FAIRFAX COUNTY

APPLICATION FILED: May 25, 2001
APPLICATION AMENDED: October 2, 2001
PLANNING COMMISSION: February 20, 2002
BOARD OF SUPERVISORS: March 4, 2002
@ 3:30 pm

V I R G I N I A

February 6, 2002

STAFF REPORT

APPLICATIONS RZ/FDP 2001-BR-028
Concurrent with PCA 81-A-036

BRADDOCK DISTRICT

APPLICANT:	Eastwood Properties Inc.
PRESENT ZONING:	R-1 and R-3
PARCELS/ACREAGE:	***R-1:*** 68-4 ((1)) 48, 49, 50; 68-4 ((4)) A1, C, D, 1; 77-2 ((26)) 1, 2, 3 **(8.8 acres)** ***R-3:*** 68-4 ((13)) A part **(0.2 acre)**
TOTAL ACREAGE:	9.00 acres
REQUESTED ZONING:	PDH-3 (8.8 acres) R-3 (subject of land swap: Parcel 68-4 ((1)) 50 pt.; 0.2 acre)
DENSITY:	***PDH-3:*** 2.27 du/ac
OPEN SPACE:	***PDH-3:*** 20%
PLAN MAP:	Residential, 1-2 du/ac with option for 2-3 du/ac
PROPOSAL:	To rezone: 8.8 acres from the R-1 and R-3 Districts to the PDH-3 District to permit development of 20 single family detached dwelling units at an overall density of 2.27 du/ac; and 0.2 acre of land from the R-1 District to the R-3 District. The applicant is also requesting approval of a Final Development Plan. Concurrent with PCA 81-A-036 to delete 0.2 acre of land from RZ 81-A-036, and add an equivalent area being rezoned with RZ 2001-BR-028.

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2001-BR-028 as submitted. If it is the intention of the Board of Supervisors to approve this application, staff recommends that approval be subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends denial of FDP 2001-BR-028 as submitted. If it is the intention of the Planning Commission to approve this application, staff recommends that approval be subject to the development conditions found in Appendix 3 of this report.

Staff recommends denial pf PCA 81-A-036 as submitted. If it is the intention of the Board of Supervisors to approve this application, staff recommends that approval be subject to the execution of proffers consistent with those found in Appendix 2 of this report.

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.

FAIRFAX COUNTY

APPLICATION FILED: October 2, 2001
PLANNING COMMISSION: February 20, 2002
BOARD OF SUPERVISORS: March 4, 2002
@ 3:30 pm

V I R G I N I A

February 6, 2002

STAFF REPORT

APPLICATION PCA 81-A-036
Concurrent with RZ/FDP 2001-BR-028

BRADDOCK DISTRICT

APPLICANT:	Eastwood Properties Inc.
PRESENT ZONING:	R-1 and R-3
PARCELS/ACREAGE:	***R-1:*** 68-4 ((13)) A **(1.38 acres)** ***R-3:*** 68-4 ((1)) 50 part **(0.2 acre)**
TOTAL ACREAGE:	1.58 acres
PROPOSED ZONING:	R-1 **(1.38 acres)** R-3 **(0.2 acre)**
DENSITY (overall Goins Manor):	2.68 du/ac (no change)
OPEN SPACE (overall Goins Manor):	16.2% (no change)
PLAN MAP:	Residential, 1-2 du/ac
PROPOSAL:	Partial PCA to allow a land swap of 0.2 acre (8,580 square feet) of open space with the adjacent subdivision proposed pursuant to RZ 2001-BR-028.

STAFF RECOMMENDATIONS:

Staff recommends denial of PCA 81-A-036 as submitted. If it is the intention of the Board of Supervisors to approve this application, staff recommends that approval be subject to the execution of proffers consistent with those found in Appendix 2 of this report.

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

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

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

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

REZONING .PPLICATION / FINAL DE .OPMENT PLAN

RZ 2001-BR-028

EASTWOOD PROPERTIES, INC.
FILED 05/25/01 TO REZONE: 9.00 ACRES OF LAND; DISTRICT - BRADDOCK
AMENDED 10/02/01 PROPOSED: REZONE FROM THE R-1 AND R-3 DISTRICTS TO THE PDH-3 DISTRICT
LOCATED: S. SIDE OF ZION DR., APPROX 600 FT. E. OF ROBERTS RD.
ZONING: R-1 R-3
TO: PDH-3 and R-3
OVERLAY DISTRICT(S):

MAP REF
068-4- /01/ /0048- .0049- 0050-
068-4- /04/ / -A1 C D 0001
077-2- /26/ /0001- .0002- .0003-
068-4- /13/ / -AP

FDP 2001-BR-028

FILED 05/25/01 AMENDED 10/02/01
EASTWOOD PROPERTIES, INC.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 9.00 ACRES OF LAND; DISTRICT - BRADDOCK
LOCATED: S. SIDE OF ZION DR., APPROX 600 FT. E. OF ROBERTS RD.
ZONING: PDH-3 and R-3
OVERLAY DISTRICT(S):

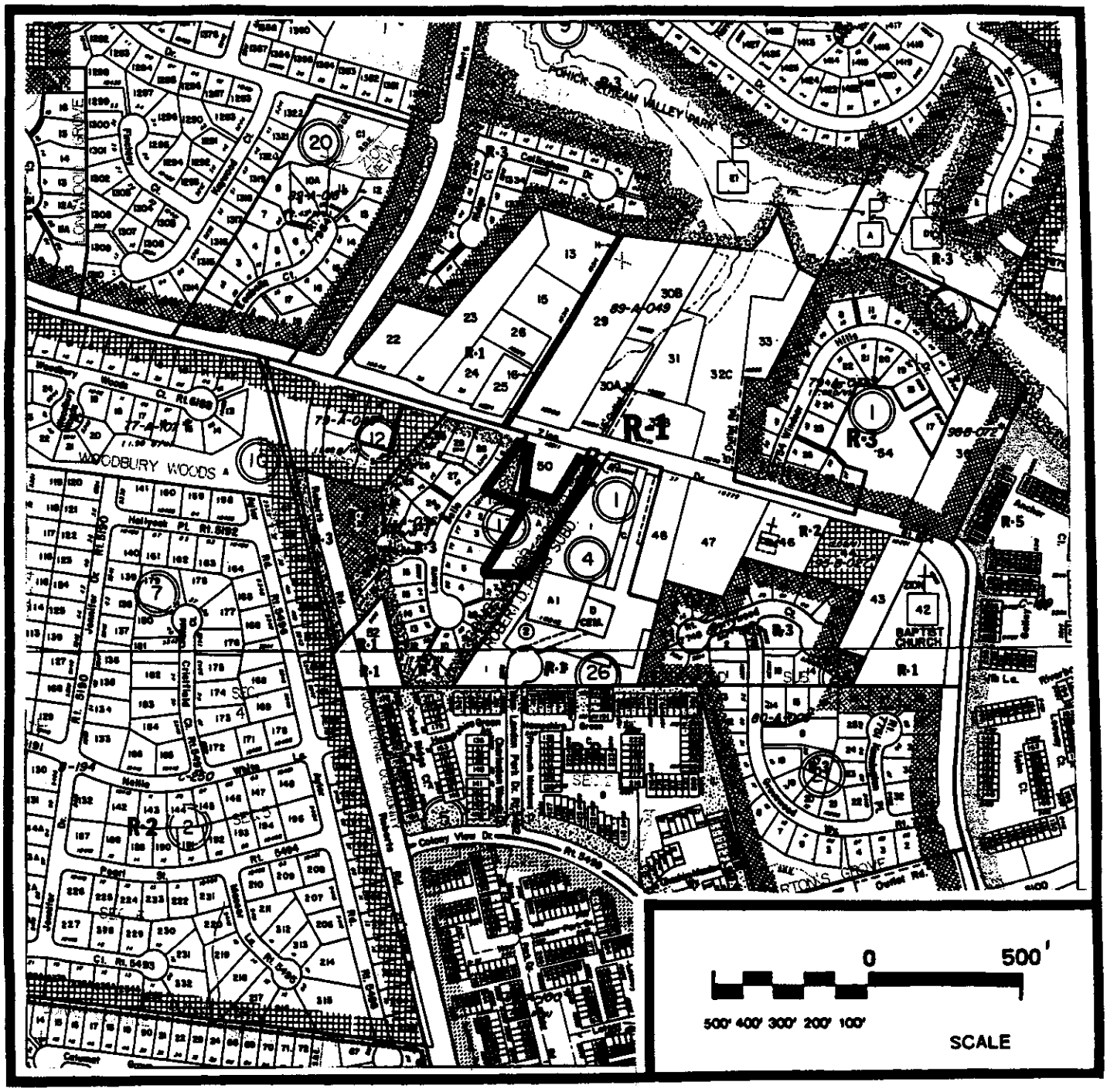
MAP REF
068-4- /01/ /0048- .0049- 0050-
068-4- /04/ / -A1 C D 0001
077-2- /26/ /0001- .0002- .0003-
068-4- /13/ / -AP

PROFFERED CONDITION AMENDMENT

PCA 81-A-036

PCA 81-A-036 EASTWOOD PROPERTIES, INC.
FILED 10/02/01 PROFFERED CONDITION AMENDMENT
PROPOSED: PCA TO RZ 81-A-036 FOR RESIDENTIAL DEVELOPMENT
APPROX. 1.58 ACRES OF LAND; DISTRICT - BRADDOCK
LOCATED: S. SIDE OF ZION DR., APPROX. 600 FT.
E. OF ROBERTS RD.
ZONING: R- 3 R- 1
OVERLAY DISTRICT(S):

MAP REF 068-4- /13/ / -A
068-4- /01/ /0050- P



REZONING APPLICATION / FINAL DEVELOPMENT PLAN

RZ 2001-BR-028

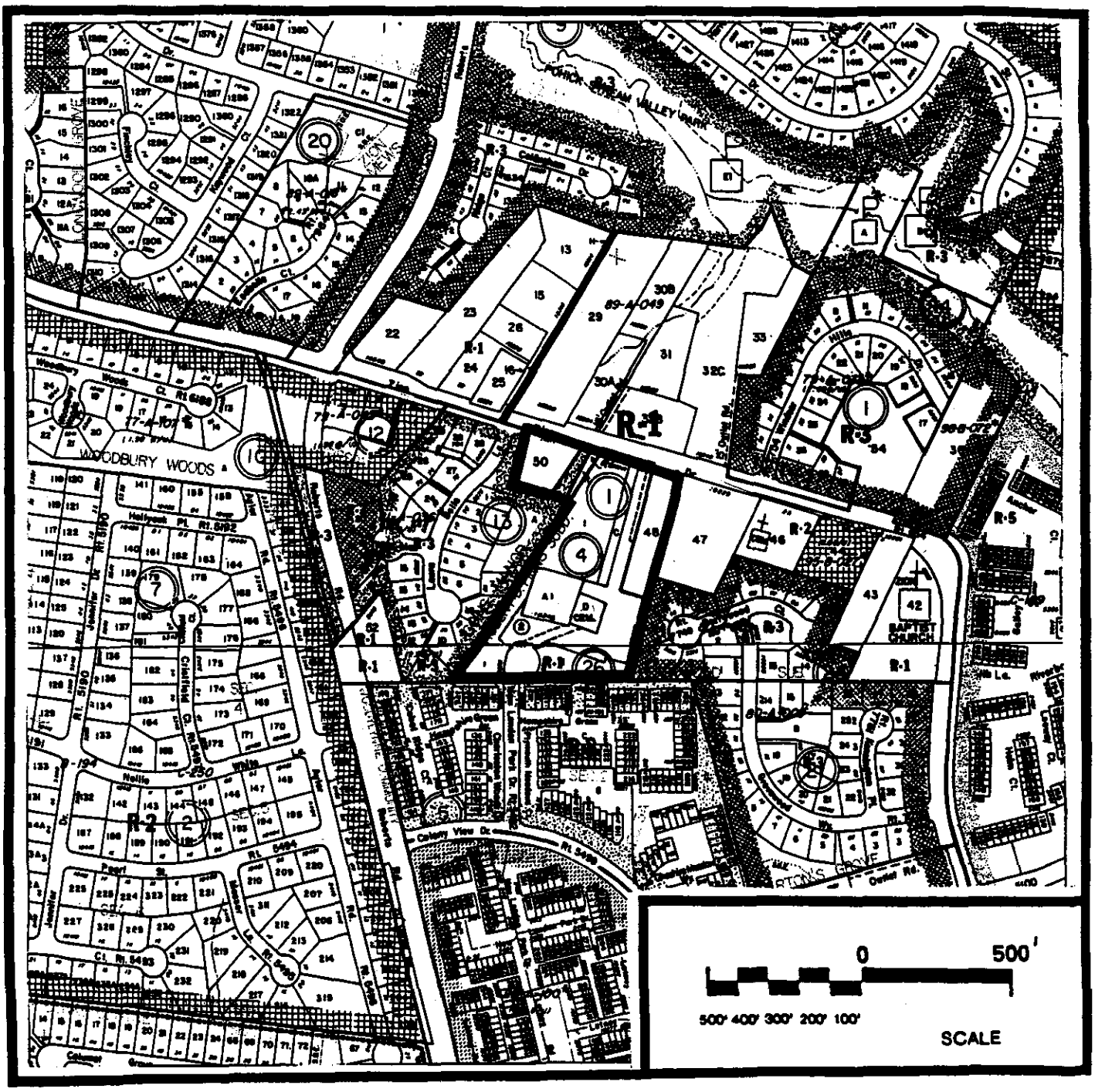
FDP 2001-BR-028

EASTWOOD PROPERTIES, INC.
FILED 05/25/01 TO REZONE: 9.00 ACRES OF LAND; DISTRICT - BRADDOCK
AMENDED 10/02/01 PROPOSED: REZONE FROM THE R-1 AND R-3 DISTRICTS TO THE PDH-3 DISTRICT
LOCATED: S. SIDE OF ZION DR., APPROX 600 FT. E. OF ROBERTS RD.
ZONING: R-1 R-3
TO: PDH-3 and R-3
OVERLAY DISTRICT(S):

MAP REF
068-4- /01/ /0048- .0049- 0050-
068-4- /04/ / -A1 C D 0001
077-2- /26/ /0001- .0002- .0003-
068-4- /13/ / -AP

FILED 05/25/01 AMENDED 10/02/01
EASTWOOD PROPERTIES, INC.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 9.00 ACRES OF LAND; DISTRICT - BRADDOCK
LOCATED: S. SIDE OF ZION DR., APPROX 600 FT. E. OF ROBERTS RD.
ZONING: PDH-3 and R-3
OVERLAY DISTRICT(S):

MAP REF
068-4- /01/ /0048- .0049- 0050-
068-4- /04/ / -A1 C D 0001
077-2- /26/ /0001- .0002- .0003-
068-4- /13/ / -AP

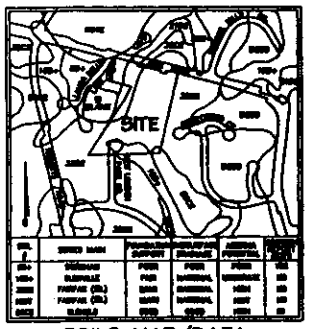


CONCEPTUAL / FINAL DEVELOPMENT PLAN

NEW LONDON PARK

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA



SOILS MAP/DATA

SCALE : 1" = [illegible]

SYM. #	SOILS NAME	FARMLAND SUITABILITY	SEVERITY DRAINAGE	AREAS PERMITTED	PROPERTY %
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NOTES

1. THE PROPERTY DESIGNATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP CLEARING 69-4((1)) PARCELS 10, 40 & 50, 69-4((4)) PARCELS 1, A1, 6 & 8, 69-4((10)) PART OF PARCEL A, AND 77-4((10)) LOTS 1, 2 & 3. THE SITE IS CURRENTLY ZONED R-1 AND R-3 CLUSTER. THE PROPOSED ZONING IS PDH-3 AND R-3 CLUSTER.
2. THE PROPERTY OWNERS IS CURRENTLY IN THE OWNERSHIP OF:
   - 69D-4-01 PCL. 40 – ARDRA H. & ARDRA A. GOINS DB [illegible] AT PAGE [illegible]
   - 69D-4-04 PCL. 40 – ALFRED A. & FRANCES A. ABERNATHY DB [illegible] AT PAGE [illegible]
   - 69D-4-04 PCL. 50 – MARY E. GOINS DB [illegible] AT PAGE [illegible]
   - 69D-4-10 (PART OF) PCL. "A" – THERE MANOR HOMEOWNERS ASSOC. DB [illegible] AT PAGE [illegible]
   - 69D-4-04 PCL. 1 – ALFRED A. & FRANCES A. ABERNATHY DB [illegible] AT PAGE [illegible]
   - 69D-4-04 PCL. A1 – ALFRED A. & FRANCES A. ABERNATHY DB [illegible] AT PAGE [illegible]
   - 69D-4-04 PCL. C – ALFRED A. & FRANCES A. ABERNATHY DB [illegible] AT PAGE [illegible]
   - 69D-4-04 PCL. 6 – [illegible] & [illegible] DB [illegible] AT PAGE [illegible]
   - 67-1-3-33 LOT 1 – [illegible] DB [illegible] AT PAGE [illegible]
   - 67-1-3-33 LOT 2 – [illegible] & [illegible] DB [illegible] AT PAGE [illegible]
   - 67-1-3-33 LOT 3 – [illegible] & [illegible] DB [illegible] AT PAGE [illegible]
3. BOUNDARY INFORMATION TAKEN FROM EXISTING RECORDS.
4. EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM EXISTING RECORDS. CONTOUR INTERVAL EQUALS 2 FEET UNLESS NOTED.
5. THERE IS NO 100-YEAR FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
7. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
8. THERE ARE EXISTING GRAVES WITHIN THE [illegible] DESIGNATED AT PARCEL "E".
9. ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
10. THE SHEETS 4 AND 5 FOR DESCRIPTION OF EXISTING VEGETATION.
11. SHOW EXISTING STRUCTURES WHICH ARE TO BE REMOVED ARE NOTED ON THE PLAN.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 261A, AND 261: HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
13. THERE ARE NO GROUND OVERLAY DISTRICTS.
14. THERE ARE ON AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
15. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 2.27 DWELLING UNITS PER ACRE IN THE PDH-3 DISTRICT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED. THERE ARE 84 LOTS PROPOSED IN THE R-3 CLUSTER DISTRICT.
    - THE DEVELOPER MAY REQUEST MODIFICATIONS OR WAIVERS OF STORMWATER MANAGEMENT/BMPs WITH FINAL PLAN SUBMISSION
16. PROPOSED PUBLIC IMPROVEMENTS:
    - A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN LOCATED IN ZION DRIVE.
    - B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ZION DRIVE.
    - C. IMPROVEMENTS TO ZION DRIVE, AND CONSTRUCTION OF AN INTERNAL PUBLIC STREET.
17. DU DENSITY REMAINING ARE REQUIRED BY EXISTING STORMWATER SECTION 6-[illegible].
18. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
19. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
20. ARCHAEOLOGICAL SURVEYS ARE NOT AVAILABLE AT THIS TIME.
21. A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
22. PARCELS A, C & D WILL BE OWNED TO A HOMEOWNERS ASSOCIATES FOR OWNERSHIP AND MAINTENANCE. PARCEL B WILL BE PERSONALLY OWNED BY LOT 2, BUT MAINTAINED BY THE HOA.
23. PURSUANT TO SECTION 15-[illegible], MINOR MODIFICATIONS TO THE LOT AREAS, BUILDING LOCATIONS AND DIMENSIONS, UTILITY LAYOUT, DOG LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING PLANS.

VICINITY MAP

SCALE : 1" = 2000'

RESPONSES TO SECTION 9-615

1. SINCE THERE IS NO DEVELOPMENT GOING PROPOSED WITHIN THE AREA OF THE R-3 CLUSTER, A WAIVER OF THESE REQUIREMENTS IS BEING REQUESTED.
2. A. (1) AND (2) THERE IS NO DEVELOPMENT PROPOSED WITHIN THE AREA OF THE R-3 CLUSTER ZONING WHICH WILL BE USED AS OPEN SPACE.

   B. THE R-3 CLUSTER ZONING MAINTAINS THE CHARACTER OF THE AREA BY PRESERVING OPEN SPACE ALONG ZION DRIVE.
3. NEITHER THE DENSITY NOR ANY OTHER AFFORDABLE REGULATION OF GOING MANOR IS BEING MODIFIED OR CHANGED.

   A., B., AND C. THE AREA OF R-3 CLUSTER ZONED WILL NOT EXCEED NINE A FLOODPLAIN.
4. UPON APPROVAL OF THE R-3 CLUSTER SERVICES, THE APPROPRIATE PLATS WILL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC GOING AND ENVIRONMENTAL SERVICES.
5. NOT APPLICABLE.

SITE TABULATIONS

PDH-3 SITE AREA:	
LOT AREA	230,730.00 ft (5.295 Ac)
PARCELS A-D	90,300.47 ft (2.073 Ac)
RIGHT-OF-WAY DEDICATION (PROP. STREET)	34,045.32 ft (0.782 Ac)
RIGHT-OF-WAY DEDICATION (ZION DRIVE)	5,227.33 ft (0.120 Ac)
RIGHT-OF-WAY DED. (EX. 1020 LONDON PARK DR.)	12,004.10 ft (0.276 Ac)
PDH-3 TOTAL	383,306.57 ft (8.805 Ac)
R-3 CLUSTER SITE AREA	8,689.32 ft (0.197 Ac)
TOTAL SITE AREA	391,996.89 ft (9.002 Ac)

PDH-3 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	—	86 SINGLE-FAMILY DETACHED
DENSITY	3 DU/AC (MAX.)	2.27 DU/AC
MINIMUM LOT SIZE	N/A	7,277 ft
AVERAGE LOT SIZE	N/A	11,327 ft
MINIMUM LOT WIDTH	N/A	N/A
MAXIMUM BUILDING HEIGHT	N/A	35'
SETBACKS	N/A	N/A
OPEN SPACE (PARCELS A-D)	20%	30%
PARKING	2 SPACES/ UNIT	2 SPACES/ UNIT

TABULATIONS FOR GOINS MANOR

R-3 CLUSTER

EXISTING SITUATION

TOTAL AREA OF GOING MANOR SUBDIVISION	11.212 Ac
OPEN SPACE REQUIRED	1.00 or 1.00 Ac
OPEN SPACE PROVIDED	10.21 or 1.02 Ac
NUMBER OF LOTS	20
DENSITY	2.00 units/Ac

ULTIMATE SITUATION

TOTAL EXISTING AREA OF GOING MANOR SUBDIVISION	11.212 Ac
PORTION OF PARCEL "A" GOING CONVEYED AWAY	0.1000 Ac
PORTION OF PARCEL C6 GOING ADDED	0.1000 Ac
ULTIMATE AREA OF GOING MANOR SUBDIVISION	11.212 Ac
OPEN SPACE REQUIRED	1.00 or 1.00 Ac
OPEN SPACE PROVIDED	10.21 or 1.02 Ac
NUMBER OF LOTS	20
DENSITY	2.00 units/Ac

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
No. 04040
PROFESSIONAL ENGINEER

DEVELOPER
EASTWOOD PROPERTIES
10300 EATON PLACE
SUITE 120
FAIRFAX, VIRGINIA 22030
(703) 352-0101

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1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP
5. TREE COVER DATA
6. LANDSCAPING DETAILS

CPJ Associates
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
[illegible]

DATE : APRIL 16, 2001
REVISED : JULY 9, 2001
DECEMBER 13, 2001
JANUARY 16, 2002
JANUARY 22, 2002

NEW LONDON PARK

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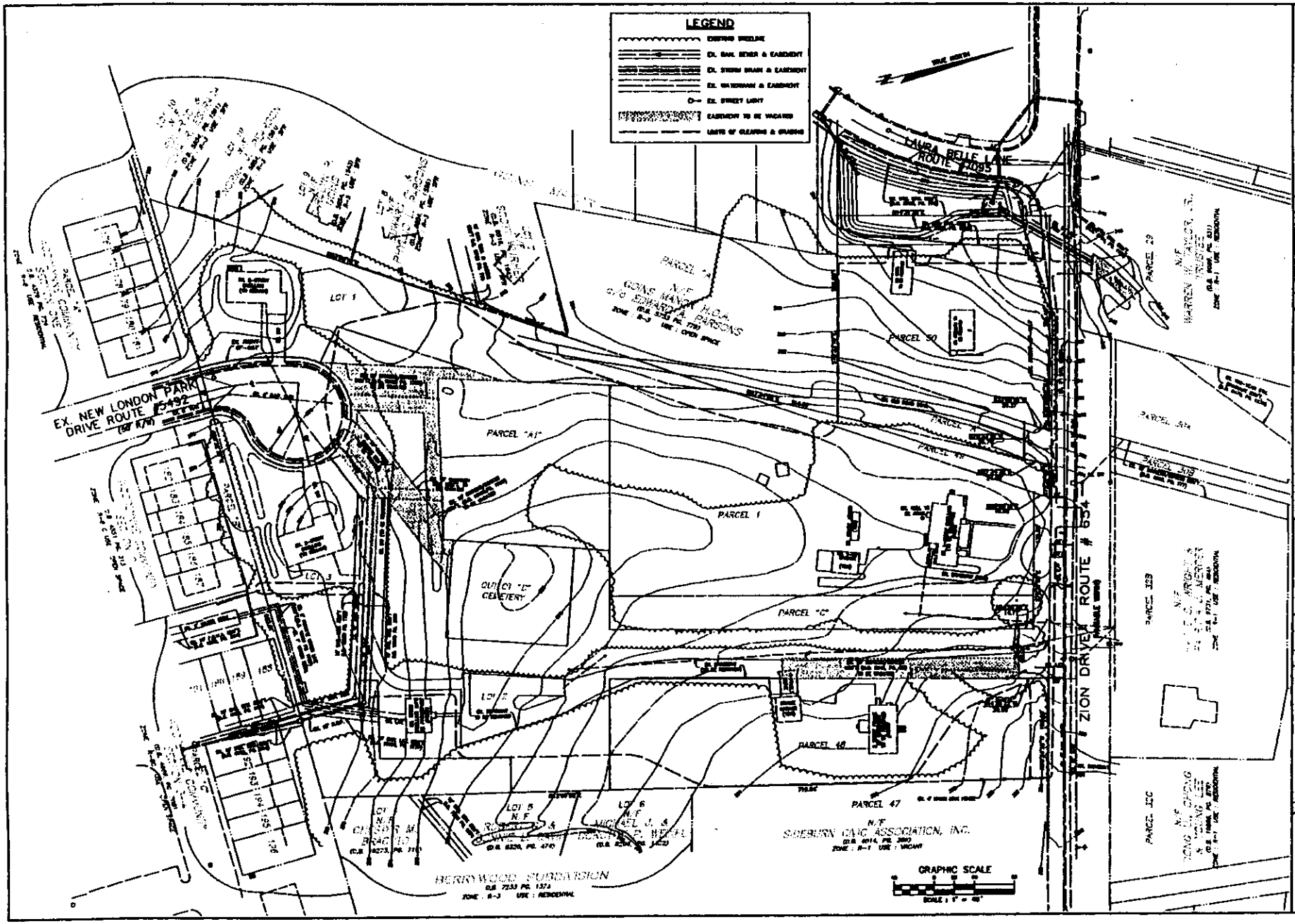
Plotted: 1/17/02 08:57



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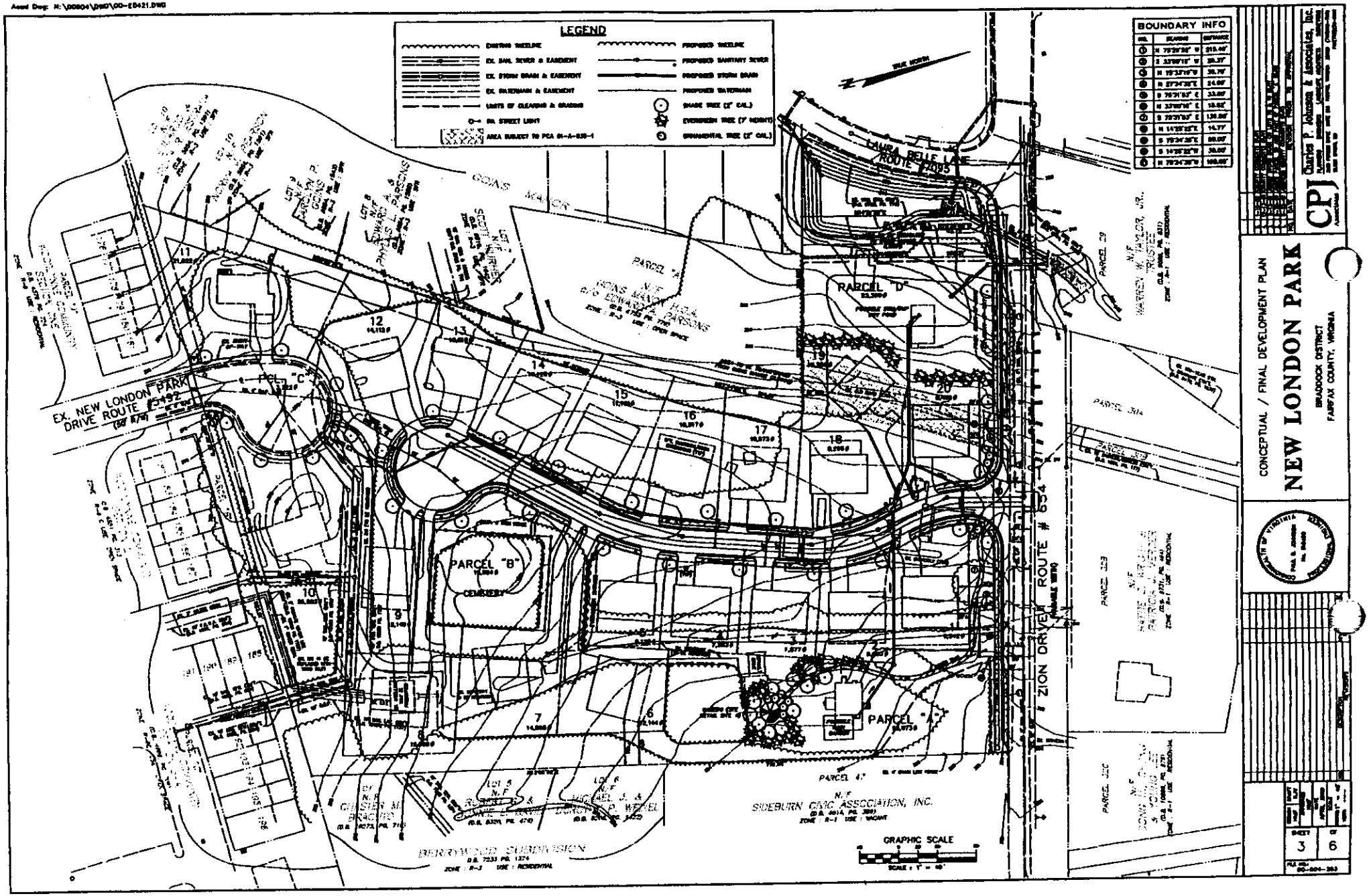

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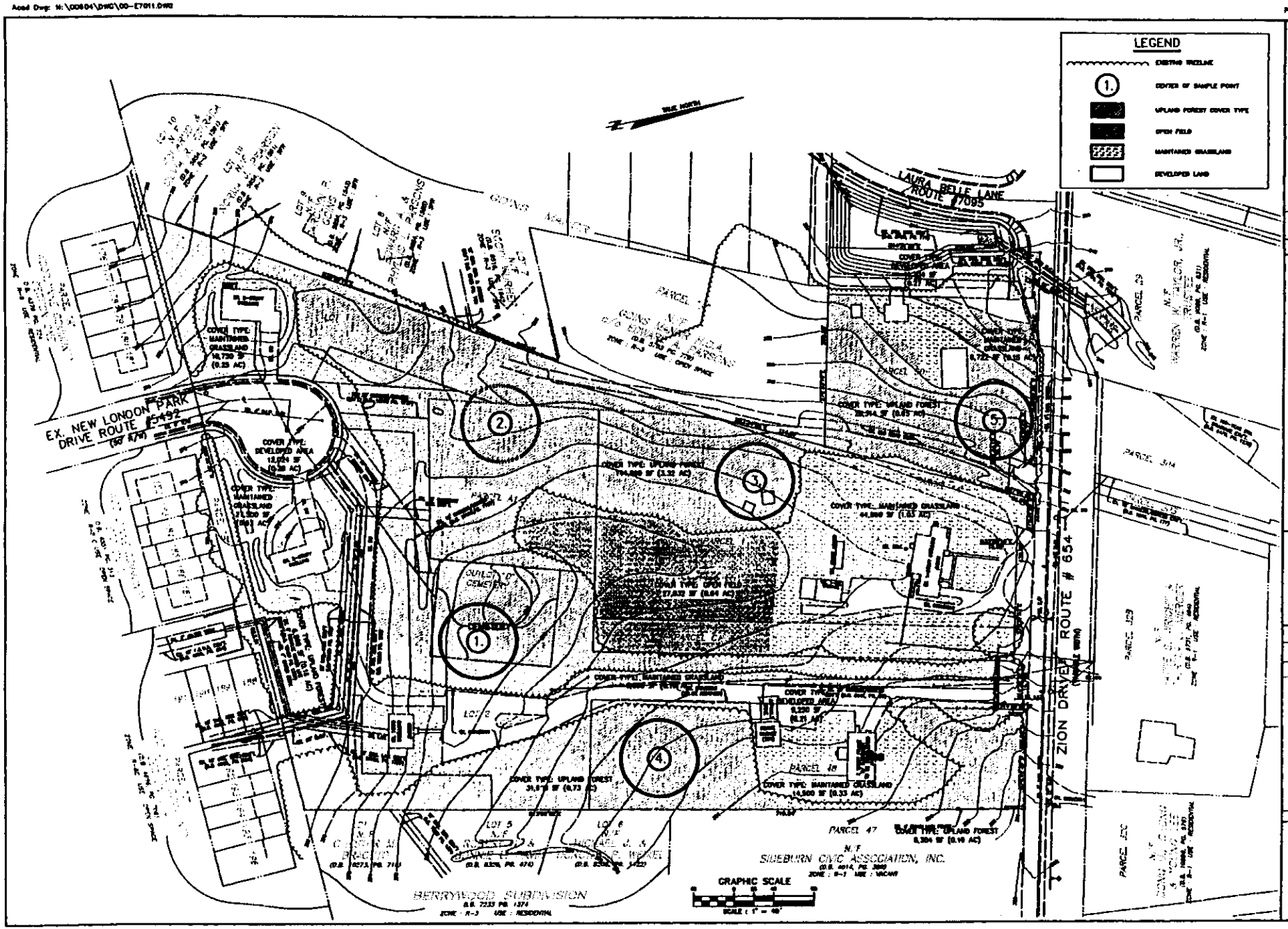

TREE COVER DATA

PLOT #1

OVERSTORY TREES > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Tulip Poplar	13	American Holly Regent Rose

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. There is an abundance of Regent Rose. There does not appear to be any insect damage or disease on the trees. Soil are loam and it was dry and thus compacted and was difficult to grow. Most the trees are between 12"-18" DBH.

TREE COVER DATA

PLOT #2

OVERSTORY TREES > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Sassafras	3	Dogwood, Pulaski Ivy, Tulip Poplar
Blue Beech	2	
Red Maple	1	
Tulip Poplar	6	
White Oak	1	

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. The Red Maple has multiple boles. The DBH of the trees range from 6" to 24". One of the Tulip Poplars, and the White Oak are also sprouts. The understory is bare except for the edges of the plot along Blue Beech, and in the east side.

TREE COVER DATA

PLOT #3

OVERSTORY TREES > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Black Locust	3	American Holly, Japanese Honeysuckle Regent Rose
Poplar	1	
Red Oak	8	
Tulip Poplar	1	

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. There is an abundance of Regent Rose, and Japanese Honeysuckle. The plot is an evergreen cemetery with several trees with a DBH greater than 12".

TREE COVER DATA

PLOT #4

OVERSTORY TREES > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Black Locust	1	English Ivy, Japanese Honeysuckle, Regent Rose, Virginia Pine
Tulip Poplar	7	
Virginia Pine	1	

COMMENTS: Plot appears to be in the sub-climax stage of succession. The trees are generally in good health. There is an abundance of underbrush. The Tulip Poplars are between 12" and 24" DBH, while the other trees are smaller.

TREE COVER DATA

PLOT #5 6

OVERSTORY TREES > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON UNDER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Red Oak	2	English Ivy, Japanese Honeysuckle
Tulip Poplar	6	
Virginia Pine	3	

COMMENTS: Plot appears to be in the sub-climax stage of succession. The trees are generally in good health. There is an abundance of English Ivy on the forest perimeter. The trees are of around 12"-18" DBH.

REVISIONS

NO.	DATE	DESCRIPTION

CPJ Associates

Charles P. Johnson & Associates, Inc.

TREE COVER DATA

NEW LONDON PARK

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA — PAUL D. JOHNSON — No. 20402

DATE: 12/14/01
DRAWN: JAC
CHECKED: PDJ
SCALE: 1" = 10'

SHEET 5 OF 6

FILE NO. 00-804-205

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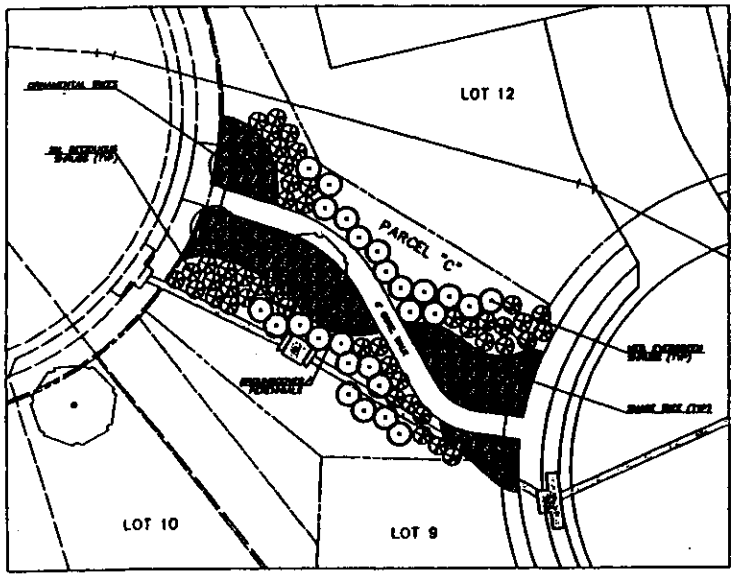
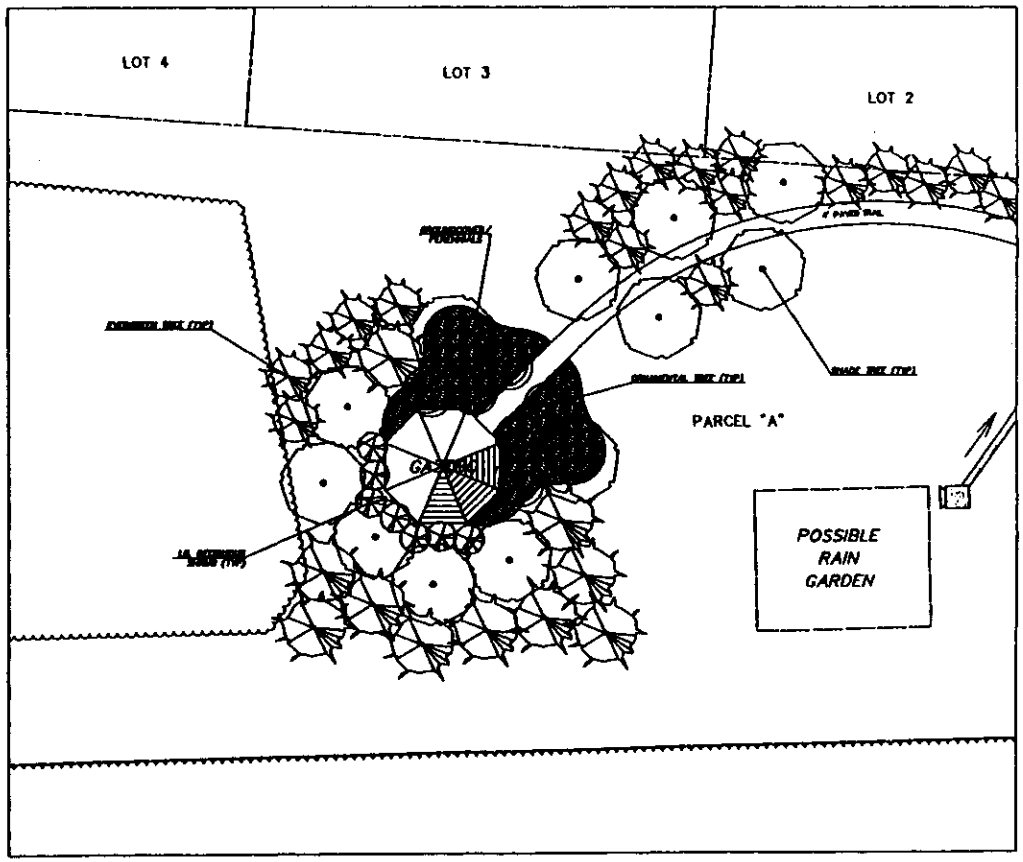


PARCEL "C" LANDSCAPING



GAZEBO LANDSCAPING

FOR ILLUSTRATIVE PURPOSES ONLY

CPJ Charles P. Johnson & Associates, Inc.

LANDSCAPING DETAILS

NEW LONDON PARK

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 6 OF 6

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Eastwood Properties Inc., requests approval to rezone 9.0 acres from the R-1 (Residential, One Dwelling Unit/Acre) District and the R-3 (Residential, Three Dwelling Units/Acre) Districts to the PDH-3 (Planned Development Housing - Three Dwelling Units/Acre) and the R-3 Districts. Of the 9.0 acres, 8.8 acres are proposed to be zoned PDH-3 and 0.2 acre is proposed to be zoned R-3. The proposal will permit development of 20 single family detached homes on the 8.8 acre area to be zoned PDH-3, an overall density of 2.27 du/ac.

The application, in conjunction with PCA 81-A-036, also proposes a "land swap" of 0.2 acre. A sliver of the open space for Goins Manor, Parcel 68-4 ((13)) A, is located between Parcel 68-4 ((1)) 50 and the main portion of the application property for RZ/FDP 2001-BR-028. This sliver will be *deleted* from Goins Manor, and an equivalent sliver located along the western edge of Parcel 68-4 ((1)) 50 will be *added* to the Goins Manor open space parcel. No changes to the existing density, percent open space, or total land area of Goins Manor are proposed with these applications.

The applicant's draft Proffers for each case, staff's proposed development conditions, the applicant's Affidavit and the Statements of Justification can be found in Appendices 1-5.

This application must also comply with certain Zoning Ordinance Provisions found in Article 6, Planned Development Districts, and Article 16, Development Plans, excerpts of which are found in Appendix 17.

Waivers and Modifications Requested: None

LOCATION AND CHARACTER

Site Description:

The application property is located on the south side of Zion Drive, between its intersections with Windsor Hills Drive and Laura Belle Lane. The site is partially wooded, with most of the clearing associated with lawn areas around several existing houses. The property has been the subject of various re-subdivisions under the existing R-1 zoning in the past, resulting in a conglomeration of seven potentially buildable lots (six with existing houses), a cemetery, and two additional, unbuildable parcels. Three existing houses in the southern portion of the site (Tax

Map Parcels 77-2 ((26)) 1, 2 and 3) are proposed to remain with the new development. These lots access New London Park Drive to the south. Three houses in the northern portion of the property, with access to Zion Drive, will be removed with the proposed development (Tax Map Parcels 68-4 ((1)) 48 and 50 and ((4)) 1). A cemetery is located in the center of the property. The site is characterized by three drainage sheds, with portions draining south, east, and west.

The open space parcel which is the subject of PCA 81-A-036 is generally forested, with a stormwater management pond located in the northwest corner, adjacent to Laura Belle Lane and Zion Drive.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Residential, Single Family Detached	R-1	Residential; 1-2 du/ac
South	Residential, Single Family Attached (Woodlynne)	R-8	Residential; 16-20 du/ac
East	Pinn Community Center Residential, Single Family Detached	R-1 R-3	Residential; 1-2 du/ac Residential; 2-3 du/ac
West	Residential, Single Family Detached (Goins Manor)	R-3	Residential; 1-2 du/ac

BACKGROUND

The land area which is the subject of RZ/FDP 2001-BR-028 is not subject to any previous rezoning applications.

The open space parcel (68-4 ((13)) A) which is subject to PCA 81-A-036 was rezoned on August 3, 1981 with RZ 81-A-036. (The part of Parcel 68-4 ((1)) 50 which is also subject to this PCA has had no previous zoning cases.) RZ 81-A-036 approved a rezoning from the R-1 District to the R-3 District to allow 30 single family detached lots at an overall density not to exceed 2.7 du/ac. The application proffered to a 1.68 acre parcel of open space, noise mitigation on dwelling units in noise impacted areas, transportation improvements, and to the development plan. (See Appendix 6 for previous approvals)

COMPREHENSIVE PLAN PROVISIONS (See Appendix 7)

Plan Area: III

Planning District: Pohick

Planning Sector: Main Branch Community Planning Sector (P2)

Plan Map: Residential, 1-2 du/ac

Plan Text:

"The area ... should be generally developed at a density of 1-2 dwelling units per acre. With substantial land consolidation that benefits circulation and limits access, single-family detached housing at a density of 2-3 dwelling units per acre may be considered."

ANALYSIS

Conceptual/Final Development Plat for PDH-3 Area (Copy at front of staff report)

Note: *the CDP/FDP applies only to that area to be rezoned to the PDH-3 District. The land area to be rezoned to the R-3 District and conveyed to adjacent Goins Manor is shown on the CDP/FDP and proffered in both cases to be used only for open space.*

Title of CDP/FDP:	"New London Park"
Prepared By:	Charles P. Johnson & Associates, Inc.
Original and Revision Dates:	April 18, 2001, as revised through January 22, 2002

The combined CDP/FDP consists of six sheets.

Sheet One (1) is a cover sheet that includes a vicinity map, a soils map, general notes, and separate site tabulations for the proposed new PDH-3 development and for Goins Manor.

Sheet Two (2) shows the existing conditions on the site, including parcel lines, tree cover, existing access easements to be vacated, and existing houses to be removed and to be retained. The proposed limits of clearing and grading are also shown on this sheet.

Sheet Three (3) shows the proposed development's layout as follows:

The proposed development consists of 20 single family detached dwelling units. The houses shown on Lots 10 and 11 are existing, but may be replaced in the future.

The proposed density for the development is 2.27 du/ac. The average lot size is shown at 11,837 square feet, with a minimum lot size of 7,577 square feet. Most of the units are shown with side yard setbacks of approximately 8 to 10 feet; Lot 9 shows a side yard setback of 5 feet.

Access to the development is proposed at two points. The existing cul-de-sac of New London Park Drive (an existing, public street extending into the southern side

of the property) will serve two existing lots (Lots 10 and 11) as it does today. The driveway of a third existing lot which currently accesses New London Park Drive will be reoriented to the new interior street. The remainder of the lots (17 new lots and one existing) will be served by a new, public street designed as a cul-de-sac entering off Zion Drive. This creates a layout with "back-to-back" cul-de-sacs. Sidewalks are shown along both sides of the proposed street, as well as along the frontage of Zion Drive, including a connection to Laura Belle Lane. A proffer also commits to the construction of a sidewalk or trail off-site, from the property east to the entrance of the Pinn Community Center. A sidewalk is shown as a pedestrian connection between the two cul-de-sacs.

Four open space areas are provided on the site. At the west side of the property, Parcel D is shown as a stormwater management dry pond. The pond is shown to be screened from the proposed lots in the new development. Access would be provided directly from Zion Drive. The pond would be not be directly adjacent to any existing home in the Goins Manor subdivision, with open space to the south and the Goins Manor stormwater management pond to the west. A second, small open space area connects the two cul-de-sacs with a landscaped pedestrian connection. (Sheet 6 shows further landscaping details.) The third open space area is the existing cemetery, located generally in the center of the property. The applicant proposes to preserve and maintain the cemetery. The CDP/FDP shows an iron fence to be placed around the cemetery, with public access from the new road. A proffer commits the HOA to maintenance of the cemetery, and to the establishment of a public access easement onto the parcel. The final open space area encompasses most of the usable open space, and is located on the eastern edge of the site. This area includes some tree save areas, including an area to be preserved as undisturbed open space for water quality purposes. The area includes a trail connection to the new road, a possible landscaped rain garden, and a landscaped gazebo. The area includes slightly less than ½ an acre of cleared/landscaped area suitable for community events. Sheet 6 of the CDP/FDP shows further details of this area.

Approximately 20% of the total 8.8 acres will be provided as open space. The CDP/FDP also depicts street trees along the proposed street and along Zion Drive.

The CDP/FDP identifies that area to be conveyed to Goins Manor as open space as well as the area to be deleted from Goins Manor to become part of this development.

Sheets Four (4) and Five (5) consist of the Existing Vegetation Map (Sheet 4) and the associated tree cover data (Sheet 5).

Sheet Six (6) features landscaping details of Parcel C (the pedestrian connection between the two cul-de-sacs) and Parcel A (the major open space area) showing typical tree types and landscaping layout for those areas.

Transportation Analysis (See Appendix 8)

The applicant is providing frontage improvements on Zion Drive which include curb and gutter and sidewalk along the application property and tying into the improvements at Laura Belle Lane off-site to the west, and a sidewalk/trail to the Pinn Community Center to the east. The following issue, however, is unresolved.

Issue: *Non-connecting Roadway*

New London Park Drive, a public street, stubs into the property from the south with two lots accessing this cul-de-sac. The applicant is proposing a cul-de-sac into the site from the north as the primary access. Staff analysis indicates that the surrounding road network is such that a through connection, from Zion Drive to New London Park Drive would not result in "cut-through" traffic, as defined as traveling from one arterial through a neighborhood to another arterial. Use by nearby residents (either heading north or south) would not be considered cut-through traffic. Additionally, staff believes that a connection between New London Park Drive and Zion Drive would benefit local circulation. Therefore, staff recommends a connecting street through this property, which could be accommodated without losing any of the proposed density, and indeed, could potentially allow for a design with less impervious surface. Staff would recommend a traffic calming device such as a circle or an offset circle to be installed in such a through road to further discourage non-resident traffic. With the current design of back-to-back cul-de-sacs, staff does not believe that the application meets the Comprehensive Plan language recommending 2-3 du/ac with consolidation "that benefits circulation."

Resolution:

This major issue is not resolved. While this issue is outstanding, staff cannot recommend approval of this application.

Environmental and Urban Forestry Analysis (See Appendices 9 and 10)

Issue: *Tree Preservation*

The Urban Forestry Division Memo indicates that there are many trees located along the limits of clearing and grading that could be preserved, in addition, specific trees on some lots were called out as worthy of preservation. Based on a previous plan submission, staff suggested that the applicant commit to preparation of a tree preservation plan by an certified arborist, and revise the development plan to preserve trees in several areas, including along the eastern edge of the property.

Resolution:

The applicant has revised the CDP/FDP and adjusted the tree save area on the eastern edge of the property to preserve more tree cover. Proffers now commit to the preparation of a tree preservation plan by an certified arborist which will protect trees located along the limits of clearing and grading. The majority of these issues have been addressed.

Issue: *Water Quality Best Management Practices*

Because of the topography of the site (with several drainage sheds) the applicant was encouraged to work with the Department of Public Works and Environmental Services to explore all possible opportunities to use innovative best management practices to complement the proposed stormwater management pond.

Resolution:

On the GDP/FDP, the applicant has shown a proposed dry pond on the western edge of the site. In addition, the applicant has provided a systems of storm drainage pipes that bring water from the southern end of the site to the proposed pond. In addition to the proposed development, this system will serve to improve the drainage system existing along the northern edge of the townhouse development to the south, where drainage has been and is a consistent problem. This issue is resolved.

Public Facilities Analyses (Appendices 11 – 16)

Sanitary Sewer Analysis (See Appendix 11)

The application properties are located in the Pohick Creek (N-1) Watershed, and would be sewered into the Norman M. Cole Pollution Control Plant. An existing 8 inch line located in Zion Drive, approximately 25 feet from the property is adequate for the proposed use.

Water Service Analysis (See Appendix 12)

The application is located within the franchise area of Fairfax County Water Authority. Adequate water service is available at the site from an existing 12 inch main located at the property.

Fire and Rescue Analysis (See Appendix 13)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #32, Fairview. The application property currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Schools Analysis (See Appendix 14)

The proposed development would be served by the Bonnie Brae Elementary, Robinson Intermediate, and Robinson High Schools. The enrollment at all of these schools is currently at or above capacity, and is anticipated to continue to remain so throughout the forecast period (through 2006).

Utilities Planning and Design Analysis (See Appendix 15)

The analysis indicates that the proposed stormwater management pond appears to be too small to serve the site. The applicant was advised of this issue, and has revised the CDP/FDP to show a larger pond in addition to the inclusion of additional stormwater management facilities such as a possible rain garden. The applicant has been advised that, if at the time of subdivision plan approval, DPWES required further enlargement of the pond, a PCA or a reduction in the number of lots may be a necessity.

Park Authority Analysis (See Appendix 16)

The proposed development is projected by the Park Authority to add 67 persons to the current population of the Braddock District. The CDP/FDP shows passive recreation on-site. In addition, residents of this development will need outdoor facilities including picnic, playground/tot lot, tennis, multi-use courts and athletic fields. The applicant has proffered to provide $955 per unit for recreational facilities, based on the Zoning Ordinance requirement for the PDH Districts. The balance of funds not utilized on-site will be provided to the Park Authority for use in parks in the area.

Land Use Analysis (See Appendix 7)

The Comprehensive Plan recommendation for this site is for residential use at a density of 1-2 du/ac. The proposal seeks approval under the criteria for the 2-3 du/ac option in the Comprehensive Plan, which states that"[w]ith substantial land consolidation that benefits circulation and limits access, ... a density of 2-3 dwelling units per acre may be considered." The applicant has consolidated all of the remaining residential parcels in the area, including Parcel 68-4 ((1)) 50, which is separated from the remainder of the site by a sliver of open space owned by the adjacent Goins Manor. The concurrent PCA application executes a land swap with Goins Manor to allow Parcel 50 to be included in this rezoning application. Without this action, Parcel 50 would have no ability to develop beyond its existing zoning.

Although the applicant has consolidated all the available parcels in the area, it is staff's evaluation that the proposal showing two back-to-back cul-de-sacs is not a consolidation that "benefits circulation" as required in the Plan for the 2-3 du/ac option. Therefore staff believes that the proposal does not meet the recommendations of the Comprehensive Plan.

Development Criteria

The applicant proposes a density of 2.27 du/ac which is which is above the base of the optional density range of 2-3 du/ac. As stated previously, staff does not believe that the application meets the criteria for this option. However, if it is determined that the optional level is justified, the application would need to fulfill at least one-half (50%) of the relevant development criteria to receive favorable consideration for a rezoning request above the optional base density.

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

The applicant's plan proposes a development which is of a scale and character that is not out of character with the existing neighborhoods in the area; the density is comparable to—and slightly lower than—surrounding properties. While several lots are awkwardly located on pipestem type lots, the applicant has attempted to ameliorate this by angling the homes on these lots so as not to face directly at the rear of an adjacent home. The development does provide for the preservation of trees along the property boundary adjacent to Goins Manor to the west and the adjacent lots in the Berrywood Subdivision to the east. The development also provides an open space that is large enough to serve as a community gathering area in Parcel A. Proffers commit to providing pedestrian connections to the west (to Laura Belle Lane) and the east (to the Pinn Community Center), and to the preservation of an existing cemetery as an open space feature within the development. The proposed design of two, back-to-back cul-de-sacs, however, does not meet this criterion's goal of providing either "logical and functional relationships" or "coordinated ... circulation." Therefore, staff gives only 1/2 credit for this criterion.

2. Provide public facilities (other than parks) such as schools, fire stations, and libraries, beyond those necessary to serve the proposed development to alleviate the impact of the proposed development on the community. **(NOT APPLICABLE)**

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

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

Although the Fairfax County Department of Transportation does not support the approval of this application based on design, the applicant has committed to provide full frontage improvements on Zion Drive, including connecting to the existing sidewalk at Laura Belle Lane (an off-site improvement). Therefore, staff gives ½ credit for the contribution for the provision of "specific transportation improvements." Because staff does not believe that the proposal "offset[s] adverse impacts" because of the non-connectivity, full credit is not awarded.

5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(NOT APPLICABLE)**

"P" Districts are required by the Ordinance to provide on-site recreation facilities, or the equivalent in monetary contributions ($955 per unit) for off-site facilities. The applicant has provided the required amount but not any additional monies.

6. Provide usable and accessible open space area and other passive recreational facilities in excess of County ordinance requirements than those defined in the County's Environmental Quality Corridor policy. **(NO CREDIT)**

The revised CDP/FDP shows on-site passive recreation, but not *in excess* of the PDH-3 requirement for 20% open space. Therefore, no credit is given for this criterion.

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

The CDP/FDP shows a stormwater management system that is designed to pipe water from the southern portion of the property to the proposed pond in the northwest corner of the site. This was done, in large part, to solve a persistent drainage problem experienced by the townhomes to the south. While the development does not "Enhance, preserve or restore natural environmental

resources on-site," it does "reduce adverse off -site environmental impacts." Therefore, staff give half credit for this criterion.

8. Contribute to the County's low and moderate income housing goals. This shall be accomplished by providing either 12.5% of the total number of units to the Fairfax County Redevelopment Housing Authority, land adequate for an equal number of units or a contribution to the Fairfax County Housing Trust Fund in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority. **(NO CREDIT)**

Since the application is for 20 dwelling units, it is not subject to the Affordable Dwelling Unit Ordinance. However, Appendix 9 of the Land Use Element of the Board of Supervisors adopted Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential density in excess of the low end of the density range recommended in the Comprehensive Plan. The required contribution, as adopted by the Board, is an amount equivalent to 1% of the sales price of each of the proposed units. The proposed density of 2.27 du/ac does not exceed 60% of the base limit of the Plan range but is above the base of 2 du/ac. Therefore, a contribution equal to one-half percent (.5%) of the projected sales price of the proposed units, at a minimum, is appropriate. The applicant has not addressed this criterion.

9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage. **(NOT APPLICABLE)**

10. Integrate land assembly and/or development plans to achieve Plan objectives. **(HALF CREDIT)**

The applicant has consolidated all of the remaining residential lots in this location, which required, as noted above, the filing of a PCA to allow a land swap with Goins Manor to the west. It is staff's opinion, however, that while the application consolidates land, it does not "integrate" the development into the neighborhood. Therefore staff gives only half credit for this criterion.

SUMMARY: The applicant has satisfied 2 of the 6 applicable criteria (33%). In addition, the Density Criteria can be weighted to allow more prominence to place on particularly important criteria in individual cases. Staff believes that the proposed access design, with back-to-back cul-de-sacs, is a fatal flaw in this proposal, and therefore would weight Criterion #1 more heavily, even if the strict calculation of the criteria met the 50% requirement. Staff does not believe that the proposed development satisfies sufficient applicable criteria to merit favorable consideration of the requested density.

CONFORMANCE WITH PROFFERS (PCA 81-A-036)

Proffers accepted with RZ 81-A-036 include commitments for dedication for the Roberts Road extension and for Zion Drive frontage improvements, the provision of stormwater management facilities, noise mitigation in the construction of impacted units, and a 15 foot vegetative buffer on a portion of the property. All of these commitments have been satisfied and will not be impacted by the proposed PCA. The proffers also commit to development per the approved development plan, and to 1.68 acres of open space as shown on the GDP. Because the proposed land swap does not change the acreage of the open space (being a one-for-one swap) and because the land in question is not in a significant area, staff believes that the proposed land swap is in conformance with the intent of the previously approved proffers. (See Appendix 6 for approved proffers and development plan)

ZONING ORDINANCE PROVISIONS (Appendix 17)

The requested rezoning of 0.2 acre to the R-3 and concurrent land swap with Goins Manor will result in the 0.2 acre being used for open space. There are no Zoning Ordinance issues raised by this portion of the proposal.

The requested rezoning of 8.8 acres to the PDH-3 District must comply with the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

Sect. 6-101: Purpose and Intent – This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units. The development proposes 20 single family detached units at a density of 2.27 du/ac. While the development provides for usable open space, staff does not believe that the proposed double cul-de-sac design meets the purpose of the PDH District. A more innovative and creative solution would connect the streets and provide for traffic calming measures.

Sect. 6-107 (Par. 1): Minimum District Size – This section states that a minimum of two (2) acres is required for approval of a PDH District. The area that would be rezoned to the PDH-3 District is 8.8 acres; therefore this standard has been satisfied.

Sect. 6-107 (Par. 2): Minimum Lot Area – There is no specific requirement for a minimum lot size in a "P" District; however, the development depicts an average lot size of 11,837 square feet and a minimum lot size of 7,577 square feet. This is slightly smaller than the lot sizes in the developments to the east and west;

however, this site is directly adjacent to an R-8 townhouse development (as are the surrounding neighborhoods).

Sect. 6-109: Maximum Density – The maximum density for the PDH-3 District is 3 dwelling units per acre (du/ac). The proposed density of 2.27 du/ac satisfies this standard.

Sect. 6-110: Open Space – Par. 1 requires a minimum of 20% open space for a PDH-3 District. Par. 2 requires recreational facilities to be provided in the amount of $955 per unit. The application proposes to provide 20% of the site in open space, a including passive recreation area with a gazebo, suitable for a neighborhood gathering spot. The draft proffers include a provision to contribute any remaining funds from the required $955 per unit to the Park Authority for a park facility in the vicinity of the site (Lake Royal Park). Staff believes this standard has been satisfied.

Article 16. Sections 16-101 and 16-102

Sect. 16-101 General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. The Comprehensive Plan states that this area is planned for residential development at 1-2 du/ac, with an option for 2-3 du/ac with consolidation. The applicant has provided full consolidation, and proposes to develop the property with 20 single family detached units at a density of 2.27 du/ac which would be consistent with the optional Plan recommendation. However, as discussed in the Transportation and Land Use Analyses, staff does not believe the proposal meets the Plan criteria for development at the optional level. Therefore, staff does not believe this standard has been met.

Par. 2 requires that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The proposed design allows for open space areas including passive recreational amenities that would not be required with development under a conventional zoning district. However, as noted above, staff does not believe that the proposed design meets the purpose and intent of the PDH District. Therefore, in staff's evaluation, this standard has not been satisfied.

Par. 3 requires protection and preservation of scenic assets. The development plan allows for tree preservation, especially adjacent to existing neighborhoods, and provides for the provision of street trees. Staff believes this standard has been satisfied.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. The proposal is for single family detached residential development which is consistent with the

surrounding developments. The proposal incorporates and rezones all of the remaining residential properties in the area. In addition, the proposal will help ameliorate an existing drainage problem on an adjacent property. Staff believes this standard has been addressed.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. The development is proposed to be served by a public street with access to Zion Drive, and an existing cul-de-sac on New London Park Drive. Frontage improvements to Zion Drive will help alleviate existing sight distance problems. Staff believes this standard has been satisfied.

Par. 6 requires that coordinated linkages among internal facilities and services as well as connections to major external facilities and services be provided. The development plan depicts pedestrian sidewalks along both sides of the internal roadway. A sidewalk connects the proposed cul-de-sacs, and connects to the off-site Pinn Community Center. However, the proposed back-to-back cul-de-sac design patently does not provide a coordinated access, therefore staff does not believe that this standard has been satisfied.

Sect. 16-102 Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance, the most comparable conventional district is the R-3 Cluster District. For single family detached units in the R-3 Cluster, a 20 foot front yard is required, as well as a 8 foot side yard and a 25 foot rear yard. The setbacks illustrated on the CDP/FDP show, approximately, a 25 foot typical front yard setback, 8 foot typical side yard setback, and a 25 foot typical rear yard setback. Some lots, which are not located directly adjacent to another home site, have a smaller side yard setback.

Par. 2 states that the open space, parking, loading, sign and all other similar regulations shall have application in all planned developments. This application satisfies all applicable Zoning Ordinance provisions.

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. The internal roadway system is proposed to be a public street. All driveways are shown as longer than 18 feet, the minimum generally required to allow driveway parking. This standard has been satisfied.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The development plan sidewalks along the internal street and along the Zion Drive frontage, including off-site connections to the Pinn Community Center and to Laura Belle Lane. A pedestrian connection is shown between the two proposed cul-de-sacs. The plan also includes passive recreational areas with intensive landscaping. Remaining funds will be contributed

to the Park Authority for park purposes in the area. Staff believes this standard has been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's evaluation, the proposed back-to-back cul-de-sac design does not meet the Plan criteria to "benefit circulation" necessary for development under the optional Plan recommendation of 2-3 du/ac. Even if the optional Plan recommendation were applied, staff does not believe the proposal satisfies the density criteria. Staff believes the proposal is unacceptable, both in terms of an appropriate transportation network, and in terms of design. In addition, staff believes that the proposal does not satisfy the Zoning Ordinance requirements for Planned Development districts.

While staff does not object to the request for the land swap engendered by PCA 81-A-036, this case is integrally involved with RZ/FDP 2001-BR-028, and should not move forward alone.

Staff Recommendations

Staff recommends denial of RZ 2001-BR-028 and of FDP 2001-BR-028 as submitted. If it is the intention of the Board of Supervisors to approve RZ 2001-BR-028, staff recommends that such approval be subject to the execution of proffers consistent with those found in Appendix 1 of this report. If it is the intention of the Planning Commission to approve FDP 2001-BR-028, staff recommends that such approval be subject to the development conditions found in Appendix 3 of this report.

Staff recommends denial of PCA 81-A-036. If it is the intention of the Board of Supervisors to approve this application, staff recommends that approval be subject to the execution of proffers consistent with those found in Appendix 2 of this report.

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

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

APPENDICES

1. Draft Proffers, RZ 2001-BR-028
2. Draft Proffers, PCA 81-A-036
3. Proposed Development Conditions, FDP 2001-BR-028
4. Affidavits
5. Statements of Justification
6. Approved Proffers and Development Plan, RZ 81-A-036
7. Plan Citations and Land Use Analysis
8. Transportation Analysis
9. Environmental Analysis
10. Urban Forestry Analysis
11. Sanitary Sewer Analysis
12. Water Service Analysis
13. Fire and Rescue Analysis
14. Schools Analysis
15. Utilities Planning and Design Analysis (DPWES)
16. Park Authority Analysis
17. Applicable Zoning Ordinance Provisions
18. Glossary of Terms

DRAFT

PROFFERS

RZ 2001-BR-028
EASTWOOD PROPERTIES, INC.

February 6, 2002

Pursuant to Section 15-2.2303A of the 1950 Code of Virginia, as amended, the undersigned applicant and owners, for themselves and their successors or assigns (hereinafter referred to as "Applicant"), hereby proffer the following conditions provided the Subject Property is rezoned as proffered herein.

1. **Conceptual/Final Development Plan.** Development of the property shall be in conformance with the plan entitled "New London Park" ("CDP/FDP"), consisting of six (6) sheets prepared by Charles P. Johnson & Associates, Inc., revised as of February 6, 2002. The CDP portion of the CDP/FDP shall constitute the entire plan relative to the points of access, the total number of units, type of units and general location of residential lots and common open space areas and buffering.

2. **Minor Deviations.** Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted where it is determined by the Zoning Administrator that such are in substantial conformance with the approved FDP. The Applicant shall have the right to make minor adjustments to the lot lines of the proposed lots at the time of subdivision plan submission based upon final house locations and building footprints, provided such changes are in substantial conformance with the FDP and do not increase the number of units or decrease the amount of open space, peripheral setbacks, access or parking spaces, without requiring approval of an amended FDP. The Applicant shall have the option to request Final Development Plan Amendments ("FDPAs") from the Planning Commission for portions of the Plan in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

3. **Tree Preservation.**

   a. The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be submitted as part of the first subdivision plan submittal. The plan shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees twelve (12) inches or greater in diameter, measured four and one-half (4½) feet from the ground, within twenty (20) feet on either side of the limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the eighth (8th) edition of *The Guide for Plant Appraisal*. Specific tree preservation

activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.

b. All trees shown to be preserved on the tree preservation plan shall be protected by fencing during construction. Tree protection fencing shall be erected at the limits of clearing and grading as shown on the tree preservation plan. Materials and installation of tree protection fencing shall conform to one of the two following standards:

(1) Four (4) foot high, fourteen (14) gauge wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart; or

(2) Four (4) foot high, orange plastic fence attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than six (6) feet apart.

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

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

d. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to installation of the necessary utility lines, stormwater management facilities and other required site improvements, all of which shall be installed in the least disruptive manner possible, as determined by the Department of Public Works and Environmental Services ("DPWES"). The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant shall walk the limits of clearing and grading with an Urban Forestry Division representative and the Project Arborist to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their proximity to disturbance will also be identified at this time and the Applicant may be given the option of removing them as part of the clearing operation. Any tree designated for removal at the edge

of the limits of clearing and grading and within the tree preservation area shall be removed using chain saws. The stump shall be cut as close to ground level as practical. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the tree preservation area.

e. Prior to subdivision plat approval, a replacement value shall be assigned by the Urban Forestry Division to all healthy trees measuring eight (8) inches or larger in diameter which are either individually designated as required under this proffer or are located within the limits of clearing and grading as shown on the CDP/FDP. At the time of subdivision plat approval, the Applicant will post a cash bond or a letter of credit payable to the County of Fairfax in such an amount assigned as replacement value by the Urban Forestry Division to ensure preservation and/or replacement of the designated trees. The calculated replacement values shall be renewed and approved by the Urban Forestry Division prior to posting the cash bond or letter of credit. The terms of the letter of credit shall be subject to approval by the County Attorney. The replacement value of each designated tree shall be determined according to the methods contained in the latest edition of the *Valuation of Landscape Trees, Shrubs and Other Plants* published by the International Society of Arboriculture and the total amount of the cash bond or letter of credit will not exceed the sum of such assigned values. From time to time, funds, or a portion thereof, may be drawn on the cash bond or letter of credit and expended for the purposes of this proffer. Replacement of trees by the County shall be in accordance with the guidelines of the Fairfax County Public Facilities Manual. The letter of credit or cash bond will be released when the conservation deposit for the subdivision is released.

4. **Off-Site Trail.** Subject to receiving the necessary easements from the adjoining property owner and provided the necessary right-of-way/easements are available at no cost to the Applicant, the Applicant shall construct a four (4) foot wide asphalt path extending to the east off-site along the frontage of Zion Road from the edge of the Subject Property to the existing roadway entrance to Sideburn Civic Association Park. Said path may meander to minimize grading, as determined appropriate by DPWES.

5. **Homeowners' Association.** A Homeowners' Association ("HOA") shall be established to own and maintain the common areas and to maintain the Rain Garden shown on the CDP/FDP. Maintenance of the Rain Garden shall be accomplished consistent with the standards set forth in Attachment A. Prior to entering into a contract for sale, prospective purchasers shall be advised of the HOA membership requirement and associated obligations and responsibilities (including maintenance of the common areas, the Rain Garden and the existing cemetery; see Paragraph 6 below). In addition, the HOA documents shall include a provision that clearly sets out such obligations and responsibilities as well as the specific maintenance requirements for the Rain Garden as set forth in Attachment A, or other equivalent document as may be approved by DPWES.

6. **Cemetery Preservation.** The HOA shall also be responsible for maintaining the existing cemetery on the property, designated as Parcel "B" on the CDP/FDP. This maintenance obligation shall be included in the HOA documents. The Applicant shall construct a wrought iron fence (with a gate) around the perimeter of the cemetery as shown on the CDP/FDP and shall provide a public access easement onto Parcel B to the gated entrance.

7. **Drainage.**

   a. The proposed development of the Subject Property will be designed to reduce stormwater runoff flowing in the direction of the Woodlynne Community, subject to DPWES approval. This will be done by reducing the area that drains to the rear of the Woodlynne Community (with VDOT and DPWES permission) by diverting a portion of the drainage from the Subject Property that currently drains towards the Woodlynne Community and grading the new lots so that this drainage is directed to the north into the proposed stormwater management pond on the Subject Property. The Applicant will also revise the storm drainage on the site to direct the flow from the proposed new cul-de-sac, and from other areas draining into this cul-de-sac, through the site to the proposed pond.

   b. Subject to receiving permission and the necessary easements from the Woodlynne Community Association and approval by DPWES, the Applicant shall reconstruct the existing inlet straddling the perimeter property line between the Woodlynne Community Association and the Subject Property, at the rear of Lots 188 and 192 of the Woodlynne Community, and new Lots 8 and 10 on the Subject Property, to provide additional throat openings in order to alleviate the ponding problem caused by the blockage occurring on Lots 188 and 192 of the Woodlynne Community. The Applicant shall also grant an easement across existing Lot 3 (future Lot 10) and install a private PVC storm drain or French drain. This private PVC storm drain or French drain will be designed to divert flow away from the open space in the rear of Lots 182 through 187 of the Woodlynne Community, where ponding is created by runoff from these lots, and to divert this flow into the stormwater management system proposed on the Subject Property. Installation of this storm drain shall be contingent upon the execution of an agreement with the Woodlynne Community wherein the Woodlynne Community agrees to maintain said storm drain. Such agreement shall be executed prior to final subdivision plan approval, or the Applicant shall demonstrate to DPWES that the Woodlynne Community is unwilling to make such an agreement.

8. **Recreation.** At the time of subdivision plan approval, pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall contribute the sum of $955 per approved dwelling unit for the total number of new dwelling units on the record plat, to the Fairfax County Park Authority ("Park Authority") to be utilized for recreational facilities at Lake Royal Park, subject, however, to a credit for expenditures for the gazebo, trails, sidewalks (excluding sidewalks required by the Public Facilities Manual or shown on the Comprehensive Plan Trails Map) and benches, as depicted on the CDP/FDP.

9. **Road Dedication/Construction.** At the time of subdivision plan approval, or upon demand by Fairfax County, whichever occurs first, right-of-way along the Zion Road frontage of the site, necessary for public street purposes and as shown on the CDP/FDP, shall be dedicated and conveyed to the Board of Supervisors ("Board") in fee simple. The Applicant shall also construct road widening with curb gutter and sidewalk along the Zion Road frontage of the Subject Property as shown on the CDP/FDP.

10. **Density Credit.** All density and intensity of use attributable to land areas dedicated and conveyed to the Board pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and density hereby reserved to be applied to the residue of the Subject Property.

11. **Rear Lots.** Rear lots located on the proposed common property line with Goins Manor shall have a minimum twenty-five (25) foot setback/building restriction line.

12. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES ON THE FOLLOWING PAGES]

Attachment

APPLICANT/CONTRACT PURCHASER OF TAX MAP 68-4 ((1)) PARCELS 48, 49 and 50; TAX MAP 68-4 ((4)) PARCELS A1, C, D AND 1; TAX MAP 77-2 ((26)) PARCELS 1, 2 AND 3; TAX MAP 68-4 ((13)) PARCEL A (PART)

EASTWOOD PROPERTIES, INC.

By: _____
Richard L. Labbe, President

OWNERS OF TAX MAP 68-4 ((1)) PARCEL 48

_____
Robert M. Churchill

_____
Judith A. Churchill

OWNER OF TAX MAP 68-4 ((1)) PARCEL 50

_____
Mary E. Briggs

OWNERS OF TAX MAP 68-4 ((1)) PARCEL 49; TAX MAP 68-4 ((4)) PARCELS A1, C AND 1

_____
Alfred A. Abernathy

_____
Phereso J. Abernathy

OWNERS OF TAX MAP 68-4 ((4)) PARCEL D; TAX MAP 77-2 ((26)) PARCEL 2

_____

Bernard Green

_____

Ernest J. Green

_____

Patricia A.F. McPhail

_____

John W. Folks, Jr.

_____

George R. Morton, III

_____

Curtis M. Morton

_____

Monique P. Morton

_____

Joyce Folks Weaver

OWNER OF TAX MAP 77-2 ((26)) PARCEL 1

_____

Chul Hee Cho

OWNERS OF TAX MAP 77-2 ((26)) PARCEL 3

_____

Sami S. Alamiri

_____

Luma J. Khalaf

OWNER OF TAX MAP 68-4 ((13)) PARCEL A ~~(PART)~~

GOINS MANOR HOMEOWNERS ASSOCIATION, INC.

By: _____

Title: _____

ATTACHMENT A

Specifications for Maintenance of Rain Gardens

Description	Method	Frequency	Time of the year
SOIL			
Inspect and Repair Erosion	Visual	Monthly	Monthly
ORGANIC LAYER			
Remulch any void areas	By hand	Whenever needed	Whenever needed
Remove previous mulch layer before applying new layer (optional)	By hand	Once every two to three years	Spring
Any additional mulch added (optional)	By hand	Once a year	Spring
PLANTS			
Removal and replacement of all dead and diseased vegetation considered beyond treatment	See planting specifications	Twice a year	3/15 to 4/30 and 10/1 to 11/30
Treat all diseased trees and shrubs	Mechanical or by hand	N/A	Varies, depends on insect or disease infestation
Watering of plant material shall take place at the end of each day for fourteen consecutive days after planting has been completed	By hand	Immediately after completion of project	N/A
Replace stakes after one year.	By hand	Once a year	Only remove stakes In the spring
Replace any deficient stakes or wires	By hand	N/A	Whenever needed
Check for accumulated sediments	Visual	Monthly	Monthly

DRAFT

PROFFERS

PCA 81-A-036
EASTWOOD PROPERTIES, INC.

February 6, 2002

Pursuant to Section 15-2.2303A of the 1950 Code of Virginia, as amended, the undersigned applicant and owners, for themselves and their successors or assigns (hereinafter referred to as "Applicant"), hereby proffer the following conditions for the area described as Tax Map 68-4 ((1)) Parcel 50 part (Subject Property), provided said property is rezoned as proffered herein.

1. Except as modified herein, the Subject Property is governed by the proffers dated July 31, 1981, in RZ 81-A-036, and those proffers are hereby reaffirmed.

2. The 8,580 square foot area delineated on Sheet 3 of the CDP/FDP in RZ 2001-BR-028 as "Area to be Transferred from Goins Manor," shall be deleted from the subdivision of Goins Manor (RZ 81-A-036) and conveyed to the Applicant. This area shall thereafter become part of the area of RZ/FDP 2001-BR-028.

3. The 8,580 square foot area delineated on Sheet 3 of the CDP/FDP in RZ 2001-BR-028 and described therein as "Area to be Dedicated to Goins Manor," shall be conveyed to Goins Manor Homeowners Association, Inc. It shall thereafter be utilized as open space, supplementing the open space of Parcel A of Goins Manor and replacing the 8,580 square foot area of open space in Parcel A that is being conveyed to the Applicant in RZ 2001-BR-028.

4. The land swap described above in Proffers 2 and 3 shall become effective with the recordation of the final subdivision plat for the property which is the subject of RZ/FDP 2001-BR-028.

5. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES ON THE FOLLOWING PAGE]

APPLICANT/CONTRACT PURCHASER OF TAX MAP 68-4 ((1)) PARCEL 50 (PART) AND TAX MAP 68-4 ((13)) PARCEL A (PART)

EASTWOOD PROPERTIES, INC.

By: _____
Richard L. Labbe, President

OWNER OF TAX MAP 68-4 ((1)) PARCEL 50

_____
Mary E. Briggs

OWNER OF TAX MAP 68-4 ((13)) PARCEL A

GOINS MANOR HOMEOWNERS ASSOCIATION, INC.

By: _____

Title: _____

PROPOSED DEVELOPMENT CONDITIONS

FDP 2001-BR-028

February 6, 2002

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2001-BR-028 for residential development located at Tax Map 68-4 ((1)) 48, 49 and 50; 68-4 ((4)) A1, C, D and 1; 77-2 ((26)) 1, 2 and 3; and 68-4 ((13)) A part, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "New London Park", prepared by: Charles P. Johnson & Associates, Inc., and dated April 18, 2001, as revised through January 22, 2002.

REZONING AFFIDAVIT

DATE: January 9, 2002
(enter date affidavit is notarized)

I, Robert A. Lawrence, Esq., Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2001-856

in Application No.(s): RZ/FDP 2001-BR-028
(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 must 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Eastwood Properties, Inc. **Agent: Richard L. Labbe**	**10300 Eaton Place, #120** **Fairfax, VA 22030**	**Applicant/Contract Purchaser of Tax Map 68-4 ((1)) Parcels 48, 49 and 50; Tax Map 68-4 ((4)) Parcels A1, C, D and 1; Tax Map 77-2 ((26)) Parcels 1, 2 and 3; Tax Map 68-4 ((13)) Parcel A (part)**
Robert M. & Judith A. Churchill	**10237 Zion Drive** **Fairfax, VA 22032**	**Owners of Tax Map 68-4 ((1)) Parcel 48**
Mary E. Briggs	**10311 Zion Drive** **Fairfax, VA 22032**	**Owner of Tax Map 68-4 ((1)) Parcel 50**

(check if applicable) [x] There are more relationships to be listed and Par. 1(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).

Rezoning Attachment to Par. 1(a)

DATE: January 9, 2002
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2001-BR-028
(enter County-assigned application number (s))

2001-85 6

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
Alfred A. & Phereso J. Abernathy	**1987 Old Mansion Road Lunenburg, VA 23952**	**Owners of Tax Map 68-4 ((1)) Parcel 49; Tax Map 68-4 ((4)) Parcels A1, C and 1**
John Folks (deceased) Lucille Folks*	**10239 Zion Drive Fairfax, VA 22032**	**Owners of Tax Map 68-4 ((4)) Parcel D; Tax Map 77-2 ((26)) Parcel 2**

***Surviving tenant by the entirety (now deceased)**

Heirs at Law of Lucille Folks:

Bernard Green	**2714 Wade Road, S.E. Apt. 103 Washington, DC 20002**
Ernest J. Green	**6571 Hilmar Drive, Apt. 403 Forestville, MD 20747**
Patricia A.F. McPhail	**9250 Cardinal Forest Lane, #302SE Lorton, VA 22079**
John W. Folks, Jr.	**9505 Unity Lane Lorton, VA 22079**
George R. Morton, III	**7240 Wickford Drive Alexandria, VA 22315**
Curtis M. Morton	**117 12th Street, S.E., Apt. 4 Washington, DC 20003**
Monique P. Morton	**P.O. Box 441751 12709 Radburn Place Ft. Washington, MD 20744**
Joyce Folks Weaver	**10239 Zion Drive Fairfax, VA 22032**

Chul Hee Cho	**5376 New London Park Drive Fairfax, VA 22032**	**Owner of Tax Map 77-2 ((26)) Parcel 1**

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

Rezoning Attachment to Par. 1(a)

DATE: January 9, 2002
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2001-BR-028
(enter County-assigned application number (s))

2001-85r

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
Sami S. Alamiri Luma J. Khalaf	5379 New London Park Drive Fairfax, VA 22032	Owners of Tax Map 77-2 ((26)) Parcel 3
Goins Manor Homeowners Association, Inc. Agents: Phyllis Parsons Carolyn P. Goins Maryanne Donelan	c/o Edward A. Parsons 5387 Laura Belle Lane Fairfax, VA 22032	Owner of Tax Map 68-4 ((13)) Parcel A
Charles P. Johnson & Associates, Inc. Agents: Paul B. Johnson Allan D. Baken	3959 Pender Drive, #200 Fairfax, VA 22030	Engineers/Agents
Franconia Real Estate Services, Inc., t/a Re/Max Affiliates Agent: Terryllynn Harrell	6084-A Franconia Road Alexandria, VA 22310	Real Estate Broker/Agent
Reed Smith LLP (formerly dba Reed Smith Hazel & Thomas LLP) Agents: Robert A. Lawrence Grayson P. Hanes J. Howard Middleton, Jr. Benjamin F. Tompkins Jo Anne S. Bitner Timothy L. Gorzycki Danielle M. Stager	3110 Fairview Park Drive, #1400 Falls Church, VA 22042	Attorneys/Agents Former 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: **January 9, 2002**
(enter date affidavit is notarized)

2001-85 b

for Application No. (s): **RZ/FDP 2001-BR-028**
(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, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
EASTWOOD PROPERTIES, INC.
10300 Eaton Place, #120
Fairfax, VA 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Richard L. Labbe - Sole Shareholder

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

Richard L. Labbe - President/Secretary/Treasurer

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

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-856

for Application No. (s): RZ/FDP 2001-BR-028
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
CHARLES P. JOHNSON & ASSOCIATES, INC.
3959 Pender Drive, #200
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Charles P. Johnson
Paul B. Johnson

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
FRANCONIA REAL ESTATE SERVICES, INC., t/a/ REMAX AFFILIATES
6084-A Franconia Road
Alexandria, VA 22310

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, and last name)

Judy Austin
James Decamp

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

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

Rezoning Attachment to Par. 1(b)

DATE: **January 9, 2002**
(enter date affidavit is notarized)

2001-85v

for Application No. (s): **RZ/FDP 2001-BR-028**
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GOINS MANOR HOMEOWNERS ASSOCIATION, INC.
c/o Edward A. Parsons
5387 Laura Belle Lane, Fairfax, VA 22032

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 SHAREHOLDER: (enter first name, middle initial, and last name)

THERE ARE NO SHAREHOLDERS OR PARTNERS

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

Phyllis Parsons - President/Treasurer
Carolyn P. Goins - Vice President/Director
Maryanne Donelan - Secretary/Director
Barbara Pinkett - Director
Norma Pearson - Director
Angie Park - Director

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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: January 9, 2002
(enter date affidavit is notarized)

2001-856

for Application No. (s): RZ/FDP 2001-BR-028
(enter County-assigned application number(s))

1(c). The following constitutes a listing** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

REED SMITH LLP (formerly dba REED SMITH HAZEL & THOMAS LLP)
3110 Fairview Park Drive, #1400
Falls Church, VA 22042

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

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

GENERAL PARTNERS:

Aaronson, Joel P.	Boehner, Russell J.	Clark, II, Peter S.	Dermody, Debra H.
Abbott, Kevin C.	Bolden, A. Scott	Cobetto, Jack B.	Dicello, Francis P.
Alfandary, Peter R.	Bonessa, Dennis R.	Colen, Frederick H.	DiFiore, Gerard S.
Allen, Thomas L.	Booker, Daniel I.	Coltman, Larry	Dilling, Robert M.
Auten, David C.	Bookman, Mark	Condo, Kathy K.	DiNome, John A.
Bagliebter, William M.	Borrowdale, Peter E.	Connors, Eugene K.	Duman, Thomas J.
Banzhaf, Michael A.	Brown, George	Convery, III, J. Ferd	Dumville, S. Miles
Barry, Kevin A.	Browne, Michael L.	Cottington, Robert B.	Duronio, Carolyn D.
Basinski, Anthony J.	Burroughs, Jr., Benton	Cramer, John McN.	Erickson, John R.
Begley, Sara A.	Cameron, Douglas E.	Cranston, Michael	Esser, Carl E.
Bentz, James W.	Carder, Elizabeth B.	D'Agostino, L. James	Evans, David C.
Bernstein, Leonard A.	Casey, Bernard J.	Dare, R. Mark	Fagelson, Ian B.
Bevan, III, William	Christian, Douglas Y.	Davis, Peter R.	Fagelson, Karen C.
Binis, Barbara R.	Christman, Bruce L.	Demase, Lawrence A.	First, Mark L.
Birnbaum, Lloyd C.	Clark, George R.	DeNinno, David L.	Fisher, Solomon

(check if applicable) [X] 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, corporations, or trusts, to include the names of beneficiaries, 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 stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-858

for Application No. (s): RZ/FDP 2001-BR-02B
(enter County-assigned application number (s))

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

REED SMITH LLP (formerly dba REED SMITH HAZEL & THOMAS LLP) (cont'd list of partners)
3110 Fairview Park Drive, #1400
Falls Church, VA 22042

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

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

GENERAL PARTNERS:

Flatley, Lawrence E.
Folk, Thomas R.
Fontana, Mark A.
Foster, Timothy G.
Fox, Thomas C.
Frank, Ronald W.
Fritton, Karl A.
Gallagher, Jr., Daniel P.
Gallatin, James P.
Gentile, Jr., Pasquale D.
Glanton, Richard H.
Goldrosen, Donald N.
Goldschmidt, Jr., John W.
Golub, Daniel H.
Grady, Kelly A.
Gross, Dodi Walker
Gryko, Wit J.
Guadagnino, Frank T.
Hackett, Mary J.
Haggerty, James R.
Hanes, Grayson P.
Harmon, John C.
Hartman, Ronald G.
Hatheway, Jr., Gordon W.
Hayes, David S.
Heard, David J.
Heffler, Curt L.
Heidelberger, Louis M.
Hill, Robert J.
Hitt, Leo N.
Hoeg, III, A. Everett
Hoffman, Robert B.
Hofstetter, Jonathan M.
Honigberg, Carol C.
Horvitz, Selwyn A.
Howell, Ben Burke
Innamorato, Don A.
Jones, Craig W.
Jordan, Gregory B.
Katz, Carol S.
Kauffman, Robert A.
Kearney, James K.
Kearney, Kerry A.
Kiel, Gerald H.
Kiernan, Peter J.
King, Robert A.
Klein, Murray J.
Kneeder, H. Lane
Kolaski, Kenneth M.
Kosch, James A.
Kozlov, Herbert
Krebs-Markrich, Julia
Kury, Franklin L.
Lacy, D. Patrick
Lasher, Lori L.
Lawrence, Robert A.
LeBlond, John F.
LeDonne, Eugene
Leech, Frederick C.
Levin, Jonathan L.
Lindley, Daniel F.
Linge, H. Kennedy
Loepere, Carol C.
London, Alan E.
Lovett, Robert G.
Lowenstein, Michael E.
Luchini, Joseph S.
Lynch, Michael C.
Lyons, III, Stephen M.
Mahone, Glenn R.
Marger, Joseph W.
Marks, Jan A.
Marston, David W.
Marston, Jr., Walter A.
McAllister, David J.
McGarrigle, Thomas J.
McGough, Jr., W. Thomas
McGuan, Kathleen H.
McKenna, J. Frank
McLaughlin, J. Sherman
McNichol, Jr., William J.
Mehfoud, Kathleen S.
Melodia, Mark S.
Metro, Joseph W.
Miller, Edward S.
Miller, Robert J.
Moorhouse, Richard L.
Morris, Robert K.
Munsch, Martha H.
Myers, Donald J.
Napolitano, Perry A.
Naugle, Louis A.
Nicholas, Robert A.
Nogay, Arlie R.
Peck, Jr., Daniel F.
Perfido, Ruth S.
Picco, Steven J.
Plevy, Arthur L.
Pollack, Michael B.
Post, Peter D.
Preston, Thomas P.
Prorok, Robert F.
Quinn, John E.
Radley, Lawrence
Railton, W. Scott
Reed, W. Franklin
Reichner, Henry F.
Restivo, Jr., James J.
Richter, Stephen William
Rieser, Jr., Joseph A.
Rissetto, Christopher L.
Ritchey, Patrick W.
Robinson, William M.
Rosenbaum, Joseph I.
Rosenthal, Jeffrey M.
Rudolf, Joseph C.
Sabourin, Jr., John J.
Sachse, Kimberly L.
Schaffer, Eric A.
Schatz, Gordon B.
Scheineson, Marc J.
Scott, Michael T.
Sedlack, Joseph M.
Seifer, E. W.
Shmulewitz, Aaron A.
Short, Carolyn P.
Shurlow, Nancy J.
Simons, Robert P.
Singer, Paul M.
Smith, II, John F.
Smith, William J.
Sneirson, Marilyn

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

Rezoning Attachment to Par. 1(c)

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-856

for Application No. (s): RZ/FDP 2001-BR-028
(enter County-assigned application number (s))

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

REED SMITH LLP (formerly dba REED SMITH HAZEL & THOMAS LLP) (cont'd list of partners)
3110 Fairview Park Drive, #1400
Falls Church, VA 22042

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

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

GENERAL PARTNERS:

Snyder, Michael A.	Thallner, Jr., Karl A.	Unkovic, John C.	Wood, John N.
Spaulding, Douglas K.	Thomas, William G.	Vitsas, John L.	Young, Jonathan
Speed, Nick P.	Tillman, Eugene	von Waldow, Arnd N.	Zimmerman, Scott F.
Stewart, II, George L.	Todd, Thomas	Walters, Christopher K.	
Stoner, II, Edward N.	Tompkins, Benjamin F.	Whitman, Bradford F.	
Stroyd, Jr., Arthur H.	Trevelise, Andrew J.	Wickouski, M. Stephanie	
Swayze, David S.	Trice, II, Harley N.	Wilson, Stephanie	
Tabachnick, Gene A.	Ummer, James W.	Winter, Nelson W.	

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

REZONING AFFIDAVIT

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-85b

for Application No. (s): RZ/FDP 2001-BR-028
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE** of the land:

[x] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-854

for Application No. (s): RZ/FDP 2001-BR-028
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, 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, either "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, 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:

Robert A. Lawrence

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

Robert A. Lawrence, Esq., Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of January 20 02, in the State/Comm. of Virginia, County/City of Fairfax.

Pamela L. Stanham
Notary Public

My commission expires: March 31, 2003

REZONING AFFIDAVIT

DATE: January 9, 2002
(enter date affidavit is notarized)

I, Robert A. Lawrence, Esq., Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

2001-153a

in Application No.(s): PCA 81-A-036
(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 must 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Eastwood Properties, Inc. **Agent: Richard L. Labbe**	**10300 Eaton Place, #120** **Fairfax, VA 22030**	**Applicant/Contract Purchaser of Tax Map 68-4 ((1)) Parcel 50 (part) and Tax Map 68-4 ((13)) Parcel A (part)**
Mary E. Briggs	**10311 Zion Drive** **Fairfax, VA 22032**	**Owner of Tax Map 68-4 ((1)) Parcel 50**
Goins Manor Homeowners Association, Inc. **Agents: Phyllis Parsons** **Carolyn P. Goins** **Maryanne Doneian**	**c/o Edward A. Parsons** **5387 Laura Belle Lane** **Fairfax, VA 22032**	**Owner of Tax Map 68-4 ((13)) Parcel A**

(check if applicable) [x] There are more relationships to be listed and Par. 1(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).

Rezoning Attachment to Par. 1(a)

DATE: January 9, 2002
(enter date affidavit is notarized)

for Application No. (s): PCA 81-A-036
(enter County-assigned application number (s))

2001-153a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
Charles P. Johnson & Associates, Inc. Agents: Paul B. Johnson Allan D. Baken	3959 Pender Drive, #200 Fairfax, VA 22030	Engineers/Agents
Franconia Real Estate Services, Inc., t/a Re/Max Affiliates Agent: Terrylynn Harrell	6084-A Franconia Road Alexandria, VA 22310	Real Estate Broker/Agent
Reed Smith LLP (formerly dba Reed Smith Hazel & Thomas LLP) Agents: Robert A. Lawrence Grayson P. Hanes J. Howard Middleton, Jr. Benjamin F. Tompkins Jo Anne S. Bitner Timothy L. Gorzycki	3110 Fairview Park Drive, #1400 Falls Church, VA 22042	Attorneys/Agents

(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: **January 9, 2002**
(enter date affidavit is notarized)

2001-153a

for Application No. (s): **PCA 81-A-036**
(enter County-assigned application number(s))

==========

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

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
EASTWOOD PROPERTIES, INC.
10300 Eaton Place, #120
Fairfax, VA 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Richard L. Labbe - Sole Shareholder

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

Richard L. Labbe - President/Secretary/Treasurer

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

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-153a

for Application No. (s): PCA 81-A-036
(enter County-assigned application number (s))

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

CHARLES P. JOHNSON & ASSOCIATES, INC.
3959 Pender Drive, #200
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Charles P. Johnson
Paul B. Johnson

==========

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
FRANCONIA REAL ESTATE SERVICES, INC., t/a/ REMAX AFFILIATES
6084-A Franconia Road
Alexandria, VA 22310

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, and last name)

Judy Austin
James Decamp

==========

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

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

Rezoning Attachment to Par. 1(b)

DATE: January 9, 2002
(enter date affidavit is notarized)

for Application No. (s): PCA 81-A-036
(enter County-assigned application number (s))

2001-153a

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

GOINS MANOR HOMEOWNERS ASSOCIATION, INC.
c/o Edward A. Parsons
5387 Laura Belle Lane, Fairfax, VA 22032

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 SHAREHOLDER: (enter first name, middle initial, and last name)

THERE ARE NO SHAREHOLDERS OR PARTNERS

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

Phyllis Parsons - President/Treasurer
Carolyn P. Goins - Vice President/Director
Maryanne Doneian - Secretary/Director
Barbara Pinkett - Director
Norma Pearson - Director
Angie Park - Director

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and 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: **January 9, 2002**
(enter date affidavit is notarized)

2001-153a

for Application No. (s): **PCA 81-A-036**
(enter County-assigned application number(s))

1(c). The following constitutes a listing** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

REED SMITH LLP (formerly dba REED SMITH HAZEL & THOMAS LLP)
3110 Fairview Park Drive, #1400
Falls Church, VA 22042

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

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

GENERAL PARTNERS:

Aaronson, Joel P.	Boehner, Russell J.	Clark, II, Peter S.	Dermody, Debra H.
Abbott, Kevin C.	Bolden, A. Scott	Cobetto, Jack B.	Dicello, Francis P.
Alfandary, Peter R.	Bonessa, Dennis R.	Colen, Frederick H.	DiFiore, Gerard S.
Allen, Thomas L.	Booker, Daniel I.	Coltman, Larry	Dilling, Robert M.
Auten, David C.	Bookman, Mark	Condo, Kathy K.	DiNome, John A.
Bagliebter, William M.	Borrowdale, Peter E.	Connors, Eugene K.	Duman, Thomas J.
Banzhaf, Michael A.	Brown, George	Convery, III, J. Ferd	Dumville, S. Miles
Barry, Kevin A.	Browne, Michael L.	Cottington, Robert B.	Duronio, Carolyn D.
Basinski, Anthony J.	Burroughs, Jr., Benton	Cramer, John McN.	Erickson, John R.
Begley, Sara A.	Cameron, Douglas E.	Cranston, Michael	Esser, Carl E.
Bentz, James W.	Carder, Elizabeth B.	D'Agostino, L. James	Evans, David C.
Bernstein, Leonard A.	Casey, Bernard J.	Dare, R. Mark	Fagelson, Ian B.
Bevan, III, William	Christian, Douglas Y.	Davis, Peter R.	Fagelson, Karen C.
Binis, Barbara R.	Christman, Bruce L.	Demase, Lawrence A.	First, Mark L.
Birnbaum, Lloyd C.	Clark, George R.	DeNinno, David L.	Fisher, Solomon

(check if applicable) [x] 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, corporations, or trusts, to include the names of beneficiaries, 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 stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-153a

for Application No. (s): PCA 81-A-036
(enter County-assigned application number (s))

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

REED SMITH LLP (formerly dba REED SMITH HAZEL & THOMAS LLP) (cont'd list of partners)
3110 Fairview Park Drive, #1400
Falls Church, VA 22042

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

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

GENERAL PARTNERS:

Flatley, Lawrence E.
Folk, Thomas R.
Fontana, Mark A.
Foster, Timothy G.
Fox, Thomas C.
Frank, Ronald W.
Fritton, Karl A.
Gallagher, Jr., Daniel P.
Gallatin, James P.
Gentile, Jr., Pasquale D.
Glanton, Richard H.
Goldrosen, Donald N.
Goldschmidt, Jr., John W.
Golub, Daniel H.
Grady, Kelly A.
Gross, Dodi Walker
Gryko, Wit J.
Guadagnino, Frank T.
Hackett, Mary J.
Haggerty, James R.
Hanes, Grayson P.
Harmon, John C.
Hartman, Ronald G.
Hatheway, Jr., Gordon W.
Hayes, David S.
Heard, David J.
Heffler, Curt L.
Heidelberger, Louis M.
Hill, Robert J.
Hitt, Leo N.
Hoeg, III, A. Everett
Hoffman, Robert B.
Hofstetter, Jonathan M.
Honigberg, Carol C.
Horvitz, Selwyn A.
Howell, Ben Burke
Innamorato, Don A.
Jones, Craig W.
Jordan, Gregory B.
Katz, Carol S.
Kauffman, Robert A.
Kearney, James K.
Kearney, Kerry A.
Kiel, Gerald H.
Kiernan, Peter J.
King, Robert A.
Klein, Murray J.
Kneeder, H. Lane
Kolaski, Kenneth M.
Kosch, James A.
Kozlov, Herbert
Krebs-Markrich, Julia
Kury, Franklin L.
Lacy, D. Patrick
Lasher, Lori L.
Lawrence, Robert A.
LeBlond, John F.
LeDonne, Eugene
Leech, Frederick C.
Levin, Jonathan L.
Lindley, Daniel F.
Linge, H. Kennedy
Loepere, Carol C.
London, Alan E.
Lovett, Robert G.
Lowenstein, Michael E.
Luchini, Joseph S.
Lynch, Michael C.
Lyons, III, Stephen M.
Mahone, Glenn R.
Marger, Joseph W.
Marks, Jan A.
Marston, David W.
Marston, Jr., Walter A.
McAllister, David J.
McGarrigle, Thomas J.
McGough, Jr., W. Thomas
McGuan, Kathleen H.
McKenna, J. Frank
McLaughlin, J. Sherman
McNichol, Jr., William J.
Mehfoud, Kathleen S.
Melodia, Mark S.
Metro, Joseph W.
Miller, Edward S.
Miller, Robert J.
Moorhouse, Richard L.
Morris, Robert K.
Munsch, Martha H.
Myers, Donald J.
Napolitano. Perry A.
Naugle, Louis A.
Nicholas, Robert A.
Nogay, Arlie R.
Peck, Jr., Daniel F.
Perfido, Ruth S.
Picco, Steven J.
Plevy, Arthur L.
Pollack, Michael B.
Post, Peter D.
Preston, Thomas P.
Prorok, Robert F.
Quinn, John E.
Radley, Lawrence
Railton, W. Scott
Reed, W. Franklin
Reichner, Henry F.
Restivo, Jr., James J.
Richter, Stephen William
Rieser, Jr., Joseph A.
Rissetto, Christopher L.
Ritchey, Patrick W.
Robinson, William M.
Rosenbaum, Joseph I.
Rosenthal, Jeffrey M.
Rudolf, Joseph C.
Sabourin, Jr., John J.
Sachse, Kimberly L.
Schaffer, Eric A.
Schatz, Gordon B.
Scheineson, Marc J.
Scott, Michael T.
Sedlack, Joseph M.
Seifer, E. W.
Shmulewitz, Aaron A.
Short, Carolyn P.
Shurlow, Nancy J.
Simons, Robert P.
Singer, Paul M.
Smith, II, John F.
Smith, William J.
Sneirson, Marilyn

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

Rezoning Attachment to Par. 1(c)

DATE: **January 9, 2002**
(enter date affidavit is notarized)

2001-153a

for Application No. (s): **PCA 81-A-036**
(enter County-assigned application number (s))

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

REED SMITH LLP (formerly dba REED SMITH HAZEL & THOMAS LLP) (cont'd list of partners)
3110 Fairview Park Drive, #1400
Falls Church, VA 22042

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

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

GENERAL PARTNERS:

Snyder, Michael A.	Thallner, Jr., Karl A.	Unkovic, John C.	Wood, John N.
Spauiding, Douglas K.	Thomas, William G.	Vitsas, John L.	Young, Jonathan
Speed, Nick P.	Tillman, Eugene	von Waldow, Arnd N.	Zimmerman, Scott F.
Stewart, II, George L.	Todd, Thomas	Walters, Christopher K.	
Stoner, II, Edward N.	Tompkins, Benjamin F.	Whitman, Bradford F.	
Stroyd, Jr., Arthur H.	Trevelise, Andrew J.	Wickouski, M. Stephanie	
Swayze, David S.	Trice, II, Harley N.	Wilson, Stephanie	
Tabachnick, Gene A.	Ummer, James W.	Winter, Nelson W.	

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

REZONING AFFIDAVIT

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-153a

for Application No. (s): PCA 81-A-036
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE** of the land:

[x] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: January 9, 2002
(enter date affidavit is notarized)

2001-153a

for Application No. (s): PCA 81-A-036
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, 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, either "**NONE**" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, 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: Robert A. Lawrence

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

Robert A. Lawrence, Esq., Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of January 20 02, in the State/Comm of Virginia, County/City of Fairfax

Pamela L. Stokes
Notary Public

My commission expires: March 31, 2003

STATEMENT OF JUSTIFICATION

RZ 2001-BR-028

The subject property is located in the P2 Main Branch Community Planning Sector of the Pohick Planning District. The Comprehensive Plan recommends single family detached housing at a density of two to three dwelling units per acre with substantial land consolidation. This application contains an assemblage of 13 separate, irregular, parcels that are proposed to be rezoned and resubdivided to provide a coordinated design. Development at a density of up to three units per acre is appropriate as compatible infill, since the properties bordering on the east and west are zoned and developed at R-3, and the property on the south is zoned and developed at R-8.

Robert A. Lawrence

Robert A. Lawrence, Esq., Agent

Date: 7/11/01

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 16 2001
ZONING EVALUATION DIVISION

STATEMENT OF JUSTIFICATION

PCA 81-A-036

The purpose of this application is to reconfigure the open space portion of Goins Manor Subdivision. This application proposes to delete an area of 8,580 square feet from Tax Map 68-4 ((13)) Parcel A as shown on the attached plan. In its stead, an area of 8,580 square feet shall be transferred from Tax Map 68-4 ((1)) Parcel 50 so that the open space area for Goins Manor Subdivision is not diminished. The resultant reconfiguration of the open space area for Goins Manor Subdivision will eliminate a narrow strip of open space that would have existed between the redevelopment of Parcel 50 and the redevelopment of Tax Map 68-4 ((1)) Parcel 49. The additional open space created by the inclusion of a portion of Parcel 50 will provide a more useable open space area for the residents of Goins Manor Subdivision.

Robert A. Lawrence

Robert A. Lawrence, Esq., Agent

Date: 7/11/01

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 1 0 2001
ZONING EVALUATION DIVISION

Appendix

If the Fairfax County Redevelopment and Housing Authority's petition for rezoning is granted at the R-3 zoning classification, the applicant agrees to proffer the following conditions:

1. The applicant proffers to dedicate a sixty (60) foot right-of-way as shown on the Generalized Development Plan, for the proposed Roberts Road extension.

2. The applicant proffers that the development will not exceed a density of 2.7 units per acre.

3. The applicant proffers that 1.68 acres of open space as shown on the Generalized Development Plan, will be offered to the Fairfax County Park Authority for recreational use or placed in a homeowners association ownership.

4. The applicant proffers that all dwellings built within 100 feet of the centerline of Zion Drive or proposed Roberts Road extended will have the following acoustical attributes in order to achieve an interior noise level of 45 dBA:

a. Roofs and exterior walls shall have a laboratory sound transmission class (stc) of at least 39; and
b. Doors and windows shall have a laboratory sound transmission class (stc) of at least 28.

5. The applicant proffers to widen that portion of Zion Drive as shown on the Generalized Development Plan and dedicate a right-of-way to 40 feet from the center line or equal to the distance as proffered under rezoning application 79-A-043 and to dedicate that same distance on the easterly portion fronting on said road.

6. The applicant proffers to provide storm water detention facilities and erosion and sediment controls as required by the Fairfax County Public Facilities Manuals.

7. The applicant proffers that the development of the subject property of this application, shall be in strict accordance with the conditions set forth in this submission, and as shown on an Approved Development Plan for the subject property.

8. The applicant proffers that a 15 foot buffer of existing trees and vegetation will be preserved north of the southern lot line of lot 11.

Dated: 7/30/81

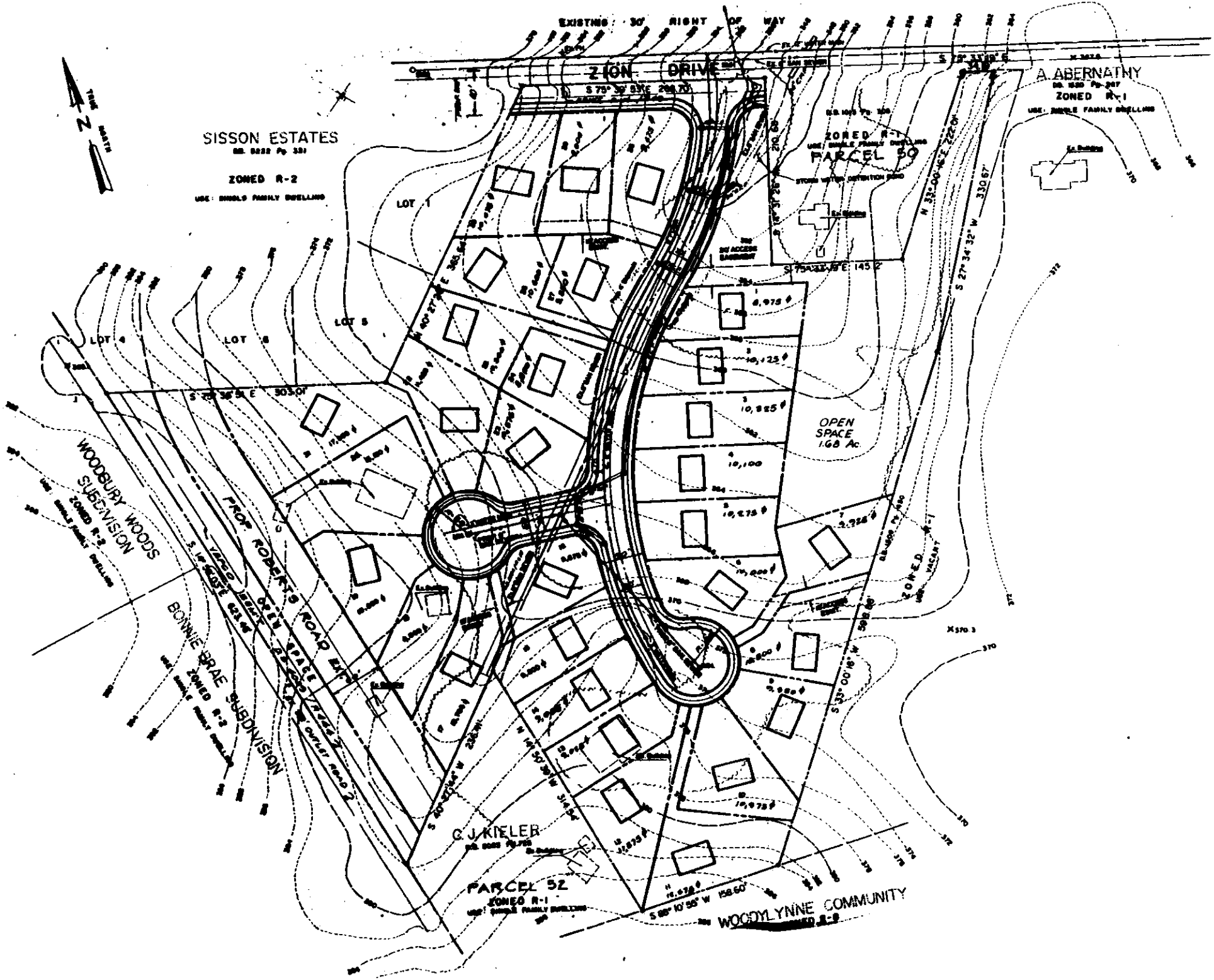
William Max Gagne

FAIRFAX COUNTY REDEVELOPMENT
AND HOUSING AUTHORITY

Dated: 7/31/81

Mary E. Egan

Assistant Secretary


EXISTING 30' RIGHT OF WAY
ZION DRIVE
S 75° 39' 53" E 298.70'
TRUE NORTH
N
SISSON ESTATES
ZONED R-2
USE: SINGLE FAMILY DWELLING
LOT 1
LOT 4
LOT 5
LOT 6
S 75° 36' 51" E 303.01'
WOODBURY WOODS SUBDIVISION
ZONED R-2
SINGLE FAMILY DWELLING
BONNIE BRAE SUBDIVISION
ZONED R-2
PROP ROBERTS ROAD EXT
OPEN SPACE
OUTLET ROAD 2
C.J. KIELER
PARCEL 52
ZONED R-1
USE: SINGLE FAMILY DWELLING
WOODYLYNNE COMMUNITY
ZONED R-2
ZONED R-1
USE: SINGLE FAMILY DWELLING
PARCEL 50
STORM WATER DETENTION POND
S 75° 33' 13" E 145.2'
OPEN SPACE 1.68 Ac.
A. ABERNATHY
ZONED R-1
USE: SINGLE FAMILY DWELLING
S 27° 34' 32" W 330.67'
S 35° 00' 16" W 598.80'
S 88° 10' 55" W 158.60'
N 14° 50' 38" W 314.54'
S 40° 27' 44" W 283.41'
N 40° 27' 44" E 365.34'
8,975 ⌀
10,125 ⌀
10,925 ⌀
10,100
10,275 ⌀
10,000 ⌀
9,800 ⌀
10,975 ⌀
370
372
374
376
378

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

Bruce G. Douglas

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

SUBJECT: **LAND USE ANALYSIS: RZ/FDP 2001-BR-028**
(Eastwood)

DATE: 25 January 2002

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

DESCRIPTION OF THE APPLICATION:

Date of Development Plan	December 13, 2001
Request	Rezone from R-1 to R-3 and PDH-3 to create a subdivision with twenty single-family detached units, three of which exist.
DU/AC	2.22
Land Area	5.1 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The site is located in a residential area. There are a variety of lot sizes on the land directly north of the site. The dwellings in this area are mostly older, remnants of the old Zion Drive community. The area in the Zion Drive corridor is planned for single-family detached residential use at a density of 2-3 dwelling units per acre. Parcel 47, which is adjacent to the eastern boundary of the site, is publicly owned and developed as a community center. The subdivision on the eastern boundary of the site is developed under R-3 cluster zoning. There is another subdivision adjacent to the western boundary of the site that is developed under the same zoning. There is a townhouse subdivision on the southern boundary of the site that is developed under R-8 zoning. There is a stub street from this townhouse subdivision to the subject property.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

Plan Text:

On page 26 in the 2000 Comprehensive Plan, Area III, Pohick Planning District, the Main Branch Community Planning Sector (P2), LAND USE RECOMMENDATIONS, it states:

> "Zion Drive...Area
>
> "3. The area north and south of the segment of Zion Drive between Ox Road and the western boundary of the Glen Cove subdivision should be generally developed at a density of 1-2 dwelling units per acre. With substantial land consolidation that benefits circulation and limits access, single-family detached housing at a density of 2-3 dwelling units per acre may be considered."

On page 35 in the LAND USE section of the 1990 Policy Plan, as amended through February 10, 1997, in the LAND USE COMPATIBILITY section, the Plan states:

> "Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses....
>
> > Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area..."

Plan Map:

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

Analysis:

The proposed lot sizes are comparable to similarly planned subdivisions in the immediate vicinity. Although the application conforms to the Comprehensive Plan's use and density guidance, it is now well designed. Lots 6 and 19 in particular are poorly placed pipestem lots that will appear to be located in the rear yards of other homes. In addition the subdivision is designed to be accessed from two disconnected cul-de-sacs. Only one point of access is needed.

BGD: SEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief AKR
Site Analysis Section, DOT By CAH

FILE: 3-4 (RZ 2001-BR-028) (RZ 81-A-036)

SUBJECT: Transportation Impact

REFERENCE: CDP/FDP 2001-BR-028, PCA 81-A-036; Eastwood Properties Inc.
Traffic Zone: 1594
Land Identification Map: 68-4 ((1)) 48, 49, and 50; 68-4 ((4)) 1, A1, C, D
77-2 ((26)) 1 - 3; 68-4 ((13)) part of A

DATE: January 28, 2002

The following comments reflect the analyses of the Department of Transportation. These comments are based on the development plans revised to January 22, 2002 and draft proffers for RZ 2001-BR-028 dated January 18, 2002. No revised proffers have been received for the requested proffered condition amendment associated with RZ 81-A-036.

The applicant is seeking to rezone 8.996 acres to the R-3 zoning category and to redevelop the property with a total of 20 residences. Since there are presently six residences located on the site, the proposed development will result in a net increase of 14 residences. Transportation issues associated with the application relate to the failure to provide a connecting roadway through the site.

London Park Drive stubs into the site from the south. The applicant is proposing a cul-de-saced street into the site from the north, with a design which results in back-to-back cul-de-sacs. This department is very cognizant of issues related to "cut-through" traffic, and has reviewed the traffic patterns which would be created if the back to back cul-de-sacs were replaced with a design which provided for the extension of London Park Drive northward to Zion Drive. Such a design would *not* induce a cut through traffic pattern, and would provide for safer, a more efficient traffic operations. The current design will force all traffic wishing to travel from the northern section of the community to the southern section of the community to utilize both Zion Drive and Roberts Road, and to pass through the intersection of these two roadways. The resulting traffic pattern is detrimental for neighbors visiting neighbors, and for the provision of services such as school bus pick-up, mail and parcel delivery. *As such, this department strongly recommends denial of the application as submitted.*

Also note that draft proffer number provides for a four foot wide asphalt trail to extend "westward" from the edge of the subject site to the entrance to the Sideburn Civic Association Park. The proffer should be modified to indicate that the trail will extend "eastward". In addition, the proffer should commit to construction of the trail subject to approval of the Association property owner(s).

The net increase of 14 residences is expected to generate approximately 140 additional vehicular trips per day and two trips during the a.m. and p.m. peak hours of the adjoining street usage.

AKR/CAA

cc: Michelle Brickner, Director, Site Review Division, Department of Public Works and Environmental Services

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **RZ/FDP 2001-BR-028**
Eastwood Properties, Inc.

DATE: 25 January 2002

This memorandum includes citations from the Comprehensive Plan that lists and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated December 18, 2001. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

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

. . .

Policy k. For new development and redevelopment, apply low-impact site design techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may

have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

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

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

On page 94 the of the 2000 edition of the Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

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

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

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

"It is desirable to conserve a portion of the County's land in a condition that is as close to a predevelopment state as is practical. A conserved network of different habitats can

accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

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

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

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.

- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.

- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.

- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements…:

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;

- All wetlands connected to the stream valleys; and

- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be

taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

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

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

On page 101 of the 2000 Edition of the Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

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

Objective 11: **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ..."

ENVIRONMENTAL ANALYSIS:

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

Water Quality Best Management Practices

Issue:

Approximately fifty-four percent of this 8.99-acre site is characterized by dense deciduous forest, and open field and grassland characterize the remainder of the site. The site ranges between

three hundred fifty-four feet above sea level on the northwest corner to a high of three hundred eighty-eight feet above sea level in the southwest corner of the property with a central knoll in the center of the property where the cemetery is located. The natural topography of the site creates several different drainage areas. However, the development plan depicts only one stormwater facility in the northwest corner of the property and secondary rain garden facility in the northeastern area of the site. The rain garden drains to the larger facility. No other information has been provided regarding the stormwater facilities for this development. Because of the undulating topography of this property, the stormwater facilities that are shown may not be adequate to serve the entire site.

The proposed street configuration with standard street widths, curb and gutter and two cul-de-sacs represents a significant amount of impervious surface for this site.

Resolution:

The applicant is encouraged to work with the Department of Public Works and Environmental Services to explore all possible opportunities to use innovative best management practices to complement the proposed stormwater pond. In addition, the applicant is encouraged to employ "state of the art" site design techniques for this residential development in order to enhance the drainage facilities and to provide an open space amenity for the future residents.

Tree Preservation

Issue:

Those aspects of the property where significant stands of high quality vegetation exist are not necessarily the areas, which are designated on the development plan as areas to be preserved. Extensive mature deciduous tree cover characterizes the subject property.

Resolution:

The applicant is also encouraged to work with the Urban Forestry Division of DPWES to collaborate on preserving the best trees, which exist on the subject property. The rolling topography, the cemetery and the stands of black locust, poplar and red oak are assets, which enhance the property. The applicant is encouraged to preserve these assets through the implementation of creative site design techniques.

TRAILS PLAN:

The Trails Plan Map depicts a pedestrian trail adjacent to Zion Drive. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements, if any, apply to the subject property.

BGD: MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Tracy Swagler, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: October 1, 2001

FROM: John Zuiker, Urban Forester II
Urban Forestry Division, OSDS, DPWES

SUBJECT: Eastwood Properties, RZ 2001-BR-028

RE: Your request received on September 10, 2001

At the request of the Department of Planning and Zoning, the Urban Forestry Division has reviewed the New London Park conceptual/final development plan, date stamped as received by the Zoning Evaluation Division on August 8, 2001. A site visit was conducted on September 21, 2001.

Site Description: The treeline shown on the EVM is generally accurate except for several oak trees located near the existing single family dwelling in the southeastern portion of the site and several trees located to the north and east of the existing single family dwelling located on proposed Lot # 2.

The site consists primarily of large tulip poplar and maple trees. Most of these trees range from 10 to 20 inches in diameter. There is a 36-inch and a 40-inch diameter tulip poplar located on proposed Lots # 15 and # 16. Other tree species scattered throughout the site are black locust, oak, American holly, and Virginia pine. In the southwestern portion of the site there is younger vegetation with trunk diameters of 4 to 12 inches. This stand of trees consists of oak, maple, ash and tulip poplar.

1. **Comment**: There are numerous trees located along the proposed limits of clearing and grading that could be preserved on this site.

   Recommendation: Obtain a commitment from the applicant to retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as a part of the first submission of the subdivision plan. The tree preservation plan shall consist of a tree survey which includes the location, species, size, and condition rating of all trees 10 inches in diameter or greater within twenty feet of either side of the proposed limits of clearing and grading. The condition analysis shall be prepared using the 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.

2. **Comment:** There are several large oak trees, which appear to be in good condition, located on proposed Lots # 7 and #8.

   Recommendation: The applicant should commit to including these trees in the tree preservation plan noted in comment # 1 and show these trees within a tree preservation area. The tree preservation activities for these trees should include all of the items listed in comment # 1.

3. **Comment:** The area in the rear of proposed Lots #12 through #18 show clearing of 40 to 80 feet from the proposed building footprints. The terrain in this area slopes away from the proposed buildings and the storm structures shown in the rear of these lots does not drain anywhere.

   Recommendation: The applicant should commit to preserving most of the trees in the rear of these lots. Any drainage issues should be resolved through minimal clearing and grading and through the use of practical erosion control measures.

4. **Comment:** There are treed areas shown to be cleared behind proposed Lots # 9 and # 10, and in front and the rear of proposed Lot # 7, but the plan does not show any development in these areas.

   Recommendation: The applicant should commit to preserving existing vegetation in these areas by revising the final development plan to show these locations as save areas.

5. **Comment**: There are numerous 10 to 20 foot high American holly trees located in the area of the asphalt driveway that will lead to proposed Lot # 7.

   Recommendation: The driveway should be deleted and access to proposed Lot # 7 obtained by using the driveway for proposed Lot # 8 or a tree transplanting plan developed to relocate the American holly trees elsewhere on the site. This transplanting plan shall be prepared by a certified arborist. The following are the components of a transplanting plan; identification of the existing locations of the plants to be transplanted; an assessment of the condition and survival potential of the plants; the proposed transplant locations; the timing of transplanting in the development process; the proposed time of the year of the transplanting; the transplant methods to be used; including tree spade size; the relocation site preparation materials and methods; the initial care after transplanting; including mulching and watering specifications; and the long term care measures including the installation of tree protection and watering.

6. **Comment**: There are numerous trees located adjacent to the property line with proposed Parcel "B" that will be impacted by the clearing and grading shown in this area. Many of these trees are on the existing single family properties of the Berrywood subdivision.

   Recommendation: The applicant should agree to perform this work in consultation with the Urban Forestry Division in the least disruptive manner to minimize damage to the existing trees.

7. **Comment**: There are numerous trees, not shown on the final development plan, located to the left and in the rear of proposed Lot # 2.

   Recommendation: An accurate tree line should be shown for this lot and the house should be rotated to preserve the vegetation in the rear of this lot. The limits of clearing and grading should be adjusted accordingly.

You may contact me at 703-324-1770 if you have any questions.

JHZ/
UFDID# 02-0531

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: July 6, 2001

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2001-BR-028

Tax Map No. ____

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 (N1) 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 ZION DRIVE and APPROX. 25 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.

	Existing Use +Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
Sewer Network	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 WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

October 19, 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 PCA 81-A-036
RZ 01-BR-028
FDP 01-BR-028

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

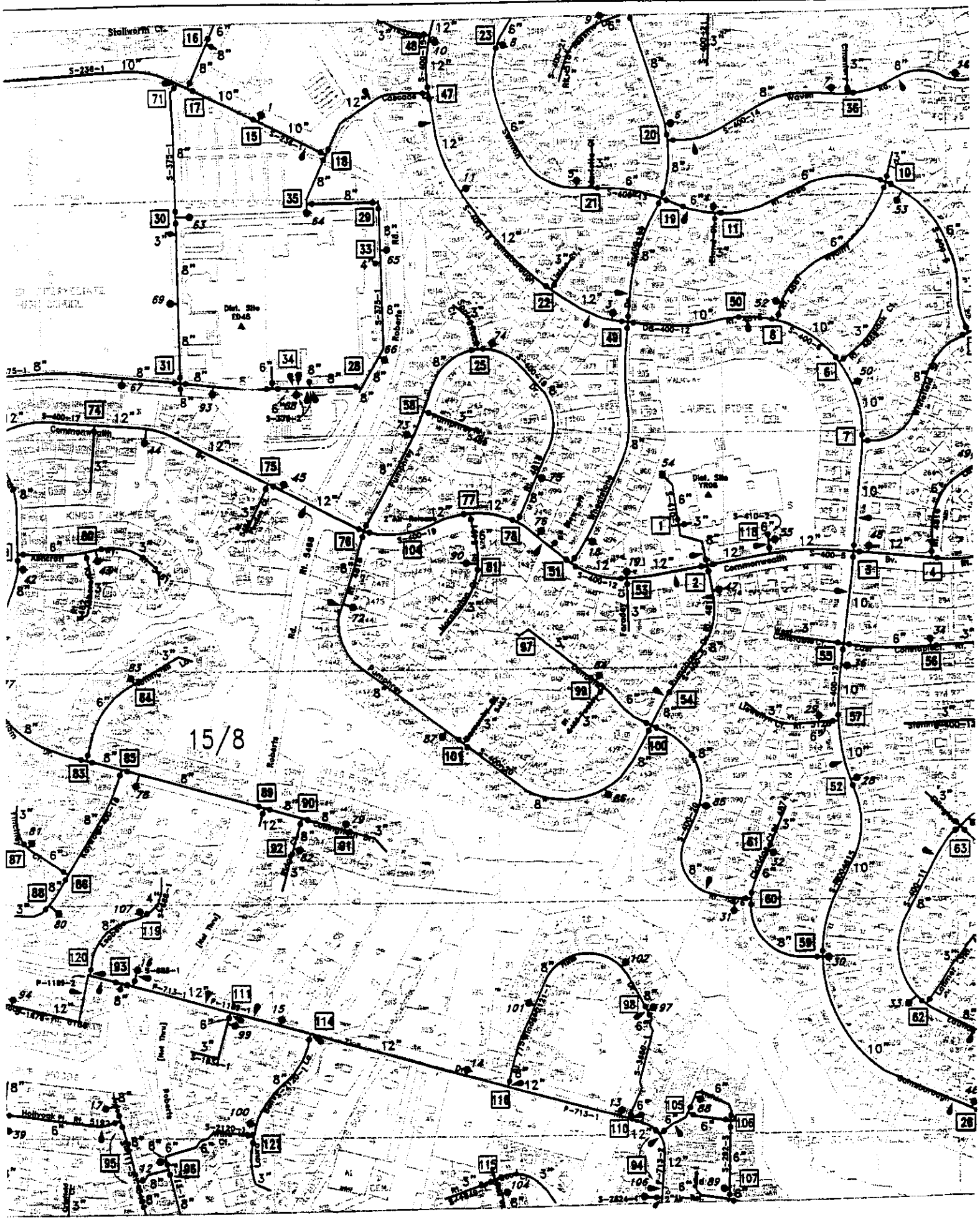
1. The application property is located within the franchise area of the Fairfax County Water Authority.

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. 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


15/8
Stallworth Ct.
Cascade
Wayne
Commonwealth
Roberts
Dist. Site
Dist. Site
Hollywood Dr.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

October 18, 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 Final Development Plan FDP 2001-BR-028, Rezoning Application RZ 2001-BR-028 and Proffered Condition Amendment PCA 81-A-036

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#32, Fairview.**

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:

   X a. currently meets fire protection guidelines.

   ___b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ___c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 2/6/02 **Case #** RZ-01-BR-028

Map: 68-4 **PU** 4522
Acreage: 8.8
Rezoning
From : R-1 **To:** PDH-3

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
Bonnie Brae 2395	K-6	906	887	884	22	904	2
Robinson 2391	7-8	1275	1273	1353	-78	1252	23
Robinson 2390	9-12	2575	2822	2864	-289	2818	-243

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	20	X.4	8	SF	8	X.4	3	5	8
7-8	SF	20	X.069	1	SF	8	X.069	1	0	1
9-12	SF	20	X.159	3	SF	8	X.159	1	2	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 (Bonnie Brae Elementary, Robinson Middle, Robinson High) is currently projected to be near or above capacity.

The 7 students generated by this proposal would require .28 additional classrooms (7 divided by 25 students per classroom). Providing these additional classrooms will cost approximately $ 98,000 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.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: December 12, 2001

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Eastwood Properties, Inc.

Application Number: RZ/FDP2001-BR-028 and PCA81-A-036

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

Date Received in SWPD: 10/22/01

Date Due Back to DPZ: 11/12/01

Site Information:	Location	- 068-4-01-00-0048, 49 &50 068-4-04-A1, 77-2-26-1,2,3 and 068-4-13-A
	Area of Site	- 8.996 acres
	Rezone from	- R-1 to PDH-3 and R-3
	Watershed/Segment	- Pohick Creek / Robinson

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

I. Drainage:

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

II. Trails (PDD):

___ Yes _X_ No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

___ Yes _X_ No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): **None.**

Application Name/Number: **Eastwood Properties, Inc. / RZ/FDP2001-br-028**

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

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

DRAINAGE RECOMMENDATIONS (SWPD): **Proposed location of Possible SWM/BMP Dry Pond on the Conceptual / Final Development Plan dated July 9, 2001 appears to be too small to provide adequate Stormwater Detention for the 8.996 acre site. Applicant should size the SWM facility in accordance with PFM section 6-0300 and shall include location and type of on-site storm water control facility on the site plan.**

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

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

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

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

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

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: **None.**

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

SRS/RZ/FDP2001BR028mod

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch

FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

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

DATE: November 7, 2001

SUBJECT: RZ/FDP 2001-BR-028; PCA 81-A-036
Eastwood Properties/New London Park
Loc: 68-4((1)) 48-50; 68-4((4)) A1,C,D,1; 68-4((13)) A pt.,7

BACKGROUND:

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated August 13, 2001 for the above referenced application. The Development Plan shows 21 proposed homes on approximately 9 acres. The proposal will add approximately 67 residents to the current population of Braddock District.

COMPREHENSIVE PLAN CITATIONS

1. ***Park Services and New Development*** **(The Policy Plan, Parks and Recreation Objective 4, p. 180)**

"Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.

Policy a: 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;...

Policy b: 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."

ANALYSIS AND RECOMMENDATIONS

The residents of this development will need access to outdoor recreational facilities. No recreational facilities are shown on the Development Plan. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields.

Based on the Zoning Ordinance Section 16-404, the applicant shall provide $955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 21 non-ADUs proposed, the cost to develop outdoor recreational facilities is $20,055. Since the development plan does not provide any new recreational facilities, the applicant should dedicate the full $20,055 to the FCPA.

cc: Kirk Holley, Manager, Planning and Land Management Branch
James Grandfield, Supervisor, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Team, Planning and Land Management Branch
Allen Scully, Plan Review Team, Planning and Land Management Branch
File Copy

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

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

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

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

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

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

16-102 Design Standards

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

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

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

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

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 s 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, usualty under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

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

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

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

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

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

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

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

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of stete 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 voluntery, 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 staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch

N:\ZED\SWAGLER\FORMS & CHECKLISTS\GLOSSARY.DOC

Charles P. Johnson & Associates, Inc.
Planners Engineers Landscape Architects Surveyors
Fairfax, VA Silver Spring, MD Frederick, MD
CPJ Associates

July 12, 2001

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 16 2001
ZONING EVALUATION DIVISION
ZONING EVALUATION DIVISION

Description Of
New London Park
(For Rezoning Purposes Only)
Braddock District
Fairfax County, Virginia

Beginning at a point on the southerly right-of-way line of Zion Drive Route 654 said point also being a corner to Sideburn Civic Association Inc.; thence departing said southerly right-of-way line of Zion Drive Route 654 and running first with said Sideburn Civic Association Inc., then with Lots 6, 5, & 4 of Berrywood Subdivision

1) S13°06'52"W 719.84' to a point being on the line of Parcel C, Section III, Woodlynne Community; thence departing said Lot 4, Berrywood Subdivision and running first with said Parcel C, Section III Woodlynne Community, then with Parcel B, Section II Woodlynne Community, then with Parcel A, Section One, Woodlynne Community

2) S88°32'25"W 623.51' to a point being a corner to Lot 11, Goins Manor; thence departing said Parcel A, Section One, Woodlynne Community and running first with said Lot 11, Goins Manor, then with Lots 10, 9, 8, 7, & Parcel A Goins Manor the following courses and distances:

3) N33°00'16"E 599.43' to a point;

4) N27°34'32"E 114.56' to a point; thence running first through said Parcel A, Goins Manor then with Minnie L. Barber

5) N75°33'19"W 153.30' to a point; thence departing said Parcel A and running through said Minnie L. Barber the following courses and distances:

6) N14°31'26"E 180.31' to a point;

7) N75°36'03"W 47.59' to a point on the line of the aforementioned Parcel A, Goins Manor; thence running first with said Parcel A then the easterly right-of-way line of Laura Belle Lane

8) N14°31'26"E 30.41' to a point at the intersection of said easterly right-of-way line of Laura Belle Lane and the aforementioned southerly right-of-way line of Zion Drive Route 654; thence departing said easterly right-of-way line of Laura Belle Lane and running with said southerly right-of-way line of Zion Drive Route 654 the following courses and distances:

9) S75°29'52"E 215.49' to a point;

10) S33°00'16"W 26.37' to a point;

11) S75°33'19"E 36.76' to a point;

12) N27°34'32"E 25.69' to a point;

13) S75°31'53"E 33.00' to a point;

14) S33°00'16"W 15.82' to a point;

15) S75°31'53"E 139.00' to a point;

16) S14°25'22"W 14.77' to a point;

17) S75°34'38"E 50.00' to a point;

18) N14°25'22"E 30.00' to a point;

19) S75°34'38"E 100.06' to the point of beginning and containing 8.800 acres of land.

Charles P. Johnson & Associates, Inc.
Planners Engineers Landscape Architects Surveyors
Fairfax, VA Silver Spring, MD Frederick, MD
CPJ Associates

July 11, 2001

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 16 2001
ZONING EVALUATION DIVISION

Description Of
A Portion Of The Property Of
Mary E. Briggs
Will Book 621 Page 716
Braddock District
Fairfax County, Virginia

Beginning at a point being a corner to Parcel A, Goins Manor (recorded in Deed Book 5753 Page 779); said point also being the southwesterly corner of the Mary E. Briggs property; thence running with said Parcel A

1) N14°31'26"E 180.27' to a point; thence departing said Parcel A and running through the property of Mary E. Briggs the following courses and distances:

2) N75°36'03"W 47.59' to a point;

3) N14°31'26"E 180.31' to a point on the line of the aforementioned Parcel A, Goins Manor; thence running with said Parcel A

4) N75°33'19"W 47.59' to the point of beginning and containing 8,580 square feet or 0.1970 acres of land.

T:\WORDP\PROJECT\A0604\LEGBRIGG.WPD

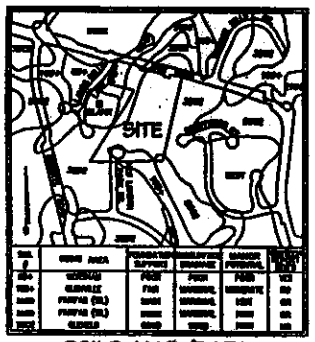
3959 Pender Drive • Suite 210 • Fairfax, Virginia 22030 • 703-385-7555 • Fax 703-273-8595

CONCEPTUAL / FINAL DEVELOPMENT PLAN

NEW LONDON PARK

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA



SOILS MAP/DATA

SCALE : 1" = [illegible]

SOIL #	SOIL AREA	FOUNDATION SUPPORT	SANITARY DRAINAGE	GARDEN POTENTIAL	SOIL PROBLEM
[illegible]	[illegible]	POOR	POOR	POOR	YES
[illegible]	CLEVELAND	FAIR	MODERATE	MODERATE	NO
[illegible]	FAIRFAX (SIL)	GOOD	MODERATE	GOOD	NO
[illegible]	FAIRFAX (SIL)	GOOD	MODERATE	GOOD	NO
[illegible]	CLEVELAND	GOOD	POOR	GOOD	NO

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER [illegible] PARCELS 42, 43 & 44, [illegible] PARCELS 1, 2A, 6 & 8, [illegible] PART OF PARCEL A, AND 77-[illegible] LOTS 1, 2 & 3. THE SITE IS CURRENTLY ZONED R-1 AND R-3 CLUSTER. THE PROPOSED ZONING IS PDH-3 AND R-3 CLUSTER.
2. THE PROPERTY HEREIN IS CURRENTLY IN THE OWNERSHIP OF:
   [illegible] PCL. 42 – VINCENT E. & JUDITH A. CARAMELLI IN DEED BOOK [illegible] AT PAGE [illegible]
   [illegible] PCL. 43 – ALFRED A. & FRANCES A. ANDRIANTSY IN DEED BOOK [illegible] AT PAGE [illegible]
   [illegible] PCL. 44 – MARY E. [illegible] IN DEED BOOK [illegible] AT PAGE [illegible]
   [illegible] (PART OF) PCL. "A" – GOINS MANOR HOMEOWNERS ASSOC. IN DEED BOOK [illegible] AT PAGE [illegible]
   [illegible] PCL. 1 – ALFRED A. & FRANCES A. ANDRIANTSY IN DEED BOOK [illegible] AT PAGE [illegible]
   [illegible] PCL. 2A – ALFRED A. & FRANCES A. ANDRIANTSY IN DEED BOOK [illegible] AT PAGE [illegible]
   [illegible] PCL. 6 – ALFRED A. & FRANCES A. ANDRIANTSY IN DEED BOOK [illegible] AT PAGE [illegible]
   [illegible] PCL. 8 – JOHN & MICHELE FOLEY IN DEED BOOK [illegible] AT PAGE [illegible]
   077-[illegible] LOT 1 – GOIN, MAE GOIN IN DEED BOOK [illegible] AT PAGE [illegible]
   077-[illegible] LOT 2 – JOHN & MICHELE FOLEY IN DEED BOOK [illegible] AT PAGE [illegible]
   077-[illegible] LOT 3 – GOIN & ALAINE & MARK A. HOALAY IN DEED BOOK [illegible] AT PAGE [illegible]
3. SANITARY OPERATION AREAS MAY EXISTING REMAIN.
4. EXISTING TOPOGRAPHIC INFORMATION WAS FROM EXISTING PLANS. CONTOUR INTERVAL SHALL 2 FEET MORE OFTEN.
5. THERE IS NO NON-TIDAL FLOODPLAIN ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES WERE REQUIRED FOR THIS PROJECT.
6. THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
7. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO ZONING ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
8. THERE ARE EXISTING DRIVES WITHIN THE AREA DESIGNATED AS PARCEL "A".
9. ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
10. SEE SHEETS 1 AND 2 FOR DESCRIPTION OF EXISTING VEGETATION.
11. THOSE EXISTING DRIVEWAYS WHICH ARE TO BE REMOVED ARE NOTED ON THE PLAN.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 302 HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, VR VE MANAGED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
13. THERE ARE NO ZONING OVERLAY DISTRICTS.
14. THERE ARE NO AFFORDABLE DWELLING UNITS (DUs) REQUIRED FOR THIS PROJECT.
15. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RECREATIONAL DEVELOPMENT AT 2.57 DWELLING UNITS PER ACRE IN THE PDH-3 DISTRICT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED. THERE ARE NO UNITS PROPOSED IN THE R-3 CLUSTER DISTRICT.
    * THE DEVELOPER MAY REQUEST MODIFICATION OR WAIVER OF STORMWATER MANAGEMENT/BMPs WITH FINAL PLAN SUBMISSION
16. PROPOSED PUBLIC IMPROVEMENTS:
    A. WATER SERVICE TO BE PROVIDED BY AN EXISTING 12" MAIN LOCATED IN JOHN DRIVE.
    B. SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ALONG DRIVE.
    C. IMPROVEMENTS TO MAIN DRIVE AND CONSTRUCTION OF AN INNER PUBLIC STREET.
17A. NO DENSITY REMAINING ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
18. SIGNAL AGREEMENT HAS NOT PROCEEDED WITH THIS PLAN.
19. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
20. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME.
21. A TIA IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
22. PARCELS A, B & D WILL BE OWNED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. PARCEL C WILL BE PRIVATELY OWNED BY LOT 3, BUT MAINTAINED BY THE HOA.
23. PURSUANT TO SECTION 16-402, WHICH MAINTAINING TO THE LOT AREAS, BUILDING LOCATIONS AND DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN.

VICINITY MAP

SCALE : 1" = 2000'

RESPONSES TO SECTION 9-615

1. SINCE THERE IS NO DEVELOPMENT BEING PROPOSED WITHIN THE AREA OF THE R-3 CLUSTER, A WAIVER OF THESE REQUIREMENTS IS HEREBY REQUESTED.
2. A. (1) AND (2) THERE IS NO DEVELOPMENT PROPOSED WITHIN THE AREA OF THE R-3 CLUSTER ZONING WHICH WILL BE USED AS OPEN SPACE.

   B. THE R-3 CLUSTER ZONING MAINTAINS THE CHARACTER OF THE SITE BY PRESERVING OPEN SPACE ALONG MAIN DRIVE.
3. NEITHER THE DENSITY NOR ANY OTHER APPLICABLE REQUIREMENT OF GOINS MANOR IS BEING LOCATED ON CLUSTER.

   A, B, AND C. THE AREA OF R-3 CLUSTER ZONING WILL NOT EXTEND INTO A FLOODPLAIN.
4. UPON APPROVAL OF THE R-3 CLUSTER REZONING, THE APPROPRIATE PLATS WILL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC ZONING AND ENVIRONMENTAL SERVICES.
5. NOT APPLICABLE.

SITE TABULATIONS

PDH-3 SITE AREA:	
LOT AREA	239,738.90 ± (5.438 Ac)
PARCELS A-D	88,886.47 ± (2.160 Ac)
RIGHT-OF-WAY DEDICATION (TRAP. STREET)	34,046.00 ± (0.782 Ac)
RIGHT-OF-WAY DEDICATION (DON DRIVE)	5,227.30 ± (0.120 Ac)
RIGHT-OF-WAY DED. (EX. NEW LONDON PARK DR.)	12,024.10 ± (0.276 Ac)
PDH-3 TOTAL	383,316.57 ± (8.800 Ac)
R-3 CLUSTER SITE AREA	6,866.22 ± (0.157 Ac)
TOTAL SITE AREA	391,866.80 ± (9.957 Ac)

PDH-3 ZONE

	REQUIRED	PROVIDED
MANNER OF UNITS	----	AS SINGLE-FAMILY DETACHED
DENSITY	3 DU/AC (MAX.)	2.57 DU/AC
MINIMUM LOT SIZE	N/A	7,277± ±
AVERAGE LOT SIZE	N/A	11,537± ±
MINIMUM LOT WIDTH	N/A	N/A
MAXIMUM BUILDING HEIGHT	N/A	35'
SETBACKS	N/A	N/A
OPEN SPACE (PARCELS A-D)	20%	20%
PARKING	2 SPACES/ UNIT	2 SPACES/ UNIT

TABULATIONS FOR GOINS MANOR

R-3 CLUSTER

EXISTING SITUATION

TOTAL AREA OF GOINS MANOR SUBDIVISION	11.212 Ac
OPEN SPACE REQUIRED	10% or 1.00 Ac
OPEN SPACE PROVIDED	10.23 or 1.02 Ac
NUMBER OF LOTS	30
DENSITY	2.68 u/Ac/Ac

ULTIMATE SITUATION

TOTAL EXISTING AREA of GOINS MANOR SUBDIVISION	11.212 Ac
PORTION OF PARCEL "A" GOINS CONVEYED AWAY	0.1000 Ac
PORTION OF PARCEL 10 GOINS ADDED	0.1000 Ac
ULTIMATE AREA OF GOINS MANOR SUBDIVISION	11.212 Ac
OPEN SPACE REQUIRED	10% or 1.00 Ac
OPEN SPACE PROVIDED	10.23 or 1.02 Ac
NUMBER OF LOTS	30
DENSITY	2.68 u/Ac/Ac

COMMONWEALTH OF VIRGINIA
PAUL D. JOHNSON
No. [illegible]
PROFESSIONAL ENGINEER

DEVELOPER

EASTWOOD PROPERTIES
10300 EATON PLACE
SUITE 120
FAIRFAX, VIRGINIA 22030
(703) 383-8101

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1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
4. EXISTING VEGETATION MAP
5. TREE COVER DATA
6. LANDSCAPING DETAILS

CPJ Associates
Charles P. Johnson & Associates, Inc.
[illegible]

DATE : APRIL 18, 2001
REVISED : JULY 9, 2001
DECEMBER 13, 2001
JANUARY 18, 2002
JANUARY 22, 2002
FEBRUARY 6, 2002

SHEET 1 OF 6

NEW LONDON PARK

FILE # 00-804-201

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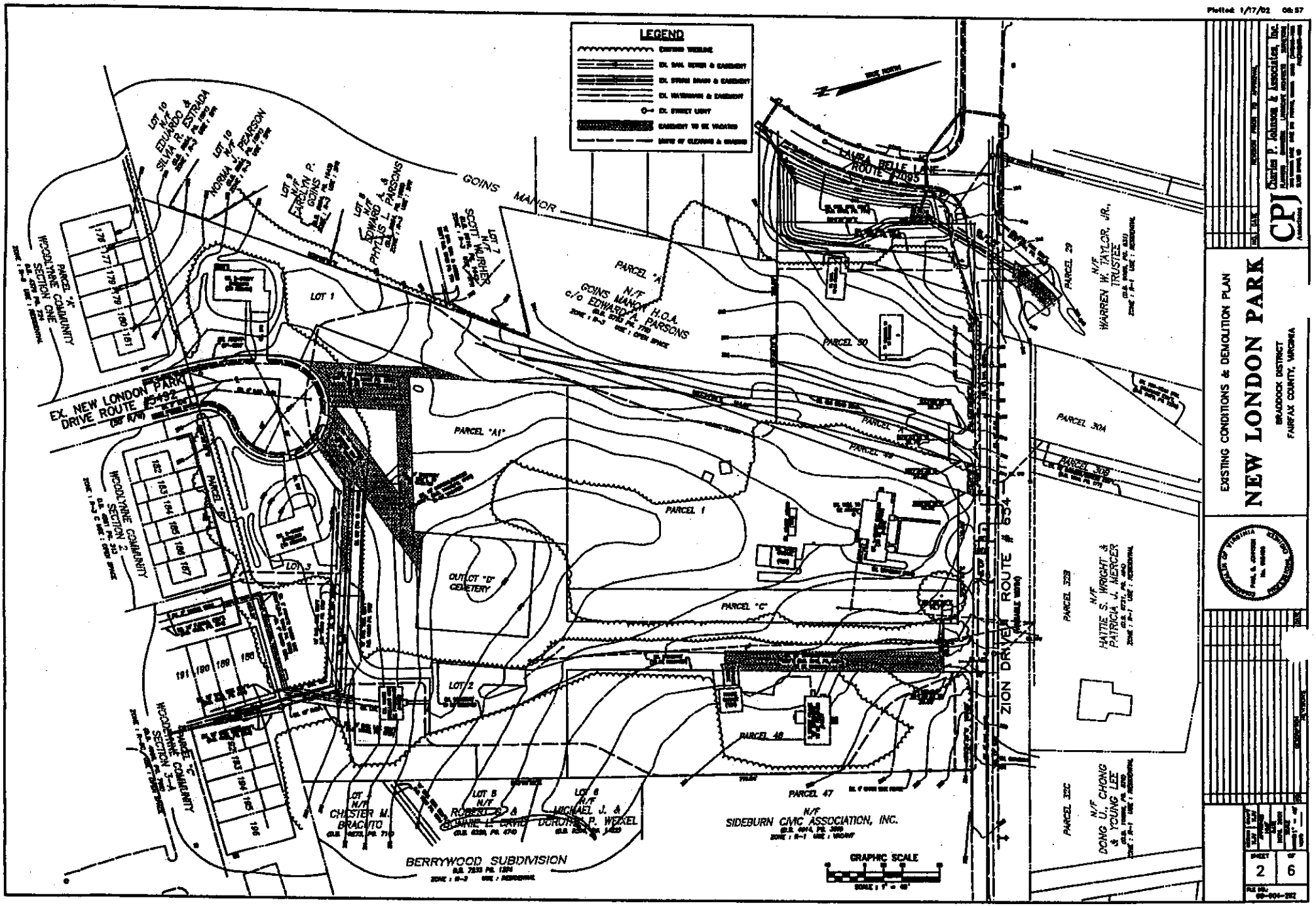
Plotted: 1/17/02 08:57



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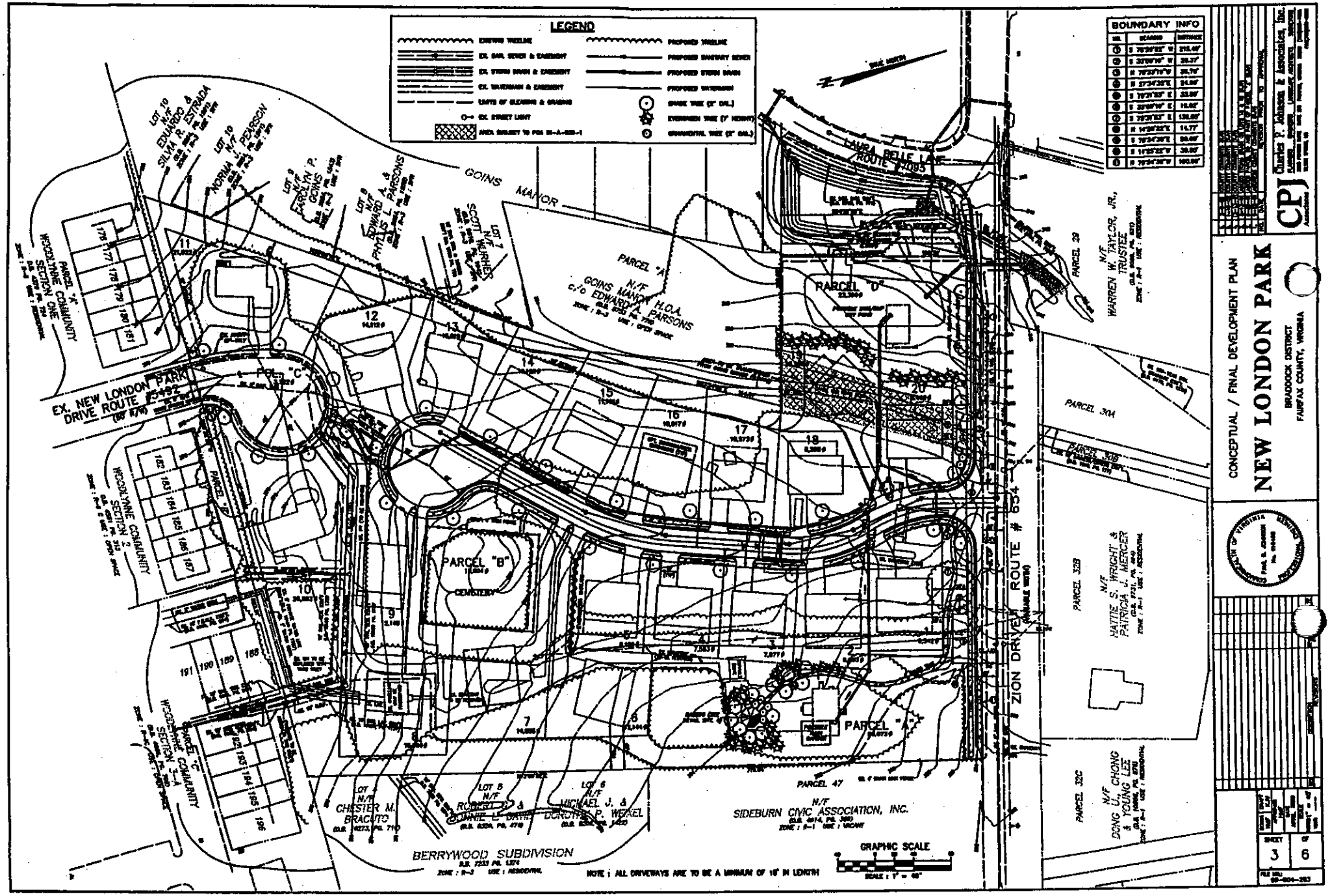


Acad Dwg: N:\00004\DWG\00-E7011.DWG

Plotted: 12/14/01 12:32

LEGEND

- EXISTING TREELINE
- (1.) CENTER OF SAMPLE POINT
- UPLAND FOREST COVER TYPE
- OPEN FIELD
- MAINTAINED GRASSLAND
- DEVELOPED LAND

TRUE NORTH

GOINS MANOR

LAURA BELLE LANE ROUTE #7005

ZION DRIVE ROUTE # 654

EX. NEW LONDON PARK DRIVE ROUTE #5492

LOT 10 N/F EDUARDO & SILVIA R. ESTRADA

LOT 10 N/F MORNA J. PEARSON

LOT 9 N/F EVELYN P. GOINS

LOT 8 N/F EDWARD A. & PHYLLIS L. PARSONS

LOT 7 N/F SCOTT W. WRIGHT

PARCEL "A" N/F GOINS MANOR H.O.A. c/o EDWARD A. PARSONS

PARCEL 29 N/F WARREN W. TAYLOR, JR., TRUSTEE

PARCEL 30A

PARCEL 33B N/F HATTIE S. WRIGHT & PATRICIA J. WERGER

PARCEL 32C N/F DONG U. CHONG & YOUNG LEE

PARCEL 47 N/F SIDEBURN CIVIC ASSOCIATION, INC.

LOT 1 N/F CHESTER M. BRACKTO

LOT 6 N/F ROBERT G. & LUNNIE L. DAVIS

LOT 6 N/F MICHAEL J. & DOROTHY P. WEXEL

BERRYWOOD SUBDIVISION

WOODLYNNE COMMUNITY SECTION ONE

WOODLYNNE COMMUNITY SECTION 2

WOODLYNNE COMMUNITY SECTION 3-4

PARCEL "A" WOODLYNNE COMMUNITY

PARCEL "C" WOODLYNNE COMMUNITY

COVER TYPE DEVELOPED AREA 12,024 SF (0.28 AC)

COVER TYPE MAINTAINED GRASSLAND 21,800 SF (0.50 AC)

COVER TYPE UPLAND FOREST 37,828 SF (0.87 AC)

COVER TYPE MAINTAINED GRASSLAND 44,880 SF (1.03 AC)

COVER TYPE UPLAND FOREST 9,722 SF (0.22 AC)

COVER TYPE MAINTAINED GRASSLAND 14,880 SF (0.33 AC)

COVER TYPE UPLAND FOREST 9,204 SF (0.21 AC)

GRAPHIC SCALE

SCALE: 1" = 40'

CPJ Charles P. Johnson & Associates, Inc.

EXISTING VEGETATION MAP

NEW LONDON PARK

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET 4 OF 6

FILE NO. 00-054-204

TREE COVER DATA

PLOT #4

CANOPY TREE > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON LOWER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Tulip Poplar	12	American Holly Regent Rose

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. There is an abundance of English Ivy. There does not appear to be any forest damage or disease on the trees. Tulip are large DBH 18, one of and other individual specimens and was allowed to grow. Most the trees are between 12"-18" DBH.

TREE COVER DATA

PLOT #5

CANOPY TREE > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON LOWER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Sweetgum	3	Dogwood, Pokeweed, Ivy, Tulip Poplar
Sour Gum	2	
Red Maple	1	
Tulip Poplar	6	
White Oak	1	

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. The Red Maple is a sapling. Trees. The DBH of the trees range from 8" to 20". One of the Tulip Poplars, and the White Oak are also specimens. They adequately to have enough for the edges of the plot. Ivy, Vine Rose, Ivy on the ground.

TREE COVER DATA

PLOT #6

CANOPY TREE > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON LOWER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Black Locust	3	American Holly, Japanese Honeysuckle Regent Rose
Poplar	1	
Red Oak	8	
Tulip Poplar	1	

COMMENTS: Plot appears to be in early successional stage of succession. The trees are generally in good health. There is an abundance of Regent Rose, and Japanese Honeysuckle. The plot is an evergreen cemetery with several trees with a DBH greater than 12".

TREE COVER DATA

PLOT #7

CANOPY TREE > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON LOWER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Black Locust	1	English Ivy, Japanese Honeysuckle, Regent Rose, Virginia Pine
Tulip Poplar	7	
Virginia Pine	1	

COMMENTS: Plot appears to be in the mid-stage stage of succession. The trees are generally in good health. There is an abundance of underbrush. The Tulip Poplars are between 12" and 24" DBH, while the other trees are smaller.

TREE COVER DATA

PLOT #8

CANOPY TREE > 10 6" DBH	# OF TREES IN PLOT	LIST THREE TO FIVE OF THE MOST COMMON LOWER-STORY SPECIES ≤ 10 10' IN HEIGHT WITHIN THE PLOT
Red Oak	2	English Ivy, Japanese Honeysuckle
Tulip Poplar	8	
Virginia Pine	3	

COMMENTS: Plot appears to be in the mid-stage stage of succession. The trees are generally in good health. There is an abundance of English Ivy on the forest periphery. The trees are all around 12"-18" DBH.

CPJ Curtis P. Johnson & Associates, Inc.

TREE COVER DATA

NEW LONDON PARK

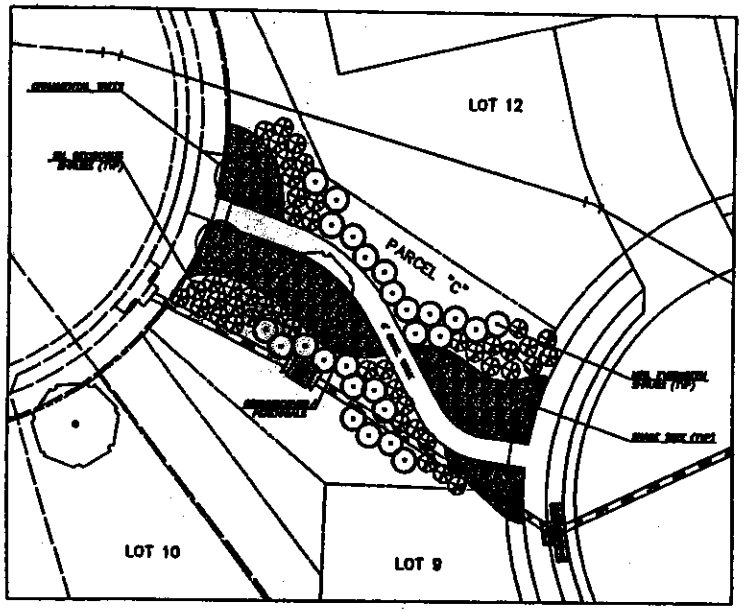
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 5 6

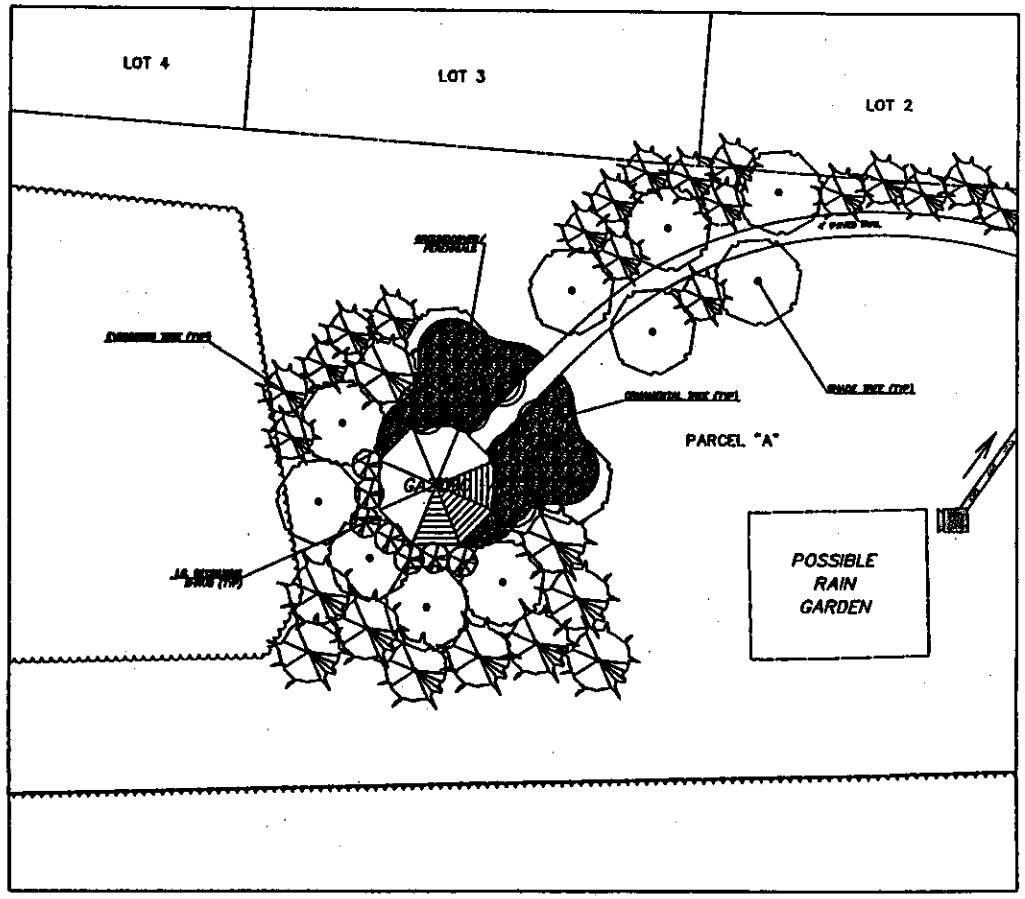
JOB NO. 00-904-205

Acad Dwg: N:\00804\DWG\00-E0301.DWG

Plotted: 12/14/01 12:38



PARCEL "C" LANDSCAPING



GAZEBO LANDSCAPING

FOR ILLUSTRATIVE PURPOSES ONLY

CPJ
Charles P. Johnson & Associates, Inc.

LANDSCAPING DETAILS

NEW LONDON PARK

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 6 OF 6

4020177

ZAPS USER GENERATED REPORT

ZONING APPLICATION SUMMARY REPORT

APPLICATION NUMBER: RZ 2001-BR-028

DECISION DATE: 03/04/2002 **HEARING BODY:** BOS

CRD: N **MAGISTERIAL DISTRICT:** BRADDOCK (PREV ANNANDALE)

APPLICANT NAME EASTWOOD PROPERTIES, INC.

STAFF COORDINATOR: TSWAGL **ACTION:** APPROVE

DECISION SUMMARY:

ON MARCH 4, 2002, THE BOARD UNANIMOUSLY APPROVED ON
OTION BY SUPERVISOR BULOVA

ZONING INFORMATION

EXISTING ZONING		PROPOSED ZONING		APPROVED ZONING	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 1	8.60 ACRES	PDH- 3	8.80 ACRES	PDH- 3	8.80 ACRES
R- 3	0.20 ACRES				
R- 1	0.20 ACRES	R- 3	0.20 ACRES	R- 3	0.20 ACRES
TOTAL	9.00 ACRES	TOTAL	9.00 ACRES	TOTAL	9.00 ACRES

TAX MAP NUMBERS

068-4- /01/ /0048-	068-4- /01/ /0049-	068-4- /01/ /0050-	068-4- /04/ / -A1
068-4- /04/ / -C	068-4- /04/ / -D	068-4- /04/ /0001-	068-4- /13/ / -A
077-2- /26/ /0001-	077-2- /26/ /0002-	077-2- /26/ /0003-	

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDH- 3

	APROVED RESIDENTIAL DEVELOPMENT				APROVED NON-RESIDENTIAL DEVELOPMENT				
LAND USE	DWELLING UNITS	LAND AREA	UNIT OF MEASURE	NO. OF ADU'S	FLOOR AREA	UNIT OF MEASURE	LAND AREA	UNIT OF MEASURE	FAR
SFD	20	8.80	ACRES						
TOTAL	20	8.80	ACRES						

PROFFER INFORMATION

PROFFER STATEMENT DATE: 02-20-2002

ITEM	DUE DATE	TRIGGER NO.	TRIGGER EVENT	CONTRIB AMT	EXPIRATION DATE
CONSTRUCTION - FRONTAGE IMPROVE	01-01-0001	0	N/A	$0	01-01-0001
CONSTRUCTION - SIDEWALK/TRAIL	01-01-0001	0	N/A	$0	01-01-0001
CONTRIBUTION - HOUSING TRUST FUN	01-01-0001	0	N/A	$0	01-01-0001
DEDICATION - RIGHT OF WAY	01-01-0001	0	SUBDIV PLAN	$0	01-01-0001
HOA COVENANT - OPEN SPACE	01-01-0001	0	N/A	$0	01-01-0001
HOA NOTIFICATION	01-01-0001	0	N/A	$0	01-01-0001
LAND SWAP	01-01-0001	0	SUBDIV PLAN	$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	$0	01-01-0001
MINOR DEVIATIONS	01-01-0001	0	N/A	$0	01-01-0001

PROFFER INFORMATION

PROFFER STATEMENT DATE: 02-20-2002

ITEM	DUE DATE	TRIGGER NO.	TRIGGER EVENT	CONTRIB AMT	EXPIRATION DATE
OFF-SITE DRAINAGE IMPROVEMENT	01-01-0001	0	N/A	$0	01-01-0001
PROFFERED CDP	01-01-0001	0	N/A	$0	01-01-0001
PUBLIC ACCESS EASEMENT	01-01-0001	0	SUBDIV PLAN	$0	01-01-0001
RAINGARDEN	01-01-0001	0	N/A	$2,000	01-01-0001
RECREATIONAL FACILITIES	01-01-0001	0	N/A	$19,100	01-01-0001
SETBACK	01-01-0001	0	N/A	$0	01-01-0001
TREE PRESERVATION PLAN	01-01-0001	0	SUBDIV PLAN	$0	01-01-0001
TREE REPLACEMENT BOND	01-01-0001	0	SUBDIV PLAN	$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	$0	01-01-0001
CEMETERY PRESERVATION	01-01-0001	0	N/A	$0	01-01-0001