



FAIRFAX COUNTY

APPLICATION FILED: May 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 2001-MV-026
(in Association with RZ/FDP 2001-MV-025)

MOUNT VERNON DISTRICT

APPLICANT:	United States Government
PRESENT ZONING:	R-C
REQUESTED ZONING:	R-1
PARCEL(S):	106-4 ((1)) 54 pt.
ACREAGE:	22.55 acres
DENSITY:	0.80 du/ac
OPEN SPACE:	0.61 acres
PLAN MAP:	1-2 du/ac
PROPOSAL:	Develop eighteen (18) single family detached dwelling units

STAFF RECOMMENDATIONS:

Staff recommends that RZ 2001-MV-026 be approved subject to the draft proffers contained in Appendix 1, and subject to the completion of the land trade for Meadowood Farm.

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 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.

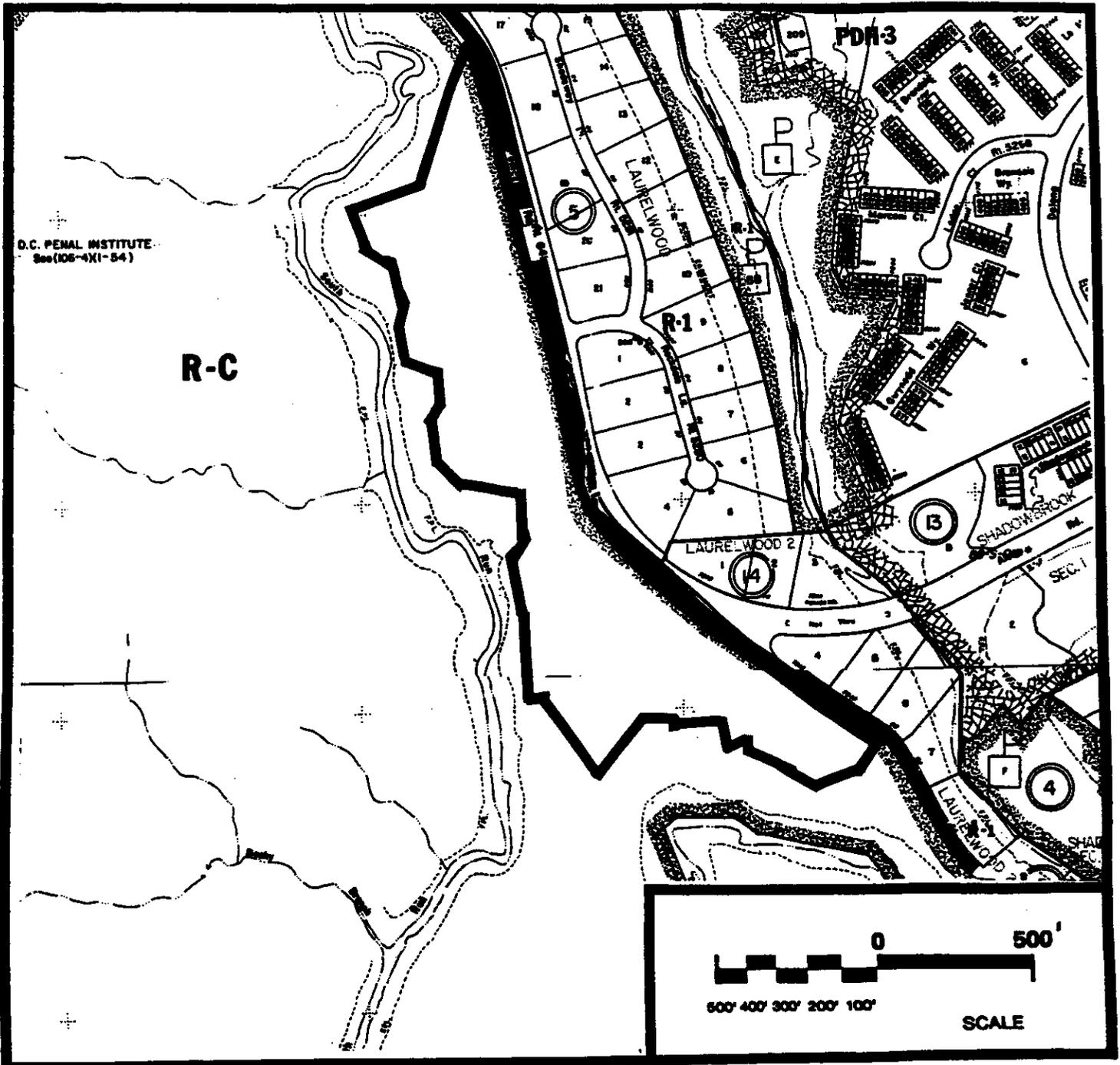


REZONING APPLICATION

RZ 2001-MV-026

U. S. GOVERNMENT
FILED 05/10/01 TO REZONE: 22.25 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: REZONE FROM THE R-C DISTRICT TO THE R-1 DISTRICT
LOCATED: W. OF POHICK RD., ACROSS FROM ROCKDALE LA.

ZONING: R- C
TO: R- 1
OVERLAY DISTRICT(S):
MAP REF 106-4- /01/ /0054- P

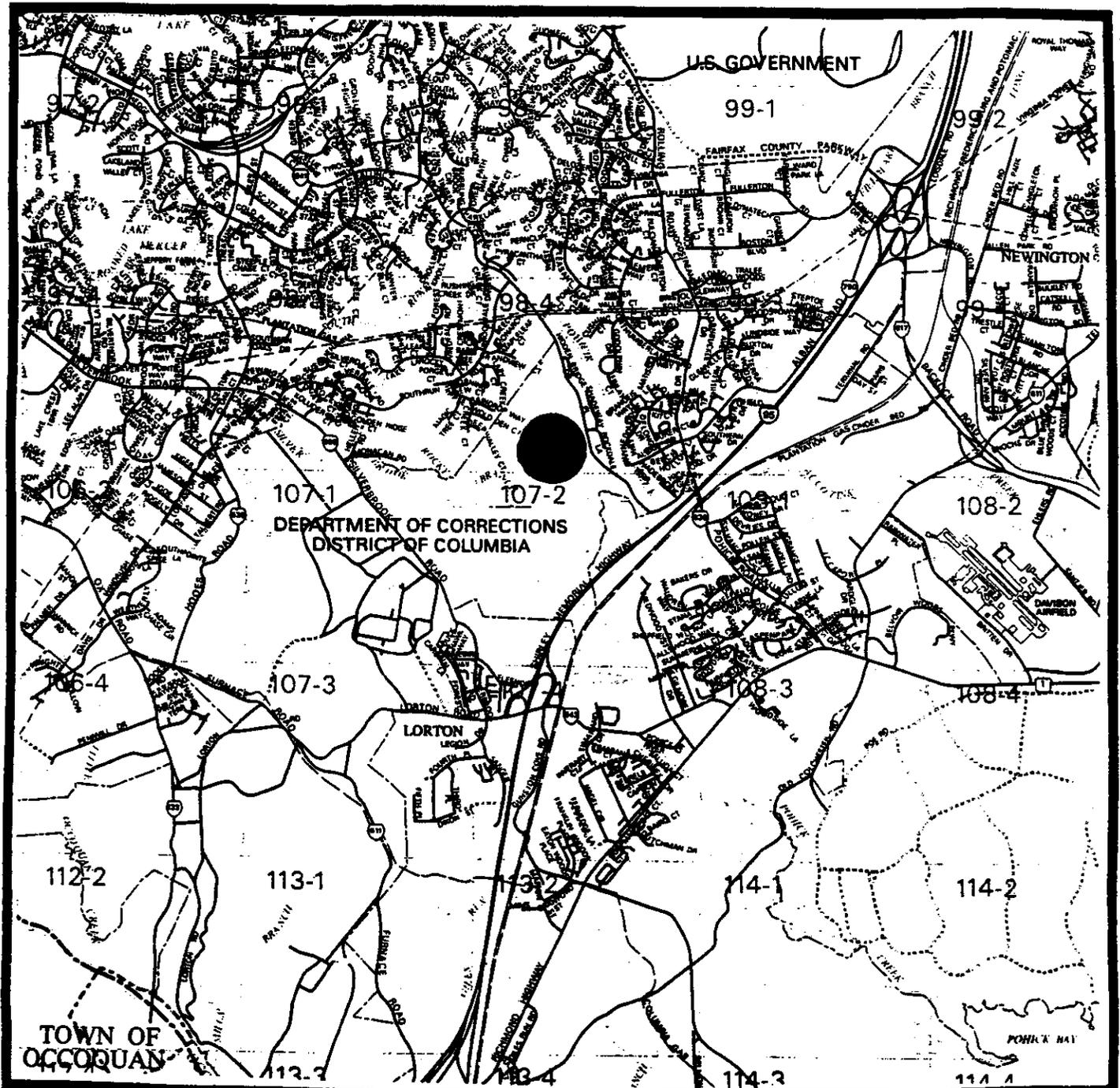


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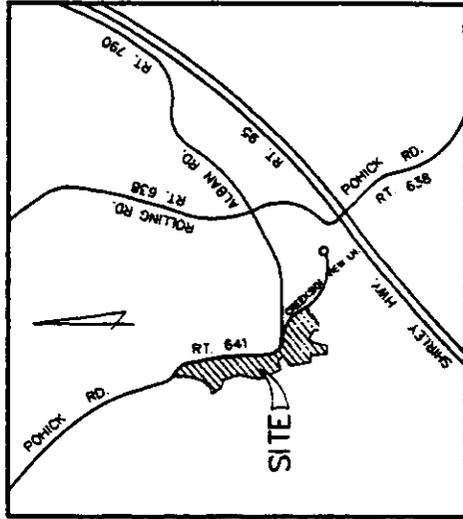
ZONING: R- C
TO: R- 1
OVERLAY DISTRICT(S):
MAP REF 106-4- /01/ /0054- P



LAUREL HILL NORTH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN



VICINITY MAP
SCALE: 1" = 2,000'

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

SHEET INDEX:

1. COVER SHEET
2. NOTES AND TABULATIONS
3. GENERALIZED DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP
5. PEDESTRIAN CIRCULATION - TRAILS & SIDEWALKS

APRIL 0, 2001
Revised: July 9, 2001
Revised: August 0, 2001
Revised: August 30, 2001



LAUREL HILL NORTH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN
RT. 2001-4W - 024

Dowberry & Davis LLC
A Specialty Contractor
1000 ARROWHEAD DRIVE
FAIRFAX, VIRGINIA 22030
TEL: 703-261-1000 FAX: 703-261-1010

M-10273



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

DESCRIPTION OF THE APPLICATION

Pulte Home Corporation, acting as agent for the applicant, the U. S. Government, proposes to rezone 22.25 acres of land from the R-C, Residential – Conservation District, to the R-1 District, Residential – One Dwelling Unit/Acre District. The application proposes to develop eighteen (18) single family detached dwellings in a conventional subdivision, that is identified on the submitted Generalized Development Plan as Laurel Hill North. The density of the proposed development is 0.80 dwelling units per acre (du/ac).

A reduced copy of the proposed Generalized Development Plan (GDP) is included in the front of this report. The applicant's draft proffers are included as Appendix 1. The applicant's affidavit is Appendix 2 and the applicant's statements regarding the application are included as Appendix 3. The relevant R-1 District standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 15.

LOCATION AND CHARACTER

The application property is a portion of the former District of Columbia Department of Corrections (DCDC) facility in Lorton. This portion of the DCDC site is not developed with prison facilities and is generally wooded, except where impacted by the recent reconstruction and realignment of Pohick Road along the application property's frontage on that road. Pohick Road forms the eastern boundary of the application property, the western, northern and southern boundaries coincide with the boundary of the environmental quality corridor (EQC) associated with South Run.

The application property is bounded on three sides by land to be included in future parkland associated with the stream valley for the South Run, that will be acquired by the County as part of the implementation of the federal legislation regarding the closing of the DCDC. The Laurelwood subdivision is located to the east across Pohick Road (Rt. 641). Laurelwood was developed as a conventional subdivision in the R-1 District. The Laurelwood II subdivision, also a conventional subdivision in the R-1 District, is located across Pohick Road and Creekside View Lane from the southern third of the application property.

BACKGROUND

Application Property:

This application, Laurel Hill North, and the associated applications, RZ/FDP 2001-MV-026, which are identified as Laurel Hill South, 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 land trade. The remainder of the DCDC property located between Silverbrook Road and Pohick Road is to be acquired by the County for parkland; this includes the environmental quality corridor (EQC) that abuts the application property.

The public hearings for RZ/FDP 2001-MV-025, Laurel Hill South, are scheduled concurrently with this application. RZ/FDP 2001-MV-025 proposes to rezone 260.96 acres of land from the R-C District to the PDH-4 District, which includes an 18.5 acre elementary school site to be dedicated to the County.

Pohick Road:

Pursuant to VDOT Project, 0641-029-282 C-501, completed in 2001, Pohick Road has been realigned. Instead of proceeding south to I-95, Pohick Road now turns east at the application property to the intersection of Alban Road and Rolling Road, then turns southward to cross over I-95. The former alignment of Pohick Road south of where the road now turns east, has been renamed Creekside View Lane. Creekside View Lane terminates in a cul-de-sac, approximately 1500 feet south of its intersection with realigned Pohick Road.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	IV
Planning District:	Lower Potomac Planning District
Planning Sector:	Laurel Hill Community Planning Sector (LP1)

On Pages 38-39 of 116 of the Area IV volume of the 2000 Comprehensive Plan, the Plan states:

"Land Unit 1 is comprised of approximately 235 acres, of which approximately 91 percent is in environmentally sensitive areas (see Figure 14). The land unit is wedge shaped and is generally bounded by Pohick Road to the northeast; Newington Forest Subdivision to the northwest; and Rocky Branch,

South Run and Land Unit 2 on the south. The South Run EQC flows north-south through the land unit and serves as the divide between Sub-unit 1A and 1B."

...

"Sub-unit 1B: Within Sub-unit 1B, there are two distinct areas that abut Pohick Road and are separated by EQC. These areas are adjacent to the Laurelwood Subdivision which is developed at 1 dwelling unit per acre. Both are planned to residential use at 1-2 dwelling units per acre, with the following additional guidance:

- Residential use should be designed to be compatible with the adjacent residential developments which would result in single family detached housing units.
- Vehicular access should be provided only via Pohick Road (Rt. 641) to the east.
- Should the land trade, as permitted by the Lorton Technical Corrections Act of 1998, not occur, these two areas should be considered for inclusion in the Countywide Natural Resource Park."

The Comprehensive Plan Map shows this property to be planned for 1-2 du/ac.

ANALYSIS

Generalized Development Plan (Reduction at front of staff report)

Title of GDP:	Laurel Hill North
Prepared By:	Dewberry & Davis
Original and Revision Dates:	April 9, 2001 as revised through August 30, 2001

Generalized Development Plan (Laurel Hill North)	
Sheet #	Description of Sheet
1 of 5	Cover Sheet includes the Vicinity Map
2 of 5	Notes, Tabulations and Soils Map
3 of 5	Generalized Development Plan with Landscaping and a Typical Landscape Treatment for the Lots
4 of 5	Existing Vegetation Map
5 of 5	Pedestrian Circulation – Trails and Sidewalks

The following features are depicted on the proposed GDP:

- Development Description. The eighteen (18) proposed single family detached dwellings are to be located on the west side of Pohick Road. The lots are shown in two groupings, one in the northern portion of the

application property and the other in the southern portion, where Pohick Road veers away from Creekside View Lane. Three (3) of the lots are to be located along Creekside View Lane. House footprints are shown within each of the lots to establish orientation of the units.

- **Vehicular Access and Parking.** None of the proposed lots will have direct access onto Pohick Road, which is a minor arterial roadway. Lots 1 through 15 are to be accessed from Pohick Road via two short public streets, each of which are to be terminated by cul-de-sacs. Lots 2, 3, 4, and 5 will have frontage on the northernmost internal public street. Lots 11, 12, 13, 14 and 15 will have frontage on the southernmost public street. Lots 1 and 10, both reverse frontage lots, will be accessed via pipestem driveways off the public streets. Lots 6 through 9 will have frontage on Pohick Road, but these lots will be accessed via a private driveway within an easement located on Lots 5 through 8. Lots 16, 17 and 18 will have driveway access directly on to Creekside View Lane, which is a local street.

The parking requirement for single family detached dwelling units is two (2) spaces per dwelling unit, which results in a requirement of thirty-six (36) parking spaces. The GDP states that seventy-two (72) spaces will be provided, which includes four (4) spaces on each lot. The parking spaces will be located in the double car garages and in the driveways.

- **Open space, EQC, and tree save.** The application property is located outside of the EQC associated with the South Run Stream Valley. There is one small area of open space between the two halves of the proposed development. This area is designated as tree preservation. Small areas at the rear of the lots above the EQC are to be protected by the limits of clearing and grading.
- **Landscaping:** The GDP depicts proposed berms on the lots that are located directly along Pohick Road. The berms, which are proposed to provide noise attenuation for those lots, are to be planted with a combination of ornamental and medium canopy trees and evergreen trees. A detail, showing a sectional view of the proposed berms, is included on Sheet 3. In addition, street trees are to be planted along the two internal public streets and Creekside View Lane.

The detail "Typical Landscape Treatment" shows the landscaping treatment to be provided on individual lots, which consists of the street trees shown along the public streets and the access driveway, an ornamental tree in each front yard and an ornamental tree in each rear yard.

- ***Pedestrian Facilities:*** A trail connection to the planned Laurel Hill Greenway trail, a proposed trail along a former railroad bed that runs from Occoquan to the main rail line south of I-95, is part of the commitments for the Laurel Hill South application, RZ/FDP 2001-MV-025. In addition, with that application, the draft proffers include a commitment to construct the segment of the Laurel Hill Greenway trail between Silverbrook Road and I-95. The applicant is also proffering to construct the 'Connector Trail', connecting the Laurel Hill Greenway and the trail along Pohick Road, as part of proffers for Laurel Hill South. A portion of the 'Connector Trail' traverses this application property, and the draft proffers include its construction. In addition, a crosswalk is to be constructed on Pohick Road, where the 'Connector Trail' intersects that roadway, so trail users can cross to the trail on the opposite side of Pohick Road. A five (5) foot wide sidewalk is also shown along Pohick Road, connecting the two portions of this proposed development.

Transportation Analysis (Appendix 5)

The application proposes to improve Pohick Road by increasing the width of pavement on the application side of the roadway to thirty-five (35) feet from centerline within a dedication area of 45 feet from centerline. The draft proffers also state that turn lanes will be provided if warranted. The GDP also depicts a five (5) foot wide sidewalk along the Pohick Road frontage of the property.

The following issue has also been identified.

Issue: Entrance Location

The southernmost point of access is close to the Pohick Road/ Creekside Lane intersection and is located on a horizontal and vertical curve. The agent for the applicant has stated that the entrance to the proposed development meets VDOT standards for separation and sight distance. (See Appendix 6 for VDOT comments). The information presented on the GDP is not sufficient to determine if standards have been met at this time.

Resolution:

The applicant will be required to demonstrate that the proposed entrance will meet VDOT standards at the time of subdivision plat review and approval. It should be noted that if the entrance location does not meet the required standards, approval of a proffered condition amendment application may be required.

Environmental Analysis (Appendix 7)**Issue: Transportation Generated Noise**

This site is exposed to noise from Route 641 (Pohick Road). The draft proffers provide for the preparation of a noise analysis based on final site grades and future traffic volumes for review by DPWES and DPZ. A preliminary highway noise analysis for this site using projected traffic levels was done by staff. This analysis produced the following noise contour projections based on soft-site conditions (note: DNL dBA is equivalent to dBA L_{dn}):

DNL 65 dBA	165 feet from centerline
DNL 70 dBA	80 feet from centerline

The Polysonics study in Appendix 3 puts the DNL 65 dBA contour at eighty-five (85) feet from the centerline of Pohick Road.

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. Based on the preliminary noise contour projections, none of the areas of this property fall within a noise level in excess of DNL 75 dBA.

The second standard is that 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 may impact the lots closest to Pohick Road (Lots 1, 2, 5, 6, 7, 8, 9, 10, 11 and 15). The GDP includes berms to provide some noise attenuation and the proffers state that solid wood fences would be provided for noise attenuation to provide a yard area that is below DNL 65 dBA. It should be noted that fence heights in the front yard are limited to four (4) feet, except that for a lot adjacent to a major thoroughfare, an eight foot fence may be permitted subject to certain limitations (see Sect. 10-104) of the Zoning Ordinance. A higher fence may be permitted with the approval of a special permit when that fence is to be built for noise attenuation along a major thoroughfare

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. The proffers commit to providing the appropriate interior noise mitigation. It is recommended that a fence detail be provided on the GDP.

Resolution:

The proffer commitments regarding noise attenuation are appropriate because:

- a new noise study based on final house grades for county review and approval will be provided;

- appropriate noise attenuation measures to address noise impacts on the interior of the house are required;
- and, a protected outdoor recreation area for each house, usually the rear yard will be provided through the use of solid wood privacy fences and/or berms. The height of the fences shall conform to Zoning Ordinance requirements which may require approval of a Special Permit in accordance with Section 10-104 of the Zoning Ordinance.

Issue: Water Quality

The outfall for the Stormwater Management/Best Management Practices pond (SWM/BMP) facility is shown draining onto steeply graded drainage ways in the adjacent EQC, which will ultimately become County parkland. If the outfalls are not carefully designed, they could negatively impact the parkland EQCs by causing severe erosion along the drainage ways.

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. Due to the pristine nature of the EQC, large areas of rip-rap 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.

It should also be noted that the construction of the outfalls within the future county parkland requires that the county grant the appropriate construction easements. The draft proffers provide for the Park Authority to review and comment on all proposed construction plans and any requested easements relating to the SWM/BMP facilities, and other utilities. Therefore, the agency that will have the outfall onto their property will also be reviewing the construction plans and easement plats for those outfalls.

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: Tree Preservation

The Policy Plan calls for protecting and restoring some tree cover during development. The site is currently forested. The GDP shows proposed tree preservation at the rear of the proposed lots that are adjacent to the EQC and in an open space area located between Lot 9 and Lot 10, which separates the project into two parts.

The comments of the Urban Forestry Division are contained in Appendix 8. The comments related to the features shown on the GDP have been addressed with the exception of the comment regarding tree cover calculations, which is not a submission requirement for a Generalized Development Plan. With regard to tree cover, each lot will be required to include twenty (20) percent tree cover as defined in the Zoning Ordinance. The draft proffers do not include a commitment to meet that requirement through tree preservation. However, the draft proffers do provide for tree preservation for those lots to be located along the periphery of the application property. A commitment to prepare a tree preservation plan addressing the trees located within twenty-five (25) feet of the limits of clearing and grading line is included in the draft proffers. Therefore, the tree cover requirements will be met on some of the lots through tree preservation. In addition, the typical lot layout includes large deciduous trees as street trees along the public streets and along the private drive that serves some of the lots, and two smaller deciduous trees are shown on the typical landscape treatment detail on Sheet 3. The draft proffers also include a commitment to provide landscaping around the stormwater management facility. The proffers also require that the Urban Forestry Division review the overlot grading plans, which may result in additional tree preservation on each lot.

Resolution:

This issue has been adequately addressed.

Issue: Trails

The Countywide Trails Plan shows a trail along the north side of Pohick Road that has been constructed. The Plan for the Laurel Hill Community Planning 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. Sheet 5 of the GDP, Pedestrian Circulation – Trails & Sidewalks, shows a conceptual location for a trail that will connect the Laurel Hill Greenway trail (Proposed Connector Trail) to the future trail system in the nearby EQC areas, which will become county parkland. This sheet includes the area from Pohick Road west to Silverbrook Road and depicts the trail network within the associated case, RZ/FDP 2001-MV-025, Laurel Hill South, and the off-site trails that will be built to link these sites together and with the planned trail network in the vicinity.

The draft proffers for RZ/FDP 2001 MV-025, Laurel Hill South, include a commitment to construct the 'Connector Trail' between the Laurel Hill Greenway and the trail that has been constructed along Pohick Road. A portion of that trail traverses this application property. The draft proffers for this application include a commitment to complete a crosswalk between the 'Connector Trail' and the trail on the opposite side of Pohick Road. The GDP also depicts a five (5) foot wide sidewalk along Pohick Road that connects the two separate portions of this proposed development.

Resolution:

This issue has been adequately addressed.

Public Facilities Analysis (Appendices 9 – 13)**Park Authority Analysis (Appendix 9)**

The proposed development proposes 18 dwelling units, which will add approximately 49 persons to the current population of the Mount Vernon District. There are no recreational amenities proposed with this development. The residents of this development will generate demand for several outdoor facilities including tennis, basketball, volleyball, picnic areas and the use of athletic facilities. The proportional cost to develop these facilities is estimated to be \$10,045. A trail should be provided through the development connecting it to the Pohick Valley Trail and the Laurel Hill Greenway. The draft proffers do not include a contribution toward park facilities, although, as discussed above, there

is a commitment to construct the trails as requested with this case and Laurel Hill South.

Schools Analysis (Appendix 10)

This development is anticipated to generate: 7 elementary students who would attend Silverbrook Elementary School which is projected to exceed its capacity of 872 students through the school year 05-06; 1 intermediate student who would attend Hayfield Intermediate School which is projected to exceed its capacity of 1100 students through the school year 05-06; and 3 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.

Sanitary Sewer Analysis (Appendix 11)

The application property is not currently part of the County's Approved Sewer Service Area (ASSA). If the proposed lots can be served by gravity sewers, all of the proposed units except one could be served under the policy that allows connections within 400 feet of the ASSA. However, there is a pending request for expansion of the ASSA to include the application property; the Board of Supervisors is scheduled to consider that item on September 10, 2001.

The property is located in the Pohick Creek (N-1) watershed and would be sewered into the Noman M. Cole, Jr. Treatment Plant. The existing 8-inch line located in Alban Road and 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 12)

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

Water Service Analysis (Appendix 13)

The property is located in the service area of the Fairfax County Water Authority. Offsite water main extensions are required for domestic service and for fire protection. The nearest adequate water mains available to provide service include an existing 12 inch main located on the property. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary.

Heritage Resources (Appendix 14)

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

Land Use Analysis (Appendix 4)

This application has been reviewed pursuant to the option provided in the Comprehensive Plan for Land Unit 2 of the Laurel Hill Community Planning Sector that is associated with the implementation of the land trade with Meadowood Farm. This option provides that the application property may be developed at 1-2 du/ac. If this land is not part of the implementation of the trade, the application property is planned as open space. The following comments are based on the assumption that the land trade will take place.

The application proposes development of 18 single family detached lots at a density of 0.8 du/ac, which is below the recommended density range of 1-2 du/ac. The large lots, which are a minimum of 36,000 square feet in size and range up to 59,000 square feet in size, are compatible with the existing Laurelwood I and Laurelwood II subdivisions located across Pohick Road and Creekside View Lane. Access is provided from Pohick Road, as recommended in the Plan. There are no outstanding land use issues in connection with the application and the proposal is in conformance with the Comprehensive Plan.

Residential Development Criteria

The Comprehensive Plan recommends a density range of 1 du/ac to 2 du/ac for this property. At a proposed density of 0.8 du/ac, the application is below the low end of the density range; and, therefore, the Criteria for Assignment of Appropriate Development Density/Intensity of Appendix 9 in the Land Use Element of the Policy Plan are not applicable.

ZONING ORDINANCE PROVISIONS (Appendix 15)

Bulk Standards (R-1)		
Standard	Required	Provided
Lot Size	36,000 sq. ft.	36,200 sq. ft
Lot Width	150 feet – Interior Lot 175 feet – Comer Lot	150 feet – Interior Lots 175 feet –Comer Lots
Building Height	35 feet (SFD)	35 feet

Bulk Standards (R-1)		
Standard	Required	Provided
Lot Size	36,000 sq. ft.	36,200 sq. ft
Front Yard	40 feet	40 feet
Side Yard	20 feet	20 feet
Rear Yard	25 feet	25 feet
Density	1.0 du/ac	0.80 du/ac
Open Space	Not Required	0.61 acres (3 percent)
Parking Spaces	36 spaces (2/unit)	72 spaces (4/unit)

Transitional Screening and Barriers

This application property abuts two similarly zoned and developed subdivisions, Laurelwood and Laurelwood II and parkland in the South Run stream valley. Neither of these land uses triggers a requirement for transitional screening or barriers.

Other Zoning Ordinance Requirements:

Affordable Dwelling Units (Part 8 of Article 2)

Given that the proposed residential development does not exceed fifty (50) dwelling units, Part 8 of Article 2 of the Zoning Ordinance does not require that affordable dwelling units be provided. The draft proffers do not include a commitment to provide a contribution to the Housing Trust Fund.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As discussed in the Zoning Ordinance provisions section, the proposal conforms to the applicable requirements of the R-1 District for a conventional subdivision. Further as discussed throughout this report, the issues identified by staff that are associated with this case have been adequately addressed.

As noted in the Land Use Analysis, the proposed development conforms to the recommendations of the Plan for this portion of the Laurel Hill Community Planning Sector associated with the land trade for Meadowood Farms. However, if the proposed land trade does not occur, this application would not be in conformance with the open space recommendation associated with the option specified by the Plan without the

land trade. Therefore, staff recommends that this application not be considered by the Board until such time as the negotiations with regard to the land trade for Meadowood Farm are completed and the land trade has occurred. The recommendations below assume that the land trade has occurred. If the land trade does not occur, staff would recommend that this application be denied because it is not in conformance with the recommendations of the adopted Comprehensive Plan.

Recommendation

Staff recommends approval of RZ 2001-MV-026 subject to the execution of the draft proffers contained in Appendix 1, and subject to completion of the land trade for Meadowood Farm.

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 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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffer Statement
2. Affidavit
3. a. Statement of Justification
b. Noise Analysis prepared by Polysonics, Inc.
4. Plan Citations and Land Use Analysis
5. Transportation Analysis
6. Comments of the Virginia Department of Transportation
7. Environmental Analysis
8. Urban Forestry Analysis
9. Park Authority Comments
10. Schools Analysis
11. Sanitary Sewer Analysis

12. Fire and Rescue Analysis
13. Water Service Analysis
14. County Archeological Services Analysis
15. Selected Excerpts from the Zoning Ordinance
16. Glossary of Terms

PROFFERS**PULTE HOME CORPORATION; AGENT FOR THE TITLE OWNER AND
POTENTIAL CONTRACT PURCHASER OF THE APPLICATION PROPERTY
LAUREL HILL - NORTH****RZ 2001-MV-026****September 4, 2001**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, the owners and Pulte Home Corporation, Inc. (the "Agent for the Title Owner and Potential Contract Purchaser of the Application Property"), for themselves, their successors, and assigns in RZ 2001-MV-026 (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 R-1 District for residential development on approximately 22.25 acres.

1. GENERALIZED DEVELOPMENT PLAN ("GDP")

- a) Development of the Application Property shall be in substantial conformance with the GDP, consisting of four (4) sheets prepared by Dewberry & Davis LLC, dated April 9, 2001 and revised through August 9, 2001.
- b) Pursuant to Paragraph 5 of Section 18-204 of the Ordinance, minor modifications from the GDP 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 subdivision plan 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, that the general orientation of the dwelling units on the pipestem lots and other lots nearby are as shown on the GDP, the amount and location of open space, tree save, parking, or distances to peripheral lot lines is not decreased, and are in substantial conformance with the GDP.

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 centerline along the Application Property's Pohick Road frontage as shown on the GDP. Dedication shall be made at the time of subdivision plan, or upon demand from either Fairfax County or VDOT, whichever shall first occur.

- b) Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements measuring approximately thirty-five (35) feet from design centerline along the Application Property's Pohick Road frontage within the dedicated ROW as shown on the GDP.
- c) Turn lanes shall be constructed along the Application Property's Pohick Road frontage where traffic volumes warrant their construction, as determined by VDOT and DOT.
- d) 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 subdivision plan approval.

3. TRAILS/SIDEWALKS

- a) The Applicant shall provide written notice to initial prospective contract purchasers of lots adjacent to internal trails, which connect to the Connector Trail of the likelihood that any trail may connect to county-wide trail system trails in the vicinity at the time of purchase, and will most likely connect to the Connector Trail in the future. The HOA documents shall also include said notification. Signs shall be installed at the terminus of any such trails stating, generally, that the trails will be extended in the future.
- b) The Applicant shall construct the portion of an eight (8) foot wide Type 1 trail from Pohick Road to the Proposed Connector Trail, as generally shown on Sheet 5 of the GDP, and which is proposed to be constructed pursuant to rezoning application RZ 2001-MV-025 that occurs within the application property.
- c) 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 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 subdivision plat review for RZ 2001-MV-025.
- d) The Applicant shall provide painted crosswalks and signage as required by VDOT at all locations where trails cross a public ROW, including Pohick Road, subject to the approval of VDOT and DPWES at the time of subdivision plan approval.

4. DESIGN FEATURES

- a) The Applicant agrees to provide brick, stone or stucco on a minimum of eighty percent (80%) of the fronts of all residential units, and on the side elevations of all residential units that are oriented to any public street. The said eighty percent (80%) shall be exclusive of windows, doors, shutters, and trim.

5. LANDSCAPING AND OPEN SPACE

- a) The Applicant shall provide landscaping on the Application Property as generally shown on the GDP. Final selection of tree species shall be made in coordination with the Urban Forester at the time of subdivision plan 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 HOA for the proposed development to own, manage and maintain the open space and recreational facilities, if any. Restrictions placed on the uses of the open space and maintenance responsibilities of the HOA, including maintenance of open space, private drives, and recreational facilities, if any, shall be disclosed to all prospective homeowners in a disclosure memorandum at the time of initial contract execution and included in the HOA documents.
- d) At the time of subdivision plan approval, the Applicant shall designate the limits of clearing and grading, as generally shown on the GDP, to be observed during construction on the subdivision plan. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first subdivision plan submission. The tree preservation plan shall consist of a tree survey which included the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter twenty-five (25) feet to either side of the proposed limits of clearing and grading for the tree save area shown on the GDP. 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. Further, the Urban Forester shall have the opportunity to review over-lot grading plans, in order to maximize on-lot tree preservation. 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) The Applicant shall minimize runoff from the proposed development above the preservation area to avoid erosion of existing slopes by the use of diversion dikes, or other means approved by DPWES, and drainage swales, or other methods approved by DPWES for the ultimate condition.
- g) All engineering plans, including, but not limited to public improvement plans, 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.

- h) All requests for easements for lands that will ultimately become county parks shall be reviewed and approved by the Fairfax County Park Authority prior to approval.

6. STORMWATER MANAGEMENT

- a) The Applicant shall provide stormwater management (“SWM”) and Best Management Practices (“BMPs”) as determined by DPWES in the location generally shown on the GDP and in accordance with the requirements of the PFM and Chesapeake Bay Preservation Ordinance as determined by DPWES, 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 pond shown on the GDP shall not require the approval of a proffered condition amendment. Should the proposed SWM pond be waived or modified by DPWES, that area not utilized as a SWM pond shall remain as undisturbed open space in which its existing vegetation shall be preserved as described in Proffer #5 and shall be 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 pond, a landscape plan shall be submitted at time of subdivision plan submission showing landscaping, in addition to that shown on the GDP, around the pond to the greatest extent possible, as determined by the Urban Forestry Division, in keeping with the planting policies of the County.
- c) In order to minimize siltation and erosion impacts downstream of the Application Property, the Applicant shall comply with the Enhanced Erosion and Sedimentation, and Tree Conservation Program.
- d) 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), if approved and/or permitted by DPWES. 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.
- e) All outfall locations shown on the GDP are conceptual. At the time of subdivision plat 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 stream from erosion.

- f) Each subdivision plat or other 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.
- g) 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 between the Applicant and the County of Fairfax.
- h) Monitoring of Receiving Stream Channels – Pre-construction: Prior to the approval of a subdivision plat that contains a stormwater outfall, the Applicant shall submit a stream monitoring report to DPWES and the NVSWCD 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.
- i) 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. 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"). All survey data shall be compared graphically and numerically to the original pre-construction submission.

- j) **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.
- k) **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.
- l) **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, regrading, 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.

7. NOISE ATTENUATION

- a) Prior to final subdivision plan approval, the Applicant shall provide a revised noise analysis based on final site grades and future traffic volumes on Pohick Road, projected for the year 2020, to DPWES for review and approval in accordance with the established guidelines for such noise. 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 outdoor recreation areas exposed to noise levels above DNL 65 dBA solid wood privacy fences and/or berms shall be utilized as a sound attenuation measure. These fences and/or berms shall conform to Zoning Ordinance regulations. The Applicant must demonstrate to DPWES and DPZ satisfaction that the fences and/or berms 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, which is estimated to be eighty-five (85)

feet from the centerline of Pohick Road, or as established by the Noise Analysis referenced above, shall employ 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) In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 70-75 dBA shall employ the following acoustical treatment measures:
- 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.
- e) Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units.

8. 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 44FX2487. 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 GDP. 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.

9. 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 requested by DPWES during subdivision plan review, the Applicant shall have a geotechnical study of the Application Property prepared by a geotechnical engineer, shall submit the report to DPWES for review and approval, and shall implement the recommendations outlined in the approved study.
- d) 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-026
Pulte Home Corporation's Laurel Hill – North**

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 2001-MV-026
Pulte Home Corporation's Laurel Hill – North**

**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 2000-MV-026
Pulte Home Corporation's Laurel Hill – North**

**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



REZONING AFFIDAVIT

APPENDIX 2

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

2001-78c

in Application No(s): RZ 2001-MV-026
(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.

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

2001-78c

for Application No(s): RZ 2001-MV-026
 (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

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

2001-78c

for Application No(s): RZ 2001-MV-026
(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 Attorney/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

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

REZONING AFFIDAVIT

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

2001-78c

for Application No(s): RZ 2001-MV-026
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Pulte Home Corporation
10600 Arrowhead Drive, Suite 225
Fairfax, Virginia 22030

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 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.

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

2001-78c

for Application No(s): RZ 2001-MV-026
(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 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.

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

2001-78c

for Application No(s): RZ 2001-MV-026
(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 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.

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

2001-78c

for Application No(s): RZ 2001-MV-026
(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)

- 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)

for Application No(s): RZ 2001-MV-026
(enter County-assigned application number(s))

2001-78c

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)

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[] 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.

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(enter date affidavit is notarized)

2001-78c

for Application No(s): RZ 2001-MV-026
(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)

- There are 10 or less shareholders, and all of the shareholders are listed below.
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- 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.
- 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) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

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

for Application No(s): RZ 2001-MV-026
(enter County-assigned application number(s))

2001-78c

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

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

2001-78-

for Application No(s): RZ 2001-MV-026
(enter County-assigned application number(s))

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)
 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.
 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-026
(enter County-assigned application number(s))

2001-78c

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)

2001-78c

for Application No(s): RZ 2001-MV-026
(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

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

Inda E. Stagg, agent

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

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

Notary Public signature

My commission expires: 11/30/2003

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3359(703) 528-4700
FACSIMILE (703) 525-3197
WEBSITE <http://www.wcsal.com>PRINCE WILLIAM OFFICEVILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIIDGE, VIRGINIA 22192-4216
(703) 680-4664
METRO (703) 680-4647
FACSIMILE (703) 680-2412MANASSAS OFFICE9324 WEST STREET, SUITE 300
MANASSAS, VIRGINIA 20110-5198
(703) 330-7400
METRO (703) 803-7474
FACSIMILE (703) 330-7430LOUDOUN OFFICE1 E. MARKET STREET, THIRD FLOOR
LEESBURG, VIRGINIA 20176-3014
(703) 737-3633
FACSIMILE (703) 737-3632Inda E. Stagg
Land Use Coordinator
(703) 528-4700 x23

August 10, 2001

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

AUG 13 2001

ZONING EVALUATION DIVISION

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway - Suite 801
Fairfax, Virginia 22035-5505Re: Statement of Justification
U.S. Government (the "Applicant")
Pulte Home Corporation (the "Agent for the Applicant")
Rezoning Request: R-C to R-1 (the "Proposed Rezoning")
Laurel Hill - North
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 that Statement of May 4, 2001, and was necessary due to revisions in vehicular access. Generally, the Applicant is requesting that the Agent for the Applicant be permitted to rezone 22.25 acres of the Application Property from the R-C District to the R-1 District for the development of eighteen (18) single-family detached homes at a density of 0.81 dwelling units per acre. More specific information about the Proposed Rezoning is contained in the following paragraphs.

The Application Property is located south of Pohick Road, approximately 3000 feet south of its intersection with Southrun Road, and generally opposite Pohick Road from the Laurel Wood Subdivision, in the Mount Vernon Magisterial District. The Application Property is a portion of the federally owned land, 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 undeveloped and contains 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 two (2) public streets on Pohick Road (Rt. 641), which provide direct access to eleven (11) of the proposed lots. Access for the remaining seven (7) proposed lots is via a combined driveway that serves proposed Lots 6-9, and direct access to Old Pohick Road/Creekside View Lane that will be utilized by proposed Lots 16 - 18. Deciduous shade trees and sidewalks are proposed along both sides of the public streets. A sidewalk is located along the Application Property's frontage. Off-street parking is equal to Ordinance standards within garages, with additional parking provided within driveways.

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. Stormwater Management/Best Management Practices ("SWM/BMP") will be provided by a dry pond as shown on the Generalized Development Plan ("GDP"), unless waived by the Department of Public Works and Environment Services ("DPWES") at the time of Site Plan.

The Application Property is located in the Lower Potomac Planning District (Area IV), Laurel Hill Community Planning Sector (LP1), Land Unit 1: Subunit 1B. 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 Subunit 1B, which states,

“Within Subunit 1B, there are two distinct areas that abut Pohick Road and are separated by EQC. These areas are adjacent [to] the Laurelwood Subdivision[,] which is developed at 1 dwelling unit per acre. Both are planned for residential use at 1-2 dwelling units per acre, with the following additional guidance:

- Residential use should be designed to be compatible with the adjacent residential developments[,] which would result in single family detached housing units.
- Vehicular access should be provided only via Pohick Road (Rt. 641) to the east.
- Should the land trade, as permitted by the Lorton Technical Corrections Act of 1998, not occur, these two areas should be considered for inclusion in the Countywide Natural Resource Park.”

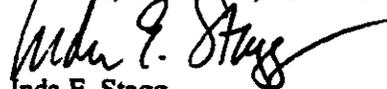
It is submitted that the Proposed Rezoning, and the GDP are in substantial conformance with the recommendations of the Comprehensive Plan (the “Plan”). The Proposed Rezoning requests development at 0.81 du/ac, which is below the base level Comprehensive Plan density of 1 du/ac. The Proposed Rezoning is in general conformance with the criteria set forth in the Plan in that the Proposed Rezoning requests development of single family detached homes on two (2) distinct areas that abut Pohick Road. These areas are not separated by EQC, as suggested in the Plan; however, the area between the two (2) developments will remain undisturbed tree-save, with the exception of the trail connection as shown on the GDP. Vehicular access is provided via Pohick Road only. It is assumed that the land trade between the United States Government and Meadowwood Limited Partnership that is referenced in the final bullet will occur at this time, thus the recommendation that the areas be considered for inclusion in the Countywide Natural Resource Park does not apply. Therefore, it is submitted that the Proposed Rezoning meets the criteria set forth in the Plan.

The Proposed Rezoning conforms to the provisions of all applicable Ordinances, regulations and adopted standards. It is below the base density and intensity recommended by the adopted Plan. It efficiently utilizes available land in order to protect and preserve, to the extent possible, existing trees and vegetation.

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.

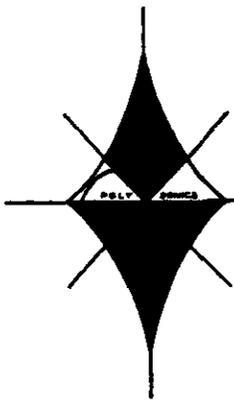


Linda E. Stagg
Land Use Coordinator

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)



POLYSONICS CORP.
ACOUSTICAL & COMMUNICATIONS CONSULTING

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

10075 Tyler Place #16
Ijamsville, MD 21754
V: (501) 874-2600
F: (501) 874-5277

www.polysonics-corp.com

APPENDIX 3b

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.

POLYSONICS CORP. MARYLAND

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:

POLYSONICS CORP. MARYLAND

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

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

POLYSONICS CORP. MARYLAND

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.

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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.

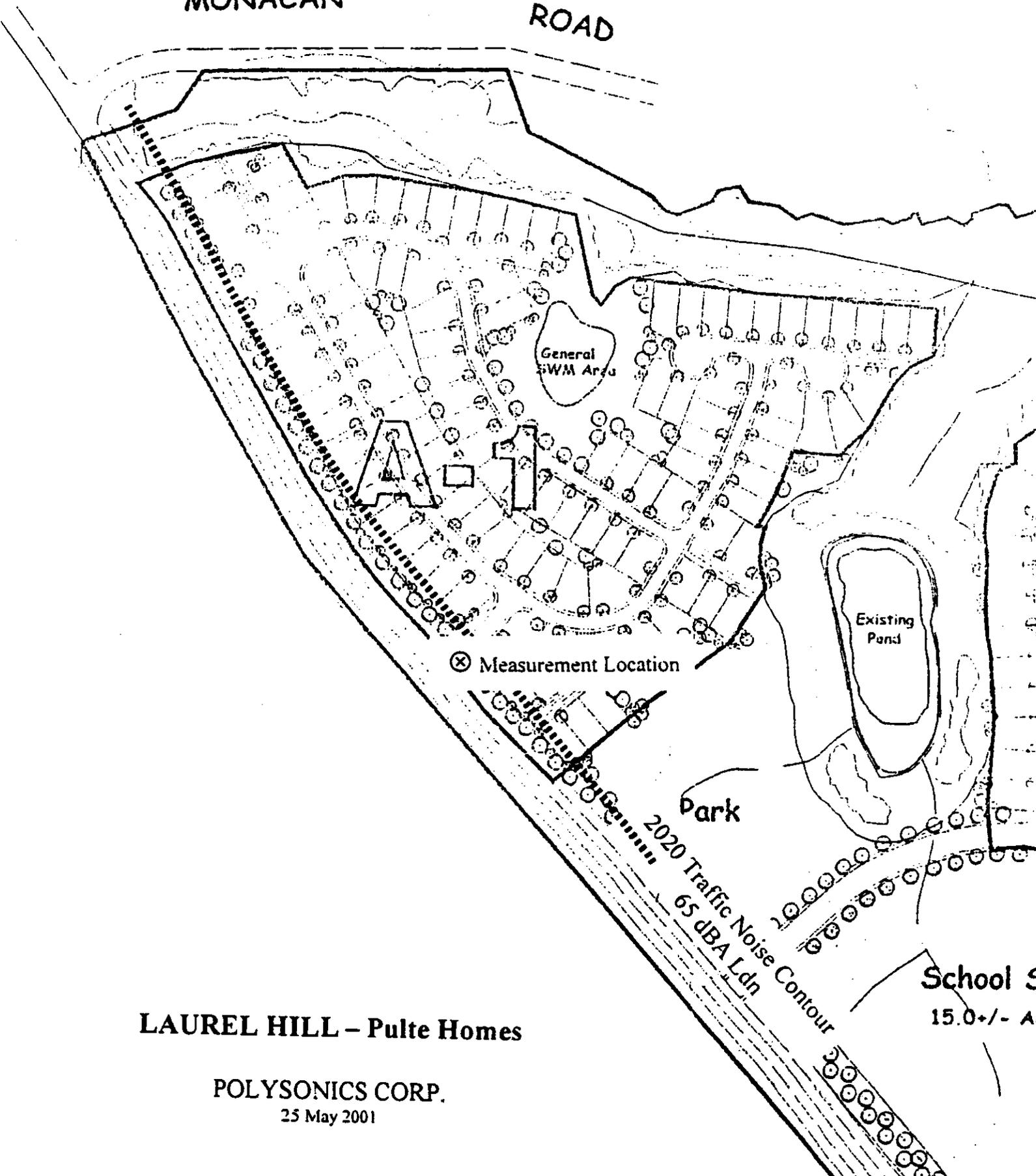
Based on the current site plan, several of the homes on the proposed lots impacted by Interstate 95 will be impacted by traffic noise. Polysonics has provided recommendations for exterior wall and window noise control ratings to reduce interior noise levels to maximum 45 dBA Ldn, thereby satisfying Fairfax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

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

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MONACAN

ROAD



⊗ Measurement Location

Existing Pond

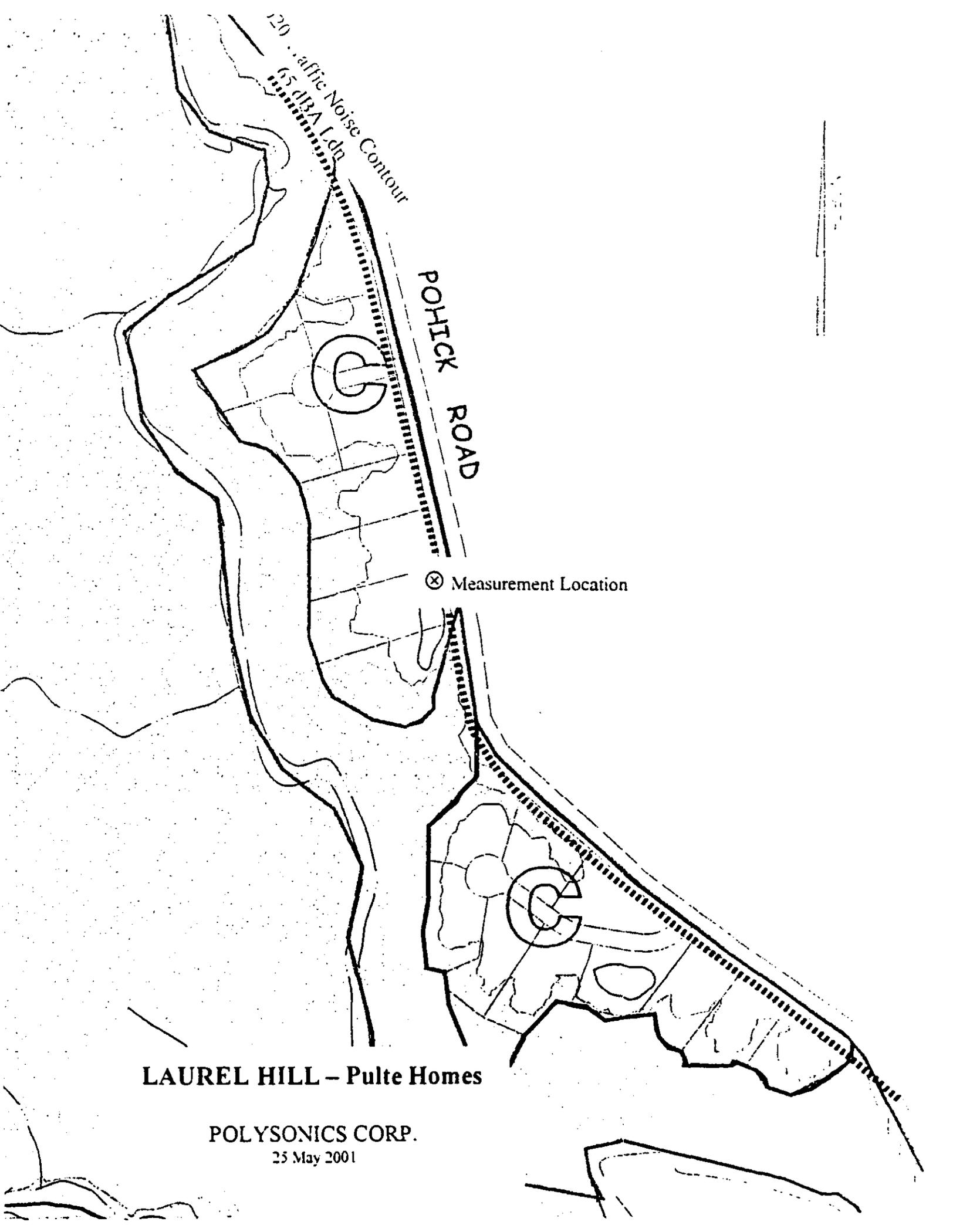
Park

2020 Traffic Noise Contour
65 dBA Ldn

School S
15.0 +/- A

LAUREL HILL - Pulte Homes

POLYSONICS CORP.
25 May 2001



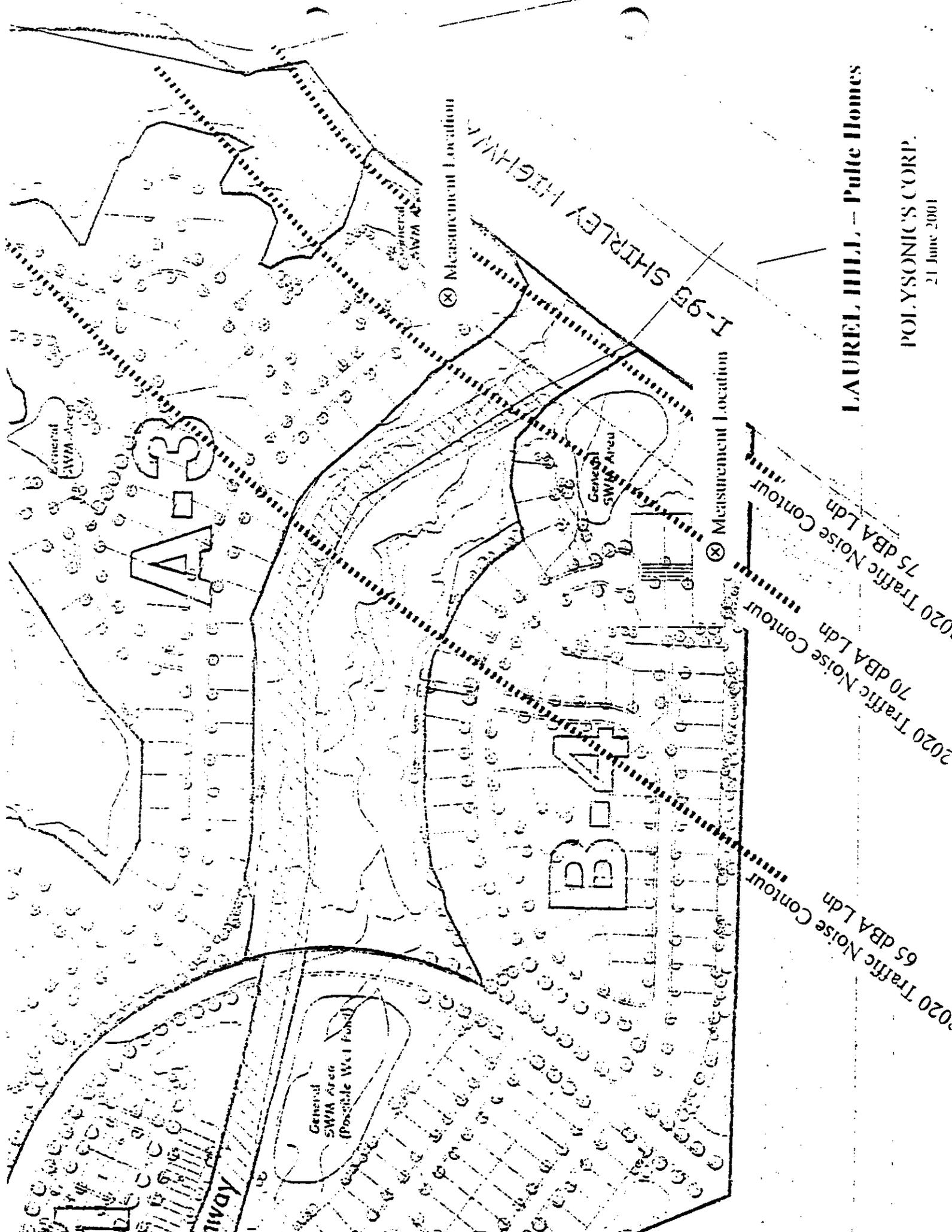
120 Traffic Noise Contour
65 dBA Ldn

POHICK ROAD

⊗ Measurement Location

LAUREL HILL - Pulte Homes

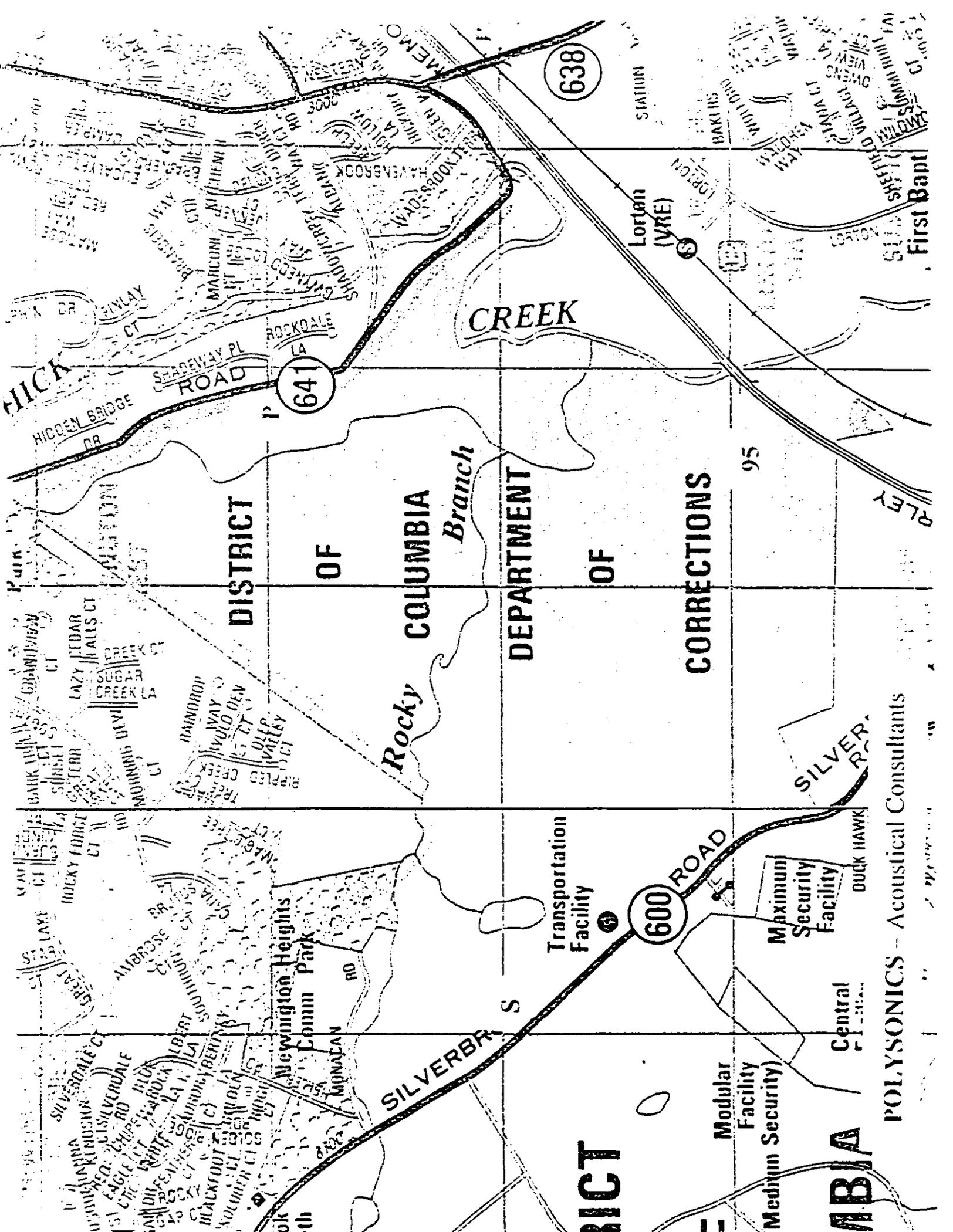
POLYSONICS CORP.
25 May 2001



LAUREL HILL - Pulte Homes

POLYSONIC'S CORP.

21 June 2001



DISTRICT OF COLUMBIA
Rocky Creek Branch
DEPARTMENT OF CORRECTIONS

Transportation Facility

Maximum Security Facility

Modular Facility
Medium Security

Central Facility

POLYSONICS - Acoustical Consultants

ABIA

638

641

600

Lorton (VRE)

95

SILVERBR

600 ROAD

SHADWAY PL ROAD

CREEK

Newington Heights Comm Park

SILVER SPRING ROAD

First Band

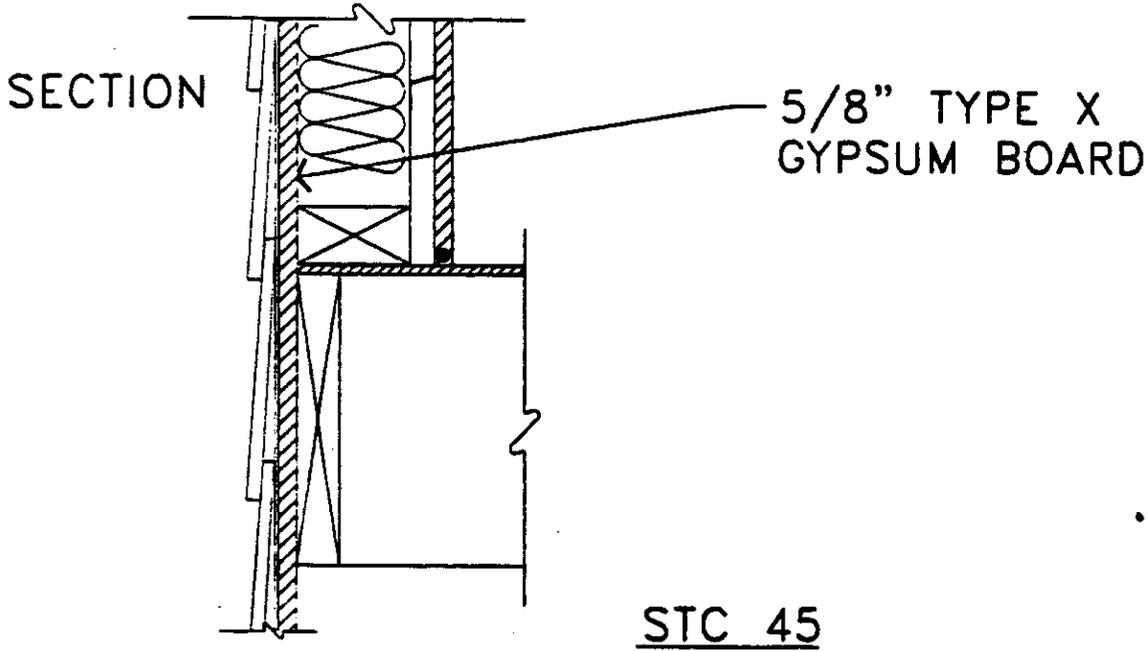
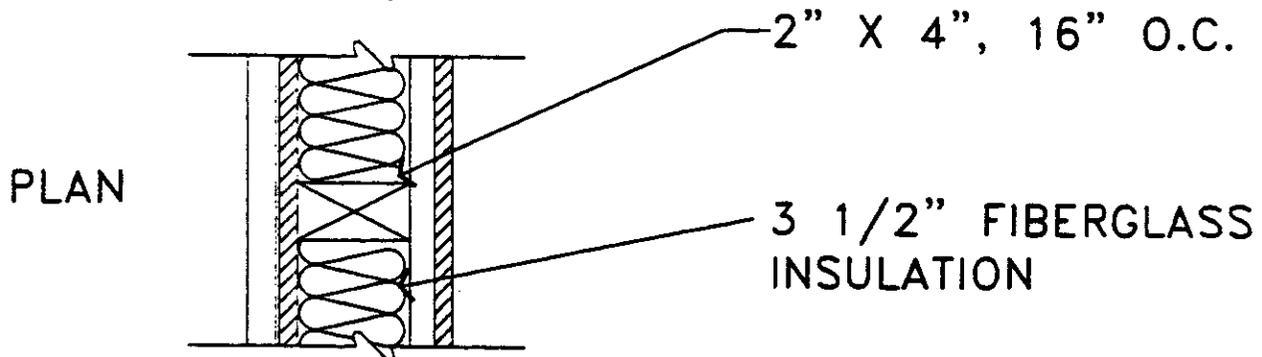
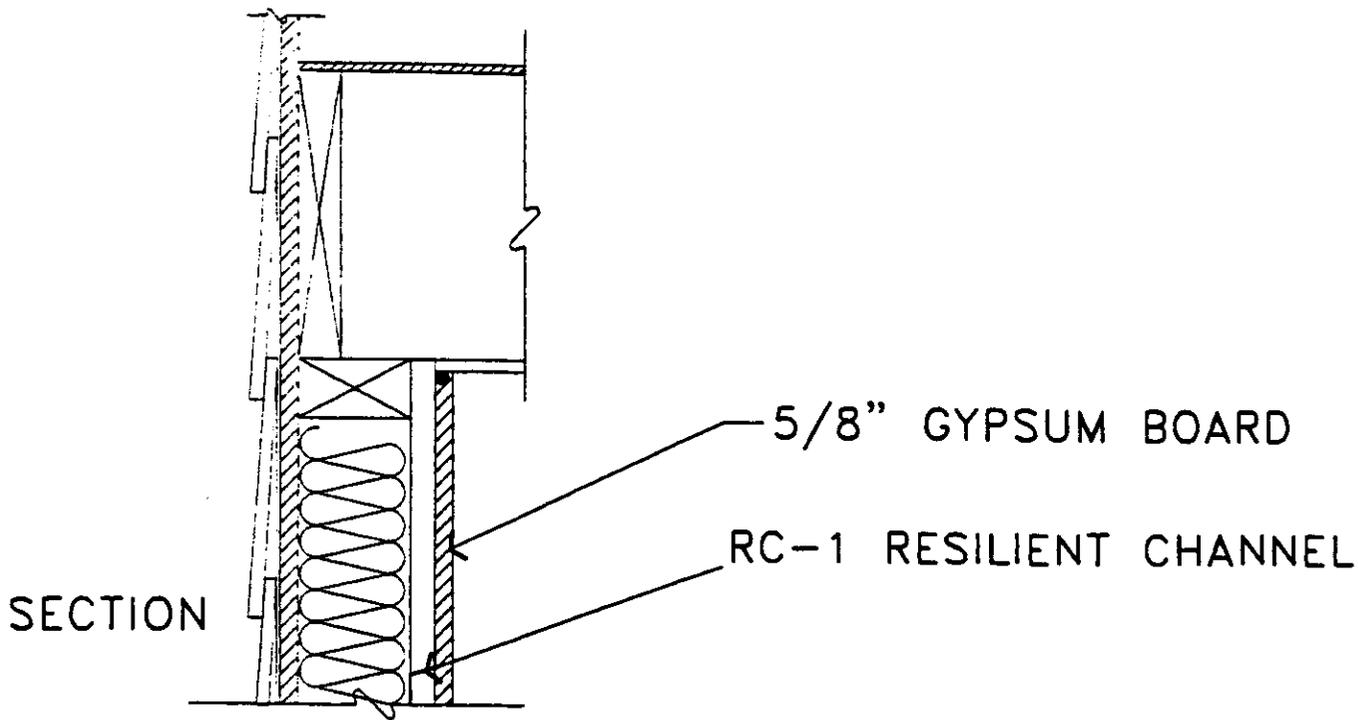
STATION

SHADY WOODS VILLAGE
STANLEY
HAYDEN
WILLIAMS
HANKINS
CLAYTON

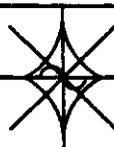
LAZY CEDAR
MORNING DEVIL
BAINOROP
WILD DEN
OIL VALLEY
PEPPERS CREEK
TREE

SILVERDALE
KINDSIVE
EAGLE
HICK
BLACKFOOT
VOLUME
MUNYAN
ROD

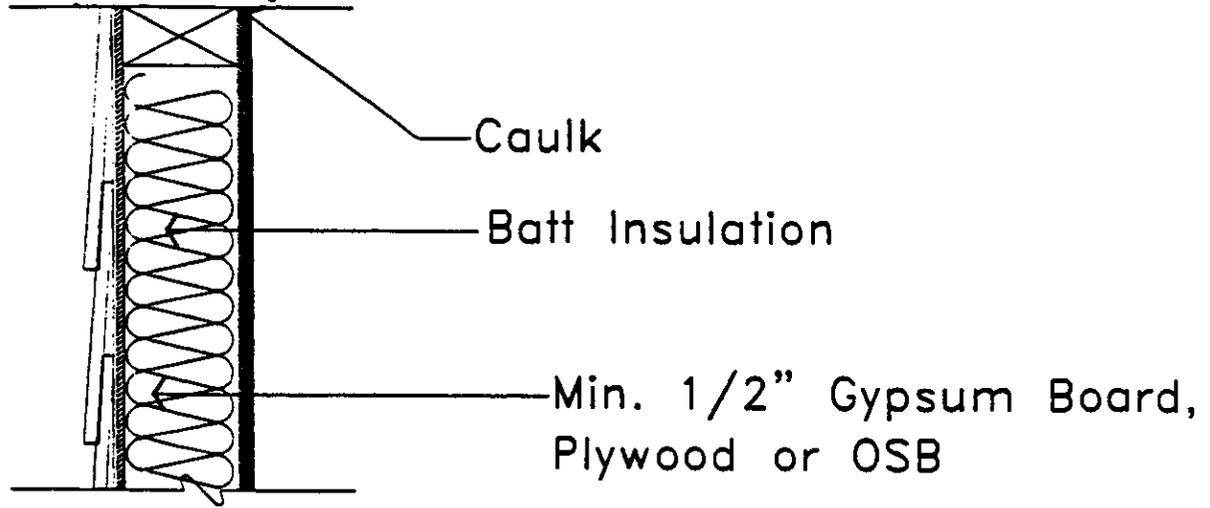
HICK
HIDDEN BRIDGE
MARCOMI
SHADY WOODS
HAVENSBROOK
MEMO



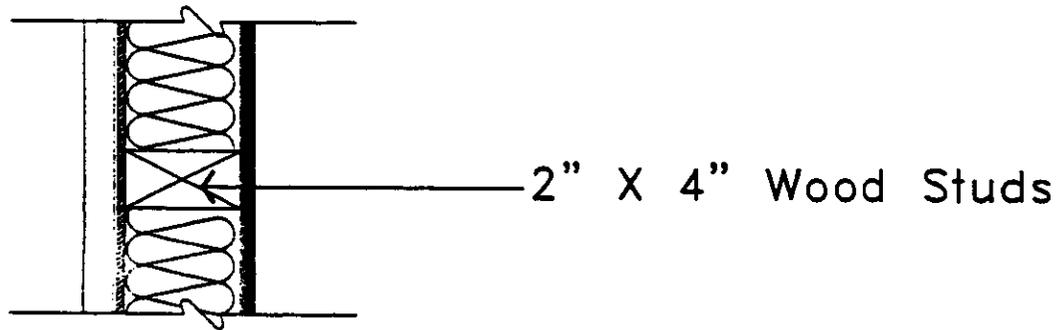
STC 45

SCALE:	NTS	PROJECT TITLE:	LAUREL HILL Wall Detail	 POLYSONICS 10075 Tyler Place, Suite #16 Jomsville, MD 21754-8769 (301) 874-2600	Sheet 45 of 1:
DRAWN BY:	TMS				1
DATE:	31 JULY 2001				

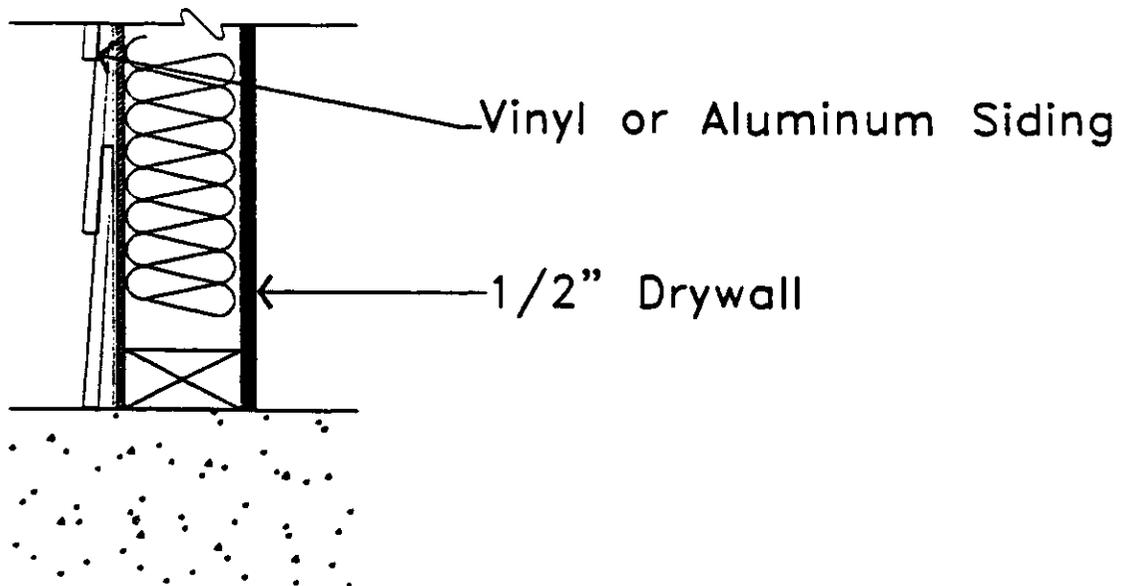
Section



Plan



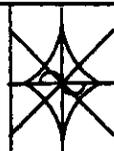
Section



STC 39

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

PROJECT TITLE:
 LAUREL HILL
 Wall Detail



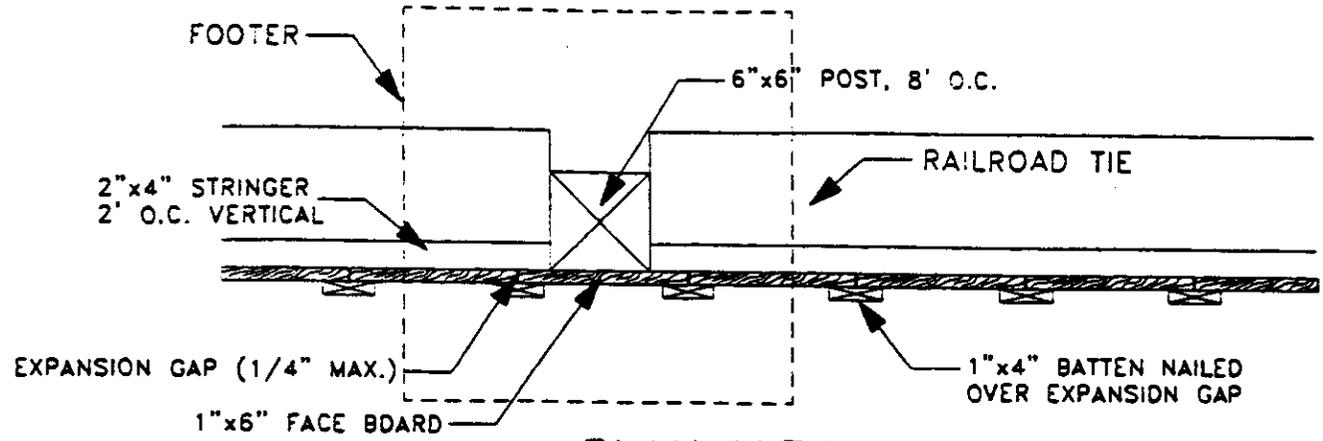
POLYSONICS

10075 Tyler Place, Suite #16
 Ijamsville, MD 21754-8769
 (301) 874-2800

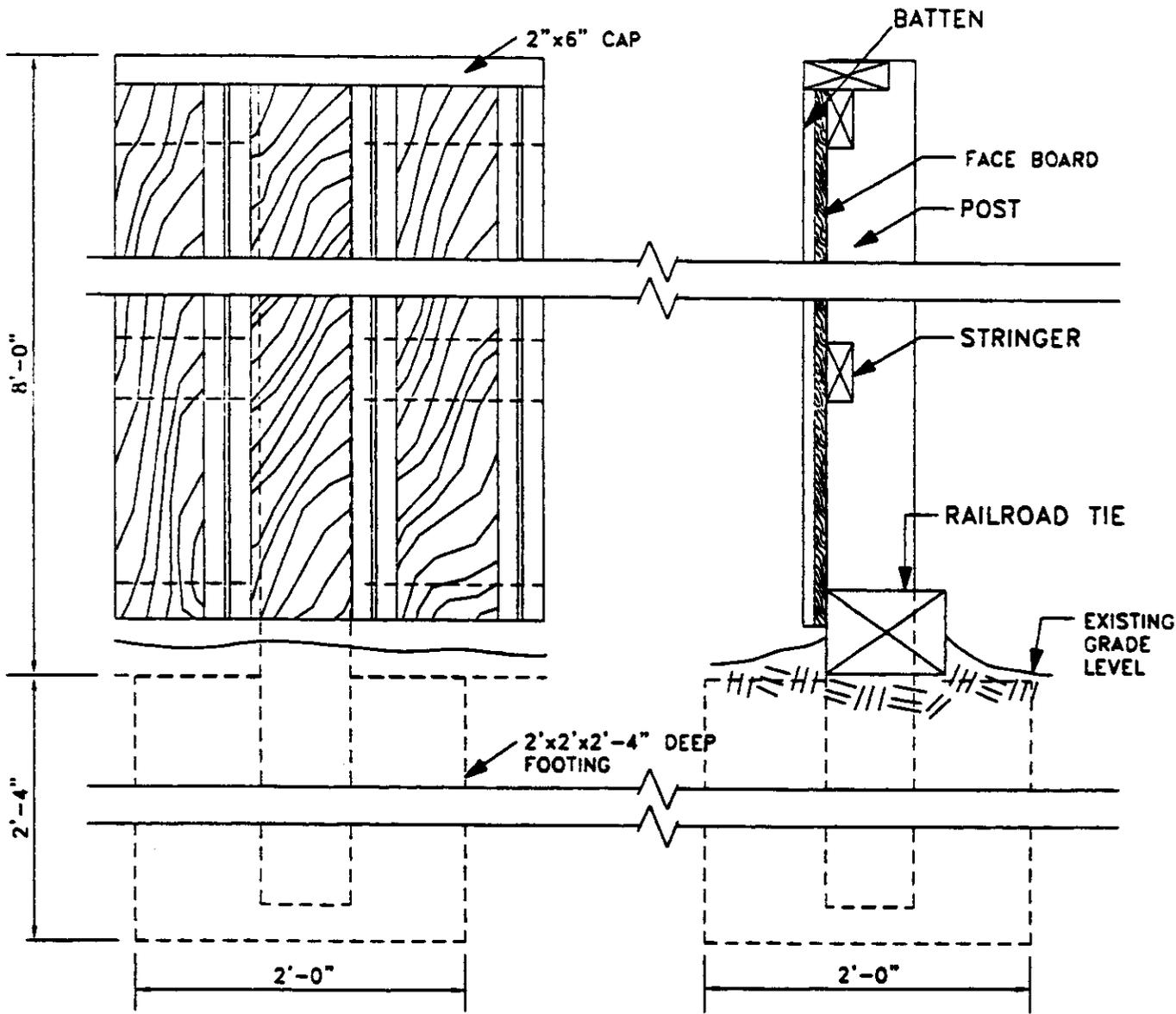
Wstc39:

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) 874-2800

NOISEW_2:
 3

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-026
U.S. Government/Pulte Homes

DATE: 24 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.

DESCRIPTION OF THE APPLICATION

The subject application is concurrent with RZ 2001-MV-025 to the south. 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 applicant requests rezoning of approximately 22.25 acres of land along Pohick Road in Laurel Hill from the R-C District to the R-1 District to permit the development of a total of 18 units at an overall density of approximately .8 du/ac. Access to the proposed lots is from public streets and private driveways as well as directly from Pohick Road.

LOCATION AND CHARACTER OF THE AREA

The site is generally located on the south side of Pohick Road at the intersection of Pohick Road and Alban Road. The site is bounded by steep slopes and EQC/RPA associated with South Run and Pohick Creek to the south, west and east. To the north across Pohick Road, are large single family lots that are zoned R-1. The area is planned for residential development at 1-2 du/ac.

COMPREHENSIVE PLAN CITATIONS

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

Plan Text: On Pages 38-39 of 116 of the Area IV volume of the 2000 Edition of the Comprehensive Plan, the Plan states:

"Land Unit 1 is comprised of approximately 235 acres, of which approximately 91 percent is in environmentally sensitive areas (see Figure 14). The land unit is wedge shaped and is generally bounded by Pohick Road to the northeast; Newington Forest Subdivision to the northwest; and Rocky Branch, South Run and Land Unit 2 on the south. The South Run EQC flows north-south through the land unit and serves as the divide between Sub-unit 1A and 1B."

...

"Sub-unit 1B: Within Sub-unit 1B, there are two distinct areas that abut Pohick Road and are separated by EQC. These areas are adjacent to the Laurelwood Subdivision which is developed at 1 dwelling unit per acre. Both are planned to residential use at 1-2 dwelling units per acre, with the following additional guidance:

- Residential use should be designed to be compatible with the adjacent residential developments which would result in single family detached housing units.
- Vehicular access should be provided only via Pohick Road (Rt. 641) to the east.
- Should the land trade, as permitted by the Lorton Technical Corrections Act of 1998, not occur, these two areas should be considered for inclusion in the Countywide Natural Resource Park."

PLAN MAP: Residential, 1-2 du/ac

ANALYSIS:

The application proposes development of 18 single family detached lots at a density of .8 du/ac which is below the recommended density range of 1-2 du/ac. The large lots, which consist of a minimum of 36,000 square feet and range up to 59,000 square feet in size, are compatible with the existing Laurelwood subdivision to the north across Pohick Road. Access is provided from Pohick Road, as recommended in the Plan. There are no outstanding land use issues and the proposal is in conformance with the Comprehensive Plan. However, it would be desirable to tighten the limits of clearing and grading to maintain more of the existing tree cover throughout the development.

DMJ:BGD

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-026)

SUBJECT: Transportation Impact

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

DATE: August 15, 2001

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

The subject application 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 22.25 acres from the R-C to the R-1 zoning district and to develop the site with 18 single family detached residences.

Transportation Issues:

In the initial review of the application, this department identified various minor transportation issues such as delineating the current roadway layout, and ensuring no individual residential access to Pohick Road. The applicant has adequately addressed these concerns. However, it should be noted that the southernmost point of access is in very close proximity to the Pohick Road - Creekside View Lane intersection, and is located on a horizontal and vertical curve. As such, the applicant should demonstrate that the point of access is acceptable to VDOT staff.

Trip Generation.

A summary of vehicle trip generation characteristics associated with the application are provided on Table 1 on the following page.

Table 1

Trip Generation. The following is a comparison of trip generation characteristics if the site is developed in accordance with:

<u>Use</u>	<u>Trips Per Day/Peak Hour¹</u>
<i>Existing Zoning: Residential Conservation (22.25 acres, 4 residences)</i>	40 vpd/4 vph
<i>Existing Use: Vacant</i>	0 vpd/0 vph
<i>Comprehensive Plan: 1 - 2 du/ac (22 - 44 residences)</i>	220 - 440 vpd/22 - 44 vph
<i>Proposed Use: 18 residences</i>	180 vpd/18 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).

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)

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

CHARLES D. NOTTINGHAM
COMMISSIONER

August 21, 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 North, RZ 2001-MV-026 Proffers
Tax Map No.: 106-4 ((01)), 54

Dear Ms. Byron:

This office has reviewed the referenced set of draft proffers and we support them with the following provisions:

1. Proffer 3b: Trails located within the right of way should be 10'.

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 "J. Huckabee-Mayfield".

Jorg Huckabee-Mayfield
Transportation Engineer Senior

c: Ms. Angela Rodeheaver



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

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 North, RZ 2001-MV-026
Tax Map No.: 106-4 ((01)), 54

Dear Ms. Byron:

This office has reviewed the referenced draft staff report and supports its approval with the following provisions:

1. Right-of-way dedication should be 45 feet from the centerline on Pohick Road.
2. Pohick Road should be depicted accurately on the plan. It is not shown in its current configuration.
3. The pipestem driveways do not appear to service all lots.
4. The applicant should ensure that no lots are directly served by Pohick Road.
5. All existing entrances should be shown, including those located opposite the site on Pohick Road. It is suggested that a single entrance to the site be aligned with Rockdale Lane, with the two cul-de-sacs accessing this street.
6. Turn lanes should be provided into the site.

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'.

Jorg Huckabee-Mayfield
Transportation Engineer Senior

c: Ms. Angela Rodeheaver

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-026,
Laurel Hill North

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. **Water Quality** (Objective 2, pp. 91-92, **The Policy Plan**)

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

Policy j. Regulate land use activities to protect 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.”

3. **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 . . .”

4. **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: This site is exposed to noise from Route 641 (Pohick Road). Staff performed a preliminary highway noise analysis for this site using projected traffic levels. This analysis produced the following noise contour projections based on soft-site conditions (note: DNL dBA is equivalent to dBA L_{dn}):

DNL 65 dBA	165 feet from centerline
DNL 70 dBA	80 feet from centerline

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. Based on the preliminary noise contour projections, the project 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 may impact the lots closest to Pohick Road.

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: The proffers commit to providing the appropriate interior noise mitigation.

2. Water Quality

Issue: The SWM pond is 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 are not an appropriate design to address the outfall issue in the EQC.

3. 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 proposed tree preservation at the rear of lots and in an area between lots 9 and 10. The applicant should commit to additional tree save and planting in accordance with the recommendations of the Urban Forester.

Suggested Solution: The applicant should provide tree planting and preservation commitments in accordance with comments of the Urban Forestry Branch of DPWES. During site development, the applicant should continue to work with the Urban Forester to ensure survivability in the tree save areas.

4. 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 a connection trail to the eventual parkland trail system.

Suggested Solution: The application shows the conceptual location of a trail on the Development Plan. The Director of DPWES will determine the appropriate trail location and design at the time of site development.

BGD: JPG

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Peter Braham, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: July 12, 2001

FROM: Jessica G. Strother, Urban Forester II
Urban Forestry Division, OSDS

SUBJECT: Laurel Hill North, RZ 2001-MV-026

RE: Your request received on June 4, 2001

This review is based on the Generalized Development Plan (GDP) received by the Department of Planning and Zoning (DPZ) on April 24, 2001. Site visits were conducted on June 26, and July 6, 2001. Proffers were not included.

Site Description: The Laurel Hill North property is a completely forested tract that is 22.25 acres in size. The eastern frontage of the site is bounded by Pohick Road and the western and a section of the southern portion of the site abut the South Run Stream Valley and the associated Resource Protection Area (RPA). An existing Environmental Quality Corridor (EQC) is located along the subject property western boundary line. Almost the entire site contains a sub-climax upland hardwood forest that consists of red maple, yellow poplar, oak species, and beech. The understory consists mostly of mountain laurel. A small portion in the far northeastern corner of the site contains mostly Virginia pine and young hardwood species such as red maple and oak. Approximately one-third of the site has moderate to steep slopes. The site contains a moderate number of mature trees that have died due to a combination of gypsy moth and drought impacts over the last ten years.

1. **Comment:** The existing Vegetation Map (EVM) contains some missing information. The existing tree line has not been adequately shown and the impacts of previous clearing and grading to trees along the Pohick Road frontage of the site have not been included in the condition descriptions. Additionally, the successional stages are incorrect. For the portion of the site that contains Virginia pine the successional stage should be early-successional, and for the remainder of the site it should be sub-climax.

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 the GDP sheets.

2. **Comment:** The legend and related delineations for the EQC, RPA, limits of clearing and grading, and floodplain on the GDP are confusing, unclear, and inconsistent.

Recommendation: Revise the delineations and the legend on the GDP to be clear and consistent.

3. **Comment:** The RPA that is associated with the South Run stream should be clearly delineated on the eastern side of the stream. It appears that some portions of the RPA extend to the subject property line, and into some areas of the subject property. It is also unclear where the proposed limits of clearing and grading are located. The clearing limits, RPA, and EQC symbols listed in the legend are not consistently used on the GDP. As now shown it appears that off-site clearing and grading is proposed.

Recommendation: The GDP should be revised to clearly delineate the RPA, EQC and to clarify the limits of clearing and grading. Off-site clearing should be eliminated. These revisions will ensure the protection of important riparian and stream valley forest cover within the RPA and the EQC.

4. **Comment:** This site contains quality forest cover and trees as indicated in the site description and EVM. There are no tree preservation areas or preservation of individual trees proposed on the subject property. The Comprehensive Plan for the LP1 Laurel Hill Community Planning Sector, Land Unit 1, Sub-Unit 1B, page 21, bullet 1 states: "Residential use should be designed to be compatible with the adjacent residential developments which would result in single family detached units." It is noted that the residential properties on the opposite side of Pohick Road contain considerable tree preservation.

Recommendation: The GDP should be revised to address the following tree preservation issues:

- The rear and side yard (where applicable) portions of the proposed lots should be designed to preserve some trees. A few of the lots are relatively flat and the design may allow for the preservation of some trees. The rear yards of the lots that abut the EQC and or the RPA should contain a minimum of a 20-foot buffer of existing vegetation.
- Those lots that include a portion of the RPA should maintain the preservation of all of that area of the RPA on the lot. Additional tree preservation beyond the RPA should be provided.

- The storm sewer lines that will outfall into the EQC, RPA, and tree preservation areas should be shown at this time. The Applicant should commit to engineering design for the outfalls that minimize impacts to the environment and trees.

The limits of clearing and grading should be revised to reflect these changes.

5. **Comment:** Tree cover calculations have not been provided for this site, and the tree preservation issues on the site have not been adequately addressed in the site design. (see comment # 4)

Recommendation: Obtain a commitment to provide the required 20% tree cover by preserving existing trees on the site. It is the opinion of the Urban Forestry Division that if meaningful tree preservation is not ensured on this site, the residential development criteria found in Appendix 9 of the Policy Plan in the Comprehensive Plan for tree preservation and environmental resources will not be met.

6. **Comment:** Portions of the proposed off-site sanitary sewer line will necessitate the removal, and create impacts to, the existing trees in the Laurelwood community. The existing tree line and status of the forest cover in this area has not been shown. Additionally, limits of clearing and grading for the new portions of the sewer line have not been shown.

Recommendation: The GDP should be revised to show the status of the forest cover and the existing tree line for the areas proposed to be impacted. The limits of clearing and grading should be shown on the GDP, and be based on the depth of the proposed lines.

7. **Comment:** When the site has been redesigned to include tree preservation and appropriate preservation of the EQC and RPA, where applicable, the Applicant should provide a commitment to preservation through the provision of a tree survey and tree preservation 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 plan to be submitted as part of the first subdivision plan submission. The plan shall be reviewed and approved by the Urban Forestry Division. The certified

arborist responsible for the preparation of the plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread, and condition rating percent of all trees 10 inches or greater in diameter. The area to be surveyed shall be within 15 feet of the edge of the inside of the limits of clearing and grading for the tree preservation areas noted on the approved CDP/FDP. Those trees that are along the limits of clearing and grading for the off-site sanitary sewer line and any stormwater utilities shall also be surveyed. The condition analysis shall be prepared using methods outlined in the ninth edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching, and fertilization.”

- b. “Trees that are greater than 10 inches in diameter or greater that have died from a pre-existing condition, and that are within any tree preservation areas on the lots, or located off the lots and that are determined to have a target, shall be removed. The determination of the trees to be removed shall be made by the Project Arborist at the time the lots are cleared.”
 - c. “All trees shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. 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. All tree preservation activities including the installation of tree protection fencing shall be performed under the supervision of the Project Arborist. 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:** A landscape plan that addresses the tree cover requirements and landscaping in and around the stormwater management pond has not been provided.

Laurel Hill North
RZ 2001-MV-026
July 12, 2001
Page 5

Recommendation: 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.

JGS/
UFDID# 01-2164

cc: Irish Grandfield, Environmental Planner, E&DRB
Denise James, Land Use Planner, E&DRB
RA File


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

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

DATE: August 21, 2001

SUBJECT: RZ 2001-MV-026
Laurel Hill North
Loc: 106-4((1)) 54 / revised.

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 North proposes 18 new dwelling units, which will add approximately 49 residents to the current population of Mount Vernon District. The development plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis and volleyball courts, and athletic fields. The proportional cost to develop recreational facilities for the population attracted to this new development is estimated to be \$10,045.

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

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

The following recommendation would be an appropriate use for recreational funds.

2. A trail should be provided through this development connecting it to the Pohick Stream Valley Trail and Laurel Hill Greenway. This trail would connect the development with the adjacent future FCPA park property, the Laurel Hill Greenway, and provide a critical trail linkage between the Cross County Trail and the Laurel Hill Greenway.

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."

cc: Kirk Holley, Manager, Planning and Land Management Branch
Scott Sizer, 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: 6/26/01

Case # RZ-01-MV-026

Map: 98-4, 107-2

PU 1142

Acreage: 22.25

Rezoning

From : R-C To: R-1

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	18	X.4	7	N/A			7	7	
7-8	SF	18	X.069	1	N/A			1	1	
9-12	SF	18	X.159	3	N/A			3	3	

Source: Capital Improvement Program, FY 2002-2006, Facilities Planning Services Office

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

Comments

Enrollment in the schools listed (Silverbrook Elementary, Hayfield Middle, Hayfield High) is currently projected to be near or above capacity.

The 11 net student increase generated by this proposal would require .44 additional classrooms (11 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 154,000 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-026
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 8 inch line located in ALBAN ROAD 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 RZ
2001-MV-026

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

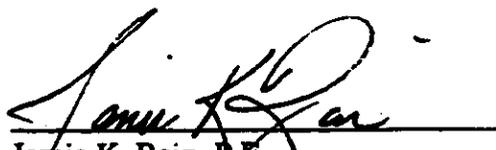
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-MV-026

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from an existing 12 inch main located at the property. See enclosed property map.
3. The development of this property shall be coordinated with Rezoning Application RZ 01-MV-025.
4. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



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

Attachment

**Fairfax
County
Park
Authority**



MEMORANDUM

July 11, 2001

TO: Peter Braham, Staff Coordinator
Zoning Evaluation Division - DPZ

FROM: Mike Johnson, Archeologist *uj*
County Archeological Services -- RMD/FCPA

SUBJECT: Lorton Prison Exchange – Pulte Homes Applications RZ 01-MV-25 & 26

I have attached exerts from the phase II archeological investigations of two sites, one of which is in each of the two applications. I received the information this week, which is why it was not included in my earlier correspondence.

In the case of both sites, the consultant, Thunderbird Archeological Associates, Inc. has proposed that they are eligible to the National Register of Historic Places and further recommended that if they cannot be avoided they be subjected to phase III recovery.

If the applicant plans to disturb these sites, the applicant should proffer to perform phase III archeological recovery in accordance with Virginia State guidelines and federal law. Since the County has a direct interest, if a phase III is warranted then the scopes of work for the phase III's should be coordinated with the Park Authority County Archeological Services Office.

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

Selected Excerpts from the Zoning Ordinance

PART 1 3-100 R-1 RESIDENTIAL DISTRICT, ONE DWELLING UNIT/ACRE

3-101 Purpose and Intent

The R-1 District is established to provide for single family detached dwellings at a density not to exceed one (1) dwelling unit per one (1) acre; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-102 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Agriculture, as defined in Article 20.
3. Dwellings, single family detached.
4. Public uses.

3-105 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

3-106 Lot Size Requirements

1. Minimum district size for cluster subdivisions: 5 acres
2. Average lot area: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 36,000 sq. ft.
 - B. Cluster subdivision lot: 25,000 sq. ft.
4. Minimum lot width
 - A. Conventional subdivision lot:
 - (1) Interior lot - 150 feet

- (2) Corner lot - 175 feet
- B. Cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 125 feet
- 5. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

3-107 Bulk Regulations

- 1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 40 feet
 - (b) Side yard: 20 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 12 feet, but a total minimum of 40 feet
 - (c) Rear yard: 25 feet

3-108 Maximum Density

One (1) dwelling unit per acre

3-109 Open Space

In subdivisions approved for cluster development, 20% of the gross area shall be open space

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		

