineation of existing frontage improvements along Silverbrook Road. A portion of Silverbrook Road was improved with recent construction on the DCDC property. It appears that the curb and gutter was located at 35-feet from centerline (for a future four lane divided section). These improvements were constructed along both sides of the roadway generally in the vicinity of and south of the applicant's proposed Loop Road/Silverbrook Road intersection. The development plan should be revised to delineate these existing curb lines.
3. Provision of frontage improvements along Silverbrook Road. This department requested that the applicant provide a four lane divided section along Silverbrook Road between the proposed Loop Road/Silverbrook Road intersection and improvements proffered with recent rezoning applications south of the site. Such a proffer would complete commitments for the construction of a four lane divided roadway between Lorton Road and the applicant's proposed Loop Road intersection, and would eliminate the widening then narrowing then widening of Silverbrook Road in this area.

The development plan delineates the improvement of Silverbrook Road along the entire site frontage to a four lane divided roadway, but the draft proffers commit to half of a four lane section. The plan and proffers should be revised as needed to be consistent, and as stated above, it would be desirable that the applicant commit to the full four lane section south of the Loop Road/Silverbrook Road intersection, and to a half section north of the intersection.

4. Modification of the traffic signal commitment. The time frame for the commitment to installation of traffic signals where warranted at the various site entrances should be revised so as to extend to six months after issuance of the last residential use permit, and the commitment revised to factor in traffic volumes which will be associated with the proposed elementary school.

Trip Generation. Two different development scenarios are identified in the Comprehensive Plan based on whether a land swap is achieved for the Meadowood Farm property on Mason Neck. In addition, the Plan divides the application land area into two sub units. These units are identified as Land Units 2A and 2B, with development densities of two - four units per acre on 2A and four - six units on 2B. The plan further stipulates that a maximum of 20 percent of the units in

Land Unit 2B may be single family attached units. The analysis in Table 1 is predicated upon the number of dwelling units recognized in the Comprehensive Plan "with the trade" going forward and with 20 percent of the units in 2B developed as single family attached residences.

Note that the applicant has proposed two development scenarios. Only the second option, identified as the "Alternative Plan", meets the 20 percent limitation in Land Unit 2B as stipulated in the Comprehensive Plan. Therefore, although trip generation analysis is provided for both options, it appears that only the "Alternative Plan" is consistent with the current Plan language.

Table 1

<u>Use</u>	<u>Trips Per Day/Peak Hour</u>
<i>Existing Zoning:</i>	
Residential Conservation (242.46 acres, 48 residences)	480 vpd/48 vph ¹
<i>Existing Use: Vacant</i>	
	0 vpd/0 vph
<i>Comprehensive Plan:</i>	
Base: 520 single family detached residences	5,200 vpd/520 vph ¹
130 single family attached residences	<u>1,090 vpd/ 85 vph²</u>
Total:	6,290 vpd/605 vph
Mid Range: 796 single family detached residences	7,960 vpd/795 vph ¹
199 single family attached residences	<u>1,670 vpd/130 vph²</u>
Total:	9,630 vpd/925 vph
High: 1,072 single family detached residences	10,720 vpd/1,070 vph ¹
268 single family attached residences	<u>2,250 vpd/ 175 vph²</u>
Total:	12,970 vpd/1,245 vph
<i>Proposed Use:</i>	
Alternative Plan	
659 single family detached residences	6,590 vpd/660 vph ¹
77 single family attached residences	<u>645 vpd/ 50 vph²</u>
Total:	7,235 vpd/710 vph
Applicant's Preferred Plan	
582 single family detached residences	5,820 vpd/580 vph ¹
150 single family attached residences	<u>1,260 vpd/100 vph²</u>
Total:	7,080 vpd/680 vph

1 These trip rates were developed based on data from Trip Generation, Fifth Edition, Institute of Transportation Engineers, 1991, and utilize the average rates for single family detached residences (ITE LUC 210).
 2 These trip generation estimates are based on data developed by the Office of Transportation for town house development within Fairfax County, 1996, and are based on the rates per residence.

Waiver of Maximum Length of Private Streets. Both development alternatives provide for private streets to serve the single family attached residents. Public streets will serve the single family detached residences. The applicant has included a commitment to notify potential home buyers throughout the community that maintenance of the private streets is the responsibility of the home owners, and not the County or VDOT. As such this department would not object to approval of the requested waiver of the maximum length for private streets.

AKR/CAA

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services
Katharine D. Ichter, Chief, Highway Operations Division, Department of Transportation



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

HARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

June 19, 2001

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22033

Re: Laurel Hill South, RZ/FDP 2001-MV-025
Tax Map No.: 106-4 ((01)), 54 pt.

Dear Ms. Byron:

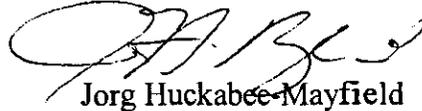
This office has reviewed the referenced rezoning application and final development plan and supports its approval with the following provisions:

1. The applicant should provide a signal warrant study at each intersection with Silverbrook Road and perform a coordination study. A noise study should also be performed proximal to Shirley Highway. All entrance volumes should be labeled.
2. Entrances should be aligned with entrances opposite on Silverbrook Road, and these should be identified. The offset entrance shown should be relocated.
3. The applicant should ensure that all internal streets meet standards for centerline radius.
4. The project should be coordinated with VDOT's I-95/495 Springfield Interchange Project.
5. Frontage improvements should be continued across the entire Silverbrook Road frontage, and should be consistent with the recommendations made in the Fairfax County Comprehensive Plan. Spacing requirements do not appear to be met for the northernmost site entrance. Turn lanes should be provided where volumes justify them.
6. The applicant should address how the proposed park is intended to be accessed.

7. The cover sheet does not appear to match the remainder of the plan.

If I may provide any additional information, please do not hesitate to contact me at (703) 383-2424.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jorg Huckabee-Mayfield', written in a cursive style.

Jorg Huckabee-Mayfield
Transportation Engineer Senior

c: Ms. Angela Rodeheaver
Ms. Susan Shaw

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT: RZ-2001-MV-025,
Laurel Hill South

DATE: 29 August 2001

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated August 9, 2001 and in the proffers dated August 10, 2001. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

1. **Transportation Generated Noise** (Objective 4, pp. 95-96, The Policy Plan)

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

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

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To

achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . . .”

2. Problem Soil Areas/Steep Slopes

A. (Objective 6, pp. 96-97, The Policy Plan)

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

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

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

B. (Land Unit Recommendations, pp. 41-42, Area IV Plan)

Land Unit 2B: “Clustering should be encouraged due to the extensive EQC and steep slopes associated with this Sub-unit...”

Due to the extensive EQC and the related steep slopes, the northeastern (20 acre) and southeastern (30 acre) portions of this Sub-unit (as shown on Figure 15 as potential park and open space), should only be considered for development if additional value is needed for the land trade as permitted by the Lorton Technical Corrections Act of 1998. Should the land trade not occur, these areas should be used for park and open space uses.”

3. Water Quality (Objective 2, pp. 91-92, The Policy Plan)

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

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

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.

4. **Tree Preservation** (Objective 10, p. 101, The Policy Plan)

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

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

5. **Trails**

A. (Objective 4, p. 59, The Policy Plan)

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

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

B. (Open Space/Pedestrian System Recommendations, pp. 32 -34, Area IV Plan)

“... trails should provide linkages with the new residential neighborhoods north of Silverbrook Road, the adaptive reuse areas, the EQC areas and the Northern Virginia Regional Park system.

ENVIRONMENTAL ANALYSIS:

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

1. **Transportation Generated Noise**

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

I-95

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

Silverbrook Road

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

Based on the proposed Development Plan, it appears that several units in Land Bays A, B, D, E, and F will be located within projected noise impact areas.

The applicant has submitted a July 31, 2001 noise study prepared by Polysonics Corporation entitled "Laurel Hill". The noise study represents a preliminary analysis that should be revised prior to being used to establish final mitigation measures.

There are three residential noise standards in the Plan. The first is that no livable portion of a building should be exposed to noise levels above DNL 75 dBA. The project currently meets this standard.

The second standard is that some usable outdoor recreation area for each home should be protected from noise levels in excess of DNL 65 dBA. Absent any noise mitigation, noise levels above DNL 65 dBA will impact much of the site. Due to the steep topography significant re-grading of the site is likely to occur. The grading will determine to what extent many of the final lots are exposed to noise above DNL 65 dBA.

The third standard is that interior noise levels of homes should not be in excess of DNL 45 dBA. This issue is typically addressed by a commitment to special building standards for homes in areas exposed to noise levels above DNL 65 dBA.

Suggested Solution: Prior to establishing final mitigation measures, the noise study should be revised as follows:

1. The study should be revised to evaluate noise levels based on final grades.
2. The study should evaluate upper-story noise levels for residences in the I-95 noise impact area.
3. Interior noise mitigation should be based on final grades and the projected noise levels for the year 2020.

The applicant should commit to the above noise study revisions in the appropriate proffers and/or conditions of approval.

The DNL 65 dBA noise level is projected to be 1,100 feet from the centerline of I-95. The Development Plan shows proposed wood privacy fences for noise mitigation on several lots in Land Bays D and F that are closest to I-95. Based on the information in the preliminary noise analysis, the fences do not appear to be located to mitigate outdoor noise in rear yards for all the impacted lots. The Development Plan should be revised to show additional noise walls or fences to protect all units not currently shielded. Proffers or conditions should also clearly commit to providing indoor and outdoor noise attenuation in accordance with County policy.

The height of the fences is identified as six feet in Land Bay D and eight feet in Land Bay F. Until a revised noise analysis demonstrates that a shorter fence is sufficient, staff recommends that the height of all the noise fences be identified as eight feet.

As requested, the proffers now commit to the use of appropriate building construction methods for interior noise mitigation.

2. Steep Slopes/Unstable Soils

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

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

3. Water Quality

Issue A: A wetland study entitled "Laurel Hills" (dated May 23, 2001) and prepared by Wetland Studies and Solutions shows that there are several areas of wetlands onsite. Wetlands provide many important functions including naturally filtering runoff (thus, improving water quality), reducing peak flood flows, and providing important wildlife habitat and open space. Significant wetland areas should be preserved wherever possible. As requested by staff, the Development Plan has been revised to set aside significant wetlands in open space parcels.

Suggested Solution: By preserving the significant wetland areas in open space, the issue has largely been addressed. The remaining concern is for potential hydrological impacts of the proposed development on the wetlands to be preserved. The proposed development could cause a significant increase in the volume of runoff moving through the wetland resulting in destruction of the wetland habitat.

In order to ensure preservation, the applicant needs to control the amount of runoff moving through the wetland. The applicant should determine the amount of runoff moving through the wetland under current (pre-development) conditions and design appropriate diversions as necessary to direct additional volumes of runoff caused by development around the wetland area. Pre-development runoff volumes should continue to be directed through the wetland in order to maintain the essential hydrologic regime.

Issue B: Several SWM ponds are proposed to outfall into steeply graded drainageways in parkland EQCs. If not carefully designed, the outfalls could negatively impact the parkland EQCs causing severe erosion.

Suggested Solution: The applicant should commit to an environmentally sensitive design for the pond outfalls. Sanitary sewers and stormwater pipes that intrude into or will impact EQC areas should be designed in a manner to protect the drainageways and associated environs. Prior to approval of this rezoning request, the applicant should work with DPWES to develop the appropriate commitments. Due to the pristine nature of the EQC, large areas of riprap or concrete channels may not be an appropriate design to address the outfall issue in the EQC.

4. Tree Preservation

Issue: The Policy Plan calls for protecting and restoring some tree cover during development. The site is currently forested. The Development Plan shows areas of proposed open space but does not clearly designate those areas as

tree preservation. The Development Plan needs to be revised to clearly label the open space areas as tree preservation.

Suggested Solution: Tree preservation areas need to be labeled on the Development Plan. The proposed road between Land Bays E and D/F should be designed to minimally impact the tree save areas. The applicant should commit to contain all road construction impacts in this area to ten feet from the edge of the right of way. Retaining walls and tree wells should be provided as necessary.

The applicant should also commit to other tree save and planting recommendations as recommended by the Urban Forester. During site development, the applicant should continue to work with the Urban Forester to ensure survivability in the tree save areas.

5. Trails

Issue: The Countywide Trails Plan shows a proposed trail along the north side of Pohick Road (offsite). The Laurel Hill Community Sector also indicates that trails are to be provided to connect new residential areas (such as this one) to the network of trails planned for adjacent parkland. The Development Plan shows a conceptual location for several trails to connect to the eventual parkland trail system.

Suggested Solution: Additional trail connections are recommended as follows:

1. Between the private drive that serves four lots in northeastern section of Land Bay A and the future stream valley trail.
2. Between the loop in the public road serving the southern section of Land Bay E and the trail along Silverbrook Road.
3. Between the townhouse section of Land Bay E and the trail along Silverbrook Road.
4. Between the cul-de-sac at the eastern end of Land Bay F and the proposed FCPA Greenway Connection trail.

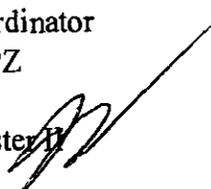
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FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Peter Braham, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: July 12, 2001

FROM: Jessica G. Strother, Urban Forester
Urban Forestry Division, OSDS 

SUBJECT: Laurel Hill South, RZ 2001-MV-025

RE: Your request received on June 4, 20001

This review is based on the Conceptual/Final Development Plan (FDP) received by the Department of Planning and Zoning (DPZ) on April 24, 2001. Site visits were conducted on July 9, and 10, 2001. Proffers were not included.

Site Description: The Laurel Hill South property is a partially forested tract that is 260.96 acres in size and contains a variety of forest cover types and open grassland. Approximately half of the site is forested. An old railroad bed intersects a portion of the middle of the property, and a two acre wet pond exists in the western portion of the property. Much of the eastern perimeter and some areas of the central and southern portions of the property contain or abut steep ravines and slopes. Some portions of these areas abut and or contain a Resource Protection Area (RPA) and an existing Environmental Quality Corridor (EQC). Many of these areas contain intermittent/perennial streams, springs, and wetlands that flow into the Rocky Branch and South Run streams. The sloped portions of the site generally contain sub-climax to long-term sub-climax upland hardwoods and understory that consist of various oak species, yellow poplar, red maple, hickory, low-bush blueberry and deerberry. A sizeable number of trees in some areas are between 28 and 38 inches in diameter, and some of these trees are protected and located within the existing EQC.

The stream valleys and wet areas on the slopes and on more level terrain contain forest species that consist of red maple, black gum, hornbeam, and yellow poplar. Understory and ground level vegetation in these areas consists of mountain laurel, various species of ferns, jack-in-the-pulpit, sweet bay magnolia, and skunk cabbage. Areas that have been disturbed or cleared more recently such as areas along the railroad bed contain early successional vegetation and some invasives such as black cherry, black locust, Virginia pine, callery pear, and paulownia. Several areas adjacent to the railroad bed and or within an adjacent stream have been significantly impacted by recent remediation work. In general, there are a number of unique plant communities found throughout the property, based on the hydrology and the soils. One plant community located in Land Unit 2, sub-unit 2b consists of scarlet oak, hickory, scrub oak, some young Virginia pine, and an uncommon species of goldenrod.

1. **Comment:** The Existing Vegetation Map (EVM) contains some missing information. The existing tree line has not been shown. Additionally, the successional stages are incorrect. For the portion of the site that contains Virginia pine the successional stage should be early-successional. Additionally, section 'F' in the far eastern area of the EVM is not completely open field, but contains some upland forest.

Recommendation: The EVM should be revised to address the missing and inaccurate information. *The existing tree line should be shown on both the EVM and all sheets of the CDP/FDP.*

2. **Comment:** The delineation for the EQC and RPA throughout the site appears to be inconsistent, and unclear. In some areas neither is labeled or delineated and in other areas this is accomplished. The RPA was not delineated adjacent to Landbay D, or positioned correctly to the south of the wet pond next to Landbay C.

Recommendation: The following revisions are needed to the CDP/FDP for clarity and effective protection:

- Revise the delineation symbol in the legend for the existing EQC so that it is easily distinguishable from the lot and boundary lines.
- Delineate the existing EQC and RPA where it applies throughout the property, including the area adjacent to Landbay D, and along the Laurel Hill Greenway.
- Strong consideration should be given to providing additional EQC area in Landbay F and Landbay C where the ponds are currently proposed. The pond in Landbay F could readily be positioned to the east of the existing railroad bed in order to preserve the sensitive wetland vegetation, and stream on the slope in this area.

The limits of clearing and grading on the CDP/FDP should be revised to reflect these changes, where applicable.

3. **Comment:** The protected natural areas within the EQC and RPA's are sensitive due to the hydrology and soil conditions. The positioning of stormwater outfall pipes, and sanitary sewer lines have not been shown, and if they are located in these areas will creation erosion and impacts to these areas. The Comprehensive Plan for the Laurel Hill

Community Planning Sector LP1, Land Unit 2, page 21, states: "As in Land Unit 1, the stream valleys or EQC areas are major environmental features which should be preserved."

Recommendation: The Applicant should commit to an environmentally sensitive and bio-engineering design for the pond outfalls, installation of the sanitary sewers, and storm sewer pipes that intrude into or intersect the RPA and EQC areas.

4. **Comment:** A native plant community exists in Landbay C that contains young Virginia pine, scarlet oak, scrub oak, and an uncommon species of goldenrod. This area may be positioned in such a way that all or a portion of it could be preserved. It is not clear at this time the exact location of this area. Additionally, other unique plant communities exist within the EQC that should be preserved and not impacted by utilities.

Recommendation: The Applicant should meet with staff in the Urban Forestry Division at this time to field locate the plant community noted in Landbay C, as well as note the locations of other plant communities in the EQC, so that they may be protected.

5. **Comment:** Additional tree preservation in the rear of some of the lots could readily be provided, but has not been proposed.

Recommendation: Revise the limits of clearing and grading to provide an additional 10 to 15 feet of forest cover in the rear of the following lots: lots in Landbay A, C, D, and F that abut the EQC and or RPA, and steep slopes.

6. **Comment:** There are several areas on the subject property that have been impacted by activities such as contaminant and debris remediation and removal. Some of these areas have trees and forest cover that have been damaged or removed. The Applicant should provide a commitment to preservation and reforestation through the provision of a tree survey, tree preservation plan, and reforestation plan.

Recommendation: The following proffer language is suggested to address these issues:

- a. "The Applicant shall contract a certified arborist to prepare a tree preservation and reforestation plan to be submitted as part of the first subdivision plan submission. Both plans shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for the preparation of the plans shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey

which includes the location, species, crown spread, and condition rating percent of all trees 10 inches or greater in diameter. The area to be surveyed shall be those areas within 15 feet of all contaminant/debris remediation work areas that have damaged existing trees in Landbay E and within the EQC area adjacent to the Laurel Hill Greenway. The condition analysis shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation and tree removal activities shall be incorporated into the tree preservation plan. Activities may include, the removal of fill material and silt, soil aeration, crown pruning, root pruning, mulching and fertilization." All tree preservation activities shall be performed under the supervision of the Project Arborist."

- b. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before the pre-construction meeting, the Applicant shall walk the limits of clearing and grading with an Urban Forestry Division representative and the developer's Project Arborist to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading.
- c. "The reforestation plan shall focus on the areas that have been cleared of vegetation for the contaminant/debris remediation work. Whips (2-4 feet in height), young trees up to ½ inch in caliper and some shrubs shall be used in the reforestation effort. All plant material shall be native to the area being reforested. Trees and shrubs may be transplanted from areas that are being cleared on the subject property and used in the reforestation effort. If trees and shrubs are transplanted, a transplantation plan shall be submitted and reviewed by the Urban Forestry Division. As necessary, soils shall be tested and treated to ensure whip, tree and shrub survival. The reforestation plan shall include, but not be limited to information regarding the timing, methods of installation, and long term maintenance commitments to ensure establishment."

7. **Comment:** In order to effectively preserve and protect trees and forest cover within and adjacent to the subject property, an effective form of tree protection fencing is needed. The Applicant should provide a commitment to provide effective tree protection fencing.

Recommendation: The following proffer language is suggested:

- a. "All trees preserved at the limits of clearing and grading on the CDP/FDP shall be protected by tree protection fencing. Materials and installation of tree protection fencing shall conform to the following standard:

➤ 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. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on site. A certified arborist (Project Arborist) shall be contracted to supervise and oversee the installation of the tree protection fencing. Prior to the commencement of any clearing and grading activities on the site, the Project Arborist shall verify in writing that tree protection fence has been properly installed."

8. **Comment:** Screening and buffering has not been provided adjacent to the transportation facility in Landbay B. The Comprehensive Plan for the Laurel Hill Community Planning Sector, LP1, Land Unit 2, Sub-Unit 2A, bullet 2, page 21 states: "Substantial buffering (minimum of 50 feet) and screening should be provided between any residential development and the Transportation Facility."

Recommendation: The CDP/FDP should be revised to show the required 50 foot wide buffering and screening in either Landbay B or in Landbay C and portions of D.

9. **Comment:** A landscape plan that addresses the tree cover requirements and landscaping in and around the stormwater management ponds has not been provided.

Recommendation: The CDP/FDP should be revised to show how tree cover will be addressed. Obtain a commitment from the Applicant to submit a landscape plan as part of the first submission of the subdivision plan that shows landscaping in appropriate planting areas of the pond, in keeping with the planting policies of DPWES.

10. **Comment:** The tree cover calculations have not been provided on the CDP/FDP. a commitment addressing the extent of existing forest cover to be used towards meeting the tree cover requirements has not been provided.

Recommendation: Obtain a commitment from the Applicant to provide a percentage of tree cover with the preservation of forest cover.

Laurel Hill South
RZ 2001-MV-025
July 12, 2001
Page 6

11. **Comment:** Proposed landscape trees are shown on the CDP/FDP. However, a plant/tree schedule has not been provided.

Recommendation: Provide a list of recommended trees for landscaping the development. Include some native species in the plant schedule.

JGS/
UFDID# 01-2165

cc: Irish Grandfield, Environmental Planner, E&DRB
Denise James, Land Use Planner, E&DRB


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

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

DATE: August 23, 2001

SUBJECT: RZ 2001-MV-025
Laurel Hill South
Loc: 106-4((1)) 54

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application. Based upon that review, staff has the following comments:

1. The development plan for Laurel Hill South proposes 732 new dwelling units, which will add approximately 1845 residents to the current population of Braddock District. The development plan currently proposes a community recreation center, and five play areas, including up to three tot-lots and two playgrounds. The residents of this development will need additional outdoor facilities including basketball, tennis and volleyball courts, athletic fields, and a trail infrastructure.

Based on Zoning Ordinance Sections 6-110 and Section 16-404, the cost to develop outdoor recreational facilities for the population attracted to this new Planned Development Housing (PDH) site is estimated at \$701,925. This figure is based on the Zoning Ordinance requirement to provide facilities based on a cost of \$955 per PDH unit, with 16 non-ADU (affordable dwelling unit) residences proposed within this application.

The following recommendations would all be appropriate uses for remaining PDH recreational funds.

2. A trail should be provided through this development, and the adjacent future FCPA parkland, connecting the Laurel Hill Greenway with the Cross County Trail. This trail would connect the development with the adjacent future FCPA park property, form a portion of the Pohick Stream Valley Trail, and provide a critical trail linkage between the Cross County Trail and the Laurel Hill Greenway. A marked crosswalk should be provided for pedestrians to cross Pohick Road (Rt. 641) when accessing the Cross County Trail connection.

The Comprehensive Plan for Fairfax County, Virginia, Area IV, Overview, page 16: “A combination of land acquisition methods including dedication, donation of conservation, trail and scenic easements, and purchase should be pursued to provide continuity of bicycle and pedestrian public access to link the significant park and recreation resources of the Planning District.”

The Comprehensive Plan for Fairfax County, Virginia, Area IV, LP-1 Laurel Hill Community Planning Sector, page 27: “A pedestrian and bicycle circulation system (i.e., trails and sidewalks) should be provided adjacent to all arterial and collector roads within the property. This system of trails and sidewalks should provide linkages between residential areas and the Stream Valley Parks and Trail System.”

3. The Laurel Hill Greenway should be constructed by the developer on the portion of the property, and the future FCPA parkland, containing the planned trail alignment as shown in the *Comprehensive Plan for Fairfax County, Virginia, Area IV, Figure 12*. The trail, along with a 45-foot buffer on each side, should be dedicated to the FCPA to manage encroachments and maintain the improvement. In addition marked crosswalks should be provided at all at-grade road crossings, including Silverbrook Road (Rt. 600) and the proposed ring road.

The Comprehensive Plan for Fairfax County, Virginia, Area IV, LP-1 Laurel Hill Community Planning Sector, page 32: “The Laurel Hill Greenway, which is planned to be the major linear open space feature within LP1, should be developed in phases as the redevelopment of the D. C. Department of Corrections property occurs.”

The Comprehensive Plan for Fairfax County, Virginia, Area IV, LP-1 Laurel Hill Community Planning Sector, page 39: “The portion of the trail within the Laurel Hill Greenway, located within this land unit, should be constructed along with any development that is planned for this land unit.”

The Comprehensive Plan for Fairfax County, Virginia, Area IV, LP-1 Laurel Hill Community Planning Sector, page 27: “A pedestrian and bicycle circulation system (i.e., trails and sidewalks) should be provided adjacent to all arterial and collector roads within the property. This system of trails and sidewalks should provide linkages between residential areas and the Stream Valley Parks and Trail System.”

4. The approximately 6 acre portion of the application labeled as “Park”, along Silverbrook Road (Rt. 600) should be dedicated to the Fairfax County Park Authority for use as a neighborhood park. Dedication would allow for the placement of future recreation facilities to serve the development. Dedication would also give the future FCPA park frontage along Silverbrook Road. An eight foot Type I (asphalt) trail should be established within this area to allow

pedestrian access between Land Bay A and the proposed elementary school and community recreation facility.

5. The portions of the application within the I-95 noise buffer setback area should be dedicated to the FCPA. Dedication of these strips of land would integrate all of the future FCPA parkland into a cohesive park unit. This would greatly aid the FCPA in park management and access for the future FCPA park surrounding the application. A Type I (asphalt) trail should be constructed within the Land Bay F noise buffer setback area between the Laurel Hill Greenway and the adjacent FCPA property to the south.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Scott Sizer, Plan Review Team, Planning and Land Management Branch
Dorthea Stefen, Plan Review Team, Planning and Land Management Branch
Marjorie Pless, Plan Review Team, Resource Management Division
Allen Scully, Plan Review Team, Planning and Land Management Branch
File Copy

Date: 6/27/01
Map: 107-1,107-2
Acreage: 260.96
Rezoning
From : R-C **To:** PDH-4

Case # RZ-01-BR-025
PU 1142

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
Silverbrook 1375	K-6	872	886	1005	-133	1169	-297
Hayfield 1181	7-8	1100	1224	1304	-204	1585	-485
Hayfield 1180	9-12	2125	2119	2124	1	2497	-372

- 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	582	X.4	233	N/A			263	263	
	RT	150	X.201	30						
7-8	SF	582	X.069	40	N/A			47	47	
	RT	150	X.048	7						
9-12	SF	582	X.159	93	N/A			108	108	
	RT	150	X.102	15						

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 (Silverbrook Elementary, Hayfield Middle, Hayfield High) is currently projected to be near or above capacity.

The proposed 732 residential units would generate 263 elementary, 47 middle, 108 high school students (418 total).

The 418 net student increase generated by this proposal would require 16.7 additional classrooms (418 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 5,852,000 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

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: July 6, 2001

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2001-MV-025
Tax Map No. 106-4- /01/ /0054- P

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

1. The application property is located in the POHICK CREEK (N-1) watershed. It would be sewered into the Noman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 60 inch line located in AN EASEMENT and APPROX. 800 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.

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

5. Other pertinent information or comments: _____

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

May 22, 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
2001-MV-025 and Final Development Plan FDP 2001-MV-025

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #19, **Lorton**
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

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

June 7, 2001

MEMORANDUM

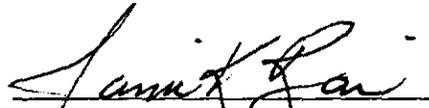
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-MV-025
FDP 01-MV-025

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 not available at the property. See enclosed property map.
3. An offsite water main extension will be required from the existing 12-inch water main in Silverbrook Road to serve the subject site.
4. The Authority will require a 24-inch oversize of the water main and the proposed alignment will be based on proposed road configuration.
5. The development of this property shall be coordinated with Rezoning Application RZ 01-MV-026.
6. 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

MEMORANDUM

DATE: June 7, 2001

TO: Barbara Byron, Director
ZED/OCP

FROM: Donald M. Sweig, Ph.D.
Heritage Resources Specialist -III
Resource Management Division
Fairfax County Park Authority



REFERENCE: RZ/FDP 2001-MV-025

APPLICANT/PROPERTY NAME: U.S. government/ Pulte Homes Corp.-Agent

RECOMMENDATION and RATIONALE: Fairfax County Archaeological Survey conducted a reconnaissance level survey of part of the northern edge of RZ/FDP 2001-MV-025. Six new archaeological sites (in addition to the ten previously recorded sites on the property) were located. These site and the location of a 10-15 foot tall American Chestnut tree are shown on the attached maps (1-3).

FCAS recommends that if these sites cannot be avoided, that they be subjected to an additional Phase-I archaeological survey, utilizing 20-foot interval shovel test grids. Artifacts from the FCAS reconnaissance are available to assist archaeological consultants in conducting any needed Phase-I surveys.

FCAS also recognizes that the previously identified 10 archaeological sites are being mitigated by the Federal Government prior to the land being surplus. As such, they will not require additional archaeological work under Federal law. However, the Fairfax County Heritage Resources Management Plan recognizes the value of such sites as being of "public significance". In these case the sites are important for record purposes, as the information they contain will contribute to the broader understanding of the County's archaeological heritage.

Therefore, FCAS recommends that it be permitted to monitor initial ground clearing on both the new and previously recorded sites for the purpose of recovering artifacts and other appropriate data. Such monitoring will not interfere with, nor delay, the applicant's construction schedule. For more information, please contact Mike Johnson, 703-237-4881.

cc: M. Johnson
B. Naef



DISTRICT OF COLUMBIA PENAL INSTITUTE

ADVISABLE TO
SEE THE
L.S.P. 106-1111000
AND 106-1111000

36" PCCP

1

DISTRICT OF COLUMBIA PENAL INSTITUTE

See 106-1111000

106-2

DISTRICT OF COLUMBIA PENAL INSTITUTE

*offsite
Limits*

1-4

SECTION 107-1

REVISED TO
JUNE 99

NOT TO BE USED IN CONNECTIONS
WHICH INVOLVE PUBLIC CONTACT
OR WHICH INVOLVE PUBLIC
INTERESTS UNLESS APPROVED BY THE
DISTRICT OF COLUMBIA PENAL INSTITUTE

SELECTED EXCERPTS FROM THE ZONING ORDINANCE

ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

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

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

6-107 Lot Size Requirements

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

6-108 Bulk Regulations

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

6-110 Open Space

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

Subdistrict	Open Space	Affordable Dwelling Unit Development Open Space
PDH-3	20% of the gross area	18% of the gross area
PDH-4	20% of the gross area	18% of the gross area
PDH-5	35% of the gross area	31% of the gross area
PDH-8	25% of the gross area	22% of the gross area

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

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

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

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

16-102 Design Standards

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

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

ARTICLE 12

SIGNS

PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT

The following regulations shall apply to all signs which require a sign permit by the provisions of this Article. The regulations are based on the zoning district in which the use and accessory sign are located, the use itself and the location of the use.

12-201 Residential, Single Family Uses

The following regulations shall apply to all signs which are accessory to single family residential uses, to include single family detached, single family attached and mobile home dwellings.

1. Unless otherwise qualified, permitted signs may be located anywhere on the lot of the use to which the sign is accessory.

2. Building-mounted signs may be permitted in accordance with Par. 2F of Sect. 103 above; however, such signs shall be flush against the building and shall not exceed a height of ten (10) feet above grade.
3. Illumination, if used, shall be white and not colored. All illumination shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14.
4. Freestanding signs which identify the name of a single family residential subdivision or development shall be permitted at each major entrance thereto. Such signs shall not exceed thirty (30) square feet in area or eight (8) feet in height. More than one (1) sign may be placed at each major entrance; however, the aggregate area of all such signs shall not exceed thirty (30) square feet at each entrance.

12-210

Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.
4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

ARTICLE 10

ACCESSORY USES, ACCESSORY SERVICE USES AND HOME OCCUPATIONS

PART 1 10-100 ACCESSORY USES AND STRUCTURES

10-104 Location Regulations

1. If an accessory-type building is attached to a principal building by any wall or roof construction, it shall be deemed to be a part of the principal building and shall comply in all respects with the requirements of this Ordinance applicable to a principal building, except as qualified in Sect. 2-412.
2. The required minimum yards referenced in this Section shall refer to the minimum yards in the applicable zoning district for the principal building(s) with which the accessory-type building is associated.
3. Except as may be qualified by Sect. 2-505, a fence or wall may be located as follows. Such regulations shall not be deemed to negate the screening requirements of Article 13.
 - A. In any yard on any lot containing not less than two (2) acres located in the R-A through R-1 Districts, a fence or wall not exceeding seven (7) feet in height is permitted.
 - B. In any front yard on any lot, a fence or wall not exceeding four (4) feet in height is permitted. However, in that portion of a front yard on a residential corner lot that abuts a major thoroughfare, a solid wood or masonry fence or wall not exceeding eight (8) feet in height, located flush to the ground, may be permitted, provided that:
 - (1) the driveway entrance to the lot is from a street other than the major thoroughfare and the principal entrance of the dwelling faces a street other than the major thoroughfare, and

- (2) the lot is not contiguous to a lot which has its only driveway entrance from the major thoroughfare or service drive adjacent to the major thoroughfare.

The fence shall not extend into the front yard between the dwelling and the street other than the major thoroughfare and shall also be subject to the provisions of Sect. 2-505.

- C. In any side or rear yard on any lot, a fence or wall not exceeding seven (7) feet in height is permitted. However, a solid wood or masonry fence or wall not exceeding eight (8) feet in height, located flush to the ground, is permitted:
 - (1) In any side or rear yard of a reverse frontage lot; or
 - (2) For that portion of a side or rear yard of a residential lot where the side or rear lot line is within 150 feet of a major thoroughfare and abuts common or dedicated open space, where such open space is located between the lot line and the major thoroughfare.
- D. In any yard of an industrial use permitted by the provisions of this Ordinance, a fence or wall not exceeding eight (8) feet in height is permitted.
- E. Notwithstanding the above provisions, a fence or wall which is an integral part of any accessory use such as a tennis court or swimming pool shall be subject to the location regulations of Par. 12 below.
- F. In addition, for noise barriers which reduce adverse impacts of highway noise on properties located adjacent to major thoroughfares, or which reduce noise impacts of commercial and industrial uses on adjacent properties, an increase in height and/or modification to the corresponding location regulations set forth above may be permitted with approval of a special permit by the Board of Zoning Appeals in accordance with Part 9 of Article 8, or by the Board of Supervisors in conjunction with the approval of a proffered rezoning or a special exception in accordance with the following:
 - (1) A noise impact study shall be submitted with the application. The study shall demonstrate the need for such a barrier and the level of mitigation to be achieved, and shall include the height of the barrier, the proposed location of the barrier on the property, the acoustical design and structural features of the barrier, the type of building materials to be used in construction of the barrier and the proposed measures to mitigate any visual impacts of the barrier on adjacent property, to include the location and design of the barrier, use of berming and landscaping.
 - (2) The Board shall determine that the proposed height and location of the noise barrier are necessary in order to achieve mitigation of the noise and that the noise barrier will not adversely impact the use or development of surrounding properties.

(3) Before establishment, the noise barrier shall be subject to the provisions of Article 17, Site Plans or other appropriate submission as determined by the Director.

G. Notwithstanding the above, a fence or wall which is to be provided in conjunction with a public use may be of such height and location as approved by the Board.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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