



FAIRFAX COUNTY

APPLICATION FILED: June 15, 2001
APPLICATION AMENDED: September 24, 2001
PLANNING COMMISSION: December 12, 2001
BOARD OF SUPERVISORS: January 7, 2002
@5:00 P.M.

V I R G I N I A

November 28, 2001

STAFF REPORT

APPLICATION RZ/FDP 2001-SU-033

SULLY DISTRICT

APPLICANT: Stanley-Martin Homebuilding, L.L.C.

PRESENT ZONING: R-1, HC, WS, HD

REQUESTED ZONING: PDH-8, HC, WS, HD

PARCEL(S): 54-4 ((1)) 13 - 17
54-4 ((3)) 1 - 3

ACREAGE: 7.81 acres

DENSITY: 6.02 du/ac

OPEN SPACE: 26%

PLAN MAP: Residential, 5-8 du/ac

PROPOSAL: Request to rezone 7.81 acres from the R-1, HC, WS, HD Districts to the to PDH-8, HC, WS, HD to develop forty-seven (47) single family detached dwelling units at a density of 6.02 dwelling units per acre and 26% open space. In addition, the applicant requests Final Development Plan approval.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-SU-033 subject to the executed proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2001-SU-033 subject to the development conditions contained in Appendix 2 and to the Board's approval of RZ 2001-SU-033.

Staff recommends approval of a waiver of the 600 foot maximum length requirement for private streets.

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

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

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



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

**REZONING APPLICATION /
RZ 2001-SU-033**

**FINAL DEVELOPMENT PLAN
FDP 2001-SU-033**

FILED 06/15/01
AMENDED 09/24/01

STANLEY MARTIN HOMEBUILDING LLC
TO REZONE: 7.81 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE POH-8
DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: NORTH SIDE OF WHARTON LANE AT ITS INTERSECTION
WITH MT. GILEAD ROAD
ZONING: R-1
TD: POH-8
OVERLAY DISTRICT(S): MC WS HD

MAP REF
054-4- /01/ /0013- .0014- .0015- .0016- .0017
054-4- /03/ /0001- .0002- .0003-

FILED 06/15/01
AMENDED 09/24/01

STANLEY MARTIN HOMEBUILDING LLC
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 7.81 ACRES OF LAND; DISTRICT - SULLY
LOCATED: NORTH SIDE OF WHARTON LANE AT ITS INTERSECTION
WITH MOUNT GILEAD ROAD
ZONING: POH-8
OVERLAY DISTRICT(S): MC WS HD

MAP REF
054-4- /01/ /0013- .0014- .0015- .0016- .0017
054-4- /03/ /0001- .0002- .0003-



REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 2001-SU-033

FDP 2001-SU-033

FILED 06/15/01
AMENDED 09/24/01

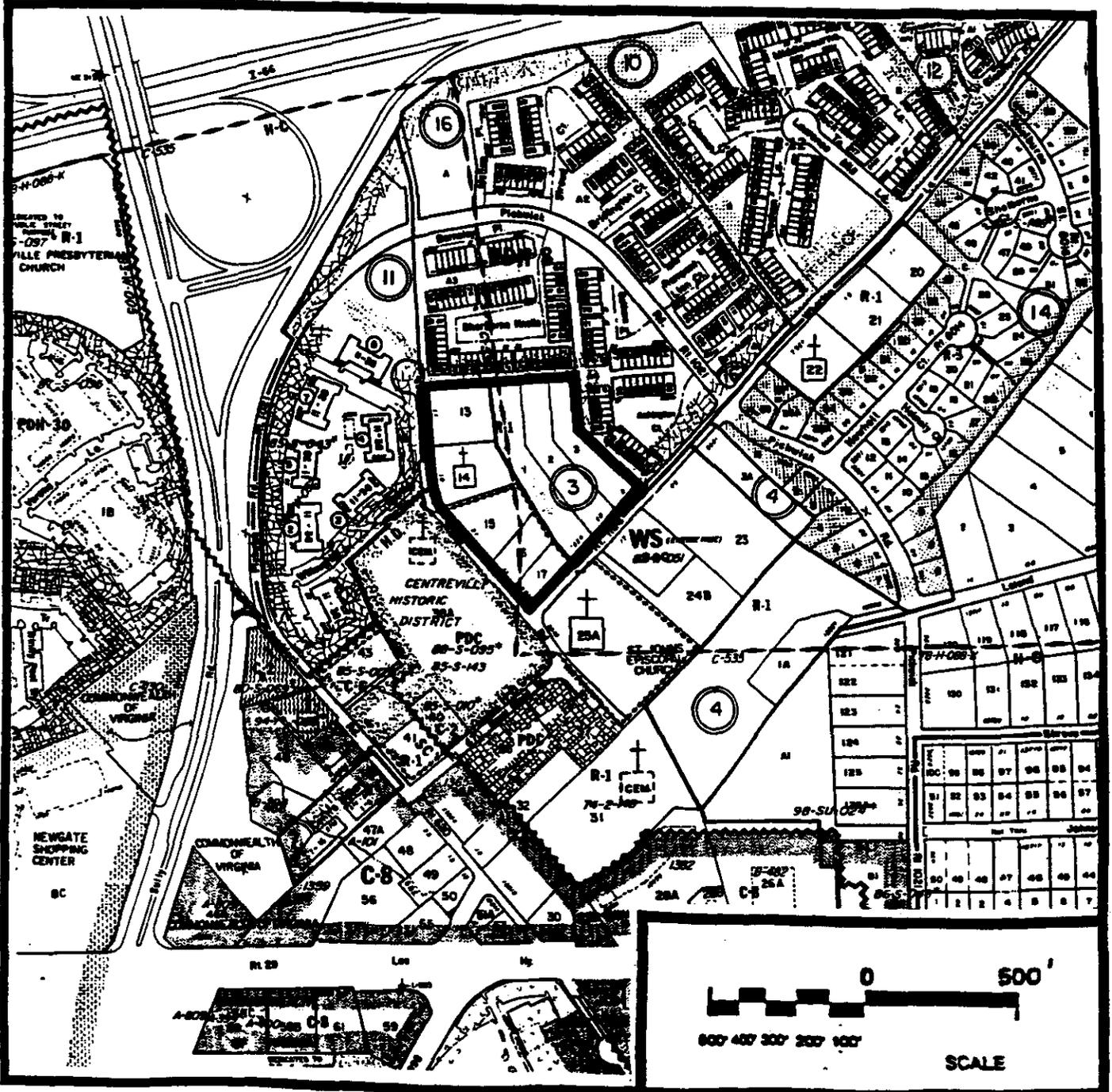
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STANLEY MARTIN HOMEBUILDING LLC
TO REZONE: 7.81 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-8
DISTRICT TO PERMIT RESIDENTIAL DEVELOPMENT
LOCATED: NORTH SIDE OF WHARTON LANE AT ITS INTERSECTION
WITH MT. GILEAD ROAD
ZONING: R-1
TO: PDH-8
OVERLAY DISTRICT(S): HC WS HD

STANLEY MARTIN HOMEBUILDING LLC
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPRDX. 7.81 ACRES OF LAND; DISTRICT - SULLY
LOCATED: NORTH SIDE OF WHARTON LANE AT ITS INTERSECTION
WITH MOUNT GILEAD ROAD
ZONING: PDH-8
OVERLAY DISTRICT(S): HC WS HD

MAP REF
054-4- /01/ /0013- .0014- .0015- .0016- .0017
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MAP REF
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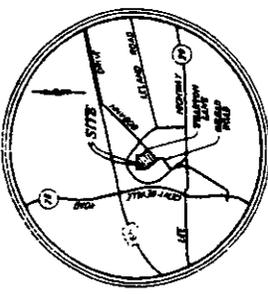




THE VILLAGE AT MOUNT GLEAD

CONCEPTUAL/FINAL DEVELOPMENT PLAN

PROJECT NO.	2000-0116
DATE	10/26/00
SCALE	1" = 100'
SHEET NO.	1 OF 7
DATE	10/26/00
SCALE	1" = 100'
SHEET NO.	1 OF 7
DATE	10/26/00
SCALE	1" = 100'
SHEET NO.	1 OF 7



VICINITY MAP
SCALE 1" = 2,000'

SITE TABULATION

- EXISTING ZONE: R-1
- PROPOSED ZONE: PDA-R
- GROSS SITE AREA (GSA): 7.80162 Ac ± or 340,100 s.f. ±
- ALLOWABLE DENSITY: 8 DU/AC
- PROPOSED DENSITY: 6.92 DU/AC
- PROPOSED NUMBER OF UNITS: 47 SINGLE FAMILY DETACHED UNITS
- MINIMUM LOT SIZE: 4,000 s.f. ±
- MINIMUM LBI SIZE: 2,800 s.f. ±
- AVERAGE LOT SIZE PROPOSED: 5,000 s.f. ±
- MINIMUM BUILDING HEIGHT: 3,700 s.f. ±
- MAXIMUM BUILDING HEIGHT: 5,300 s.f. ±
- YARD STRIKEBACKS: 35' MAX (FROM THE R-B ZONE)

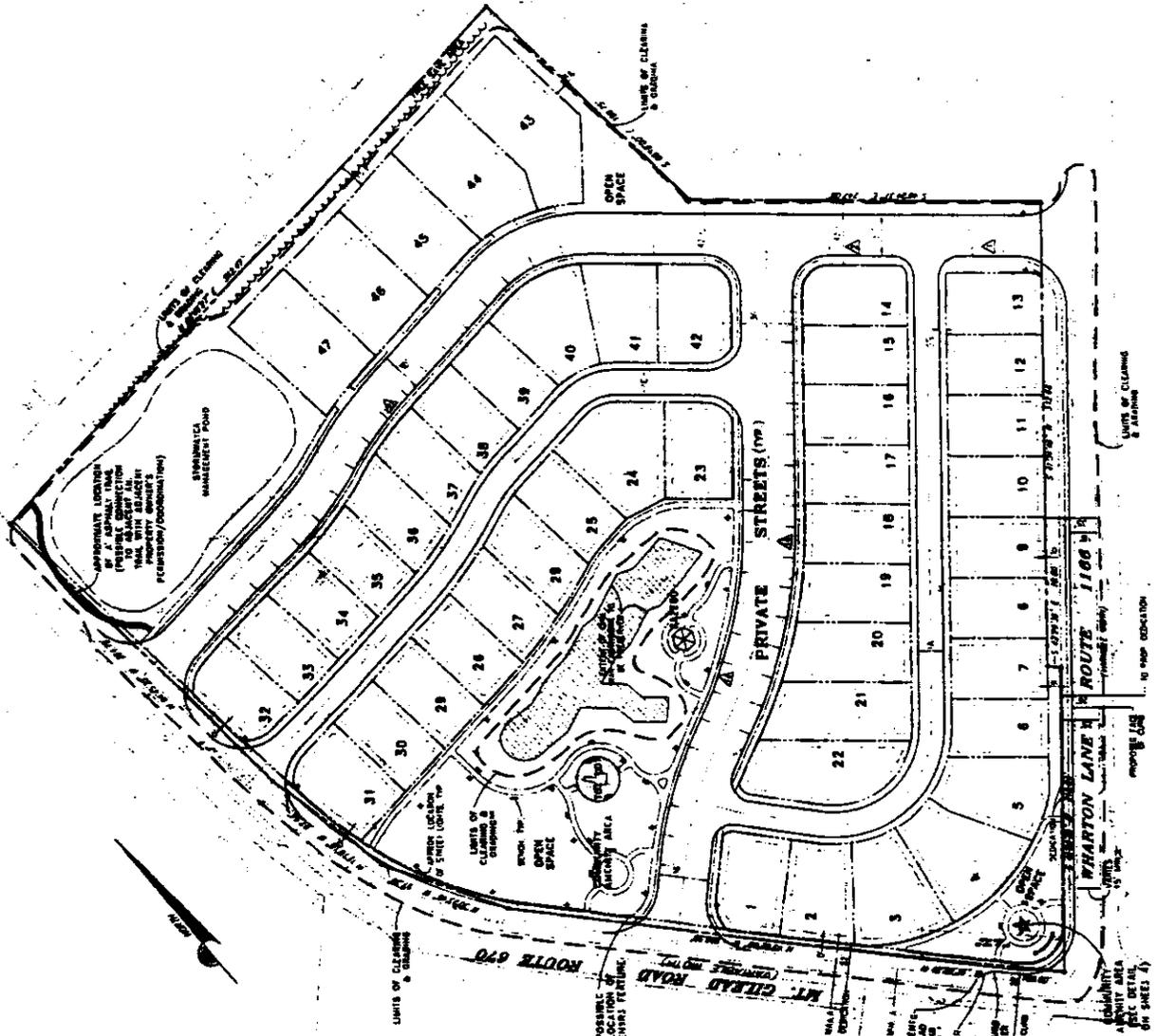
SET THE TYPICAL SINGLE FAMILY DETACHED UNIT PLANS ON SHEET 3 FOR MIN. SETBACKS AND THE BUILDING RESTRICTION LINE.

- REQUIRED OPEN SPACE (25% OF GSA): 1,950 s.f. ±
- PROPOSED OPEN SPACE (78% OF GSA): 3,033 s.f. ±
- PARKING REQUIRED: 94 SP
- PARKING PROVIDED: 136 SP *

* ASSUMES TWO PARKING SPACES IN EACH GARAGE, TWO PARKING SPACES IN EACH DRIVEWAY (FOR 1B1S, 1J THRU 4J ONLY) AND 5/2 SURFACE PARKING SPACES. PLEASE NOTE THAT ADDITIONAL OFF-SITE PARALLEL PARKING IS PROVIDED ALONG THE SITE'S FRONTAGE WITH MOUNT GLEAD ROAD AND WHARTON LANE.

** REFER TO THE PROFFERS FOR LIMITED CLEARING AND GRADING AT THE CIVIL WORK EARTHWORKS AS DIRECTED BY THE FAIRFAX COUNTY PARK AUTHORITY.

SEE SHEET 3 FOR GENERAL NOTES AND DETAILS.



STORMWATER MANAGEMENT POND

PRIVATE STREETS (PP)

ROUTE 1166

ROUTE 670

WHARTON LANE

MT. GLEAD ROAD

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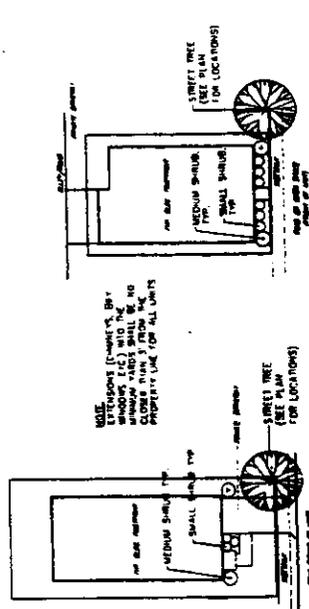
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THE VILLAGE AT MOUNT GILEAD
 LANDSCAPE PLAN

DESIGNED BY: BCC	DATE: 10/26/00
CHECKED BY: BCC	SCALE: AS SHOWN
DATE: 10/26/00	
PROJECT: THE VILLAGE AT MOUNT GILEAD	
CLIENT: BAYVIEW HOMES, INC.	
15111 STATE ST. #100	
FAIRFAX, VA 22033	
PROJECT NO. 0000131-006	
SHEET 2 OF 7	
DATE: 10/26/00	
BY: BCC	



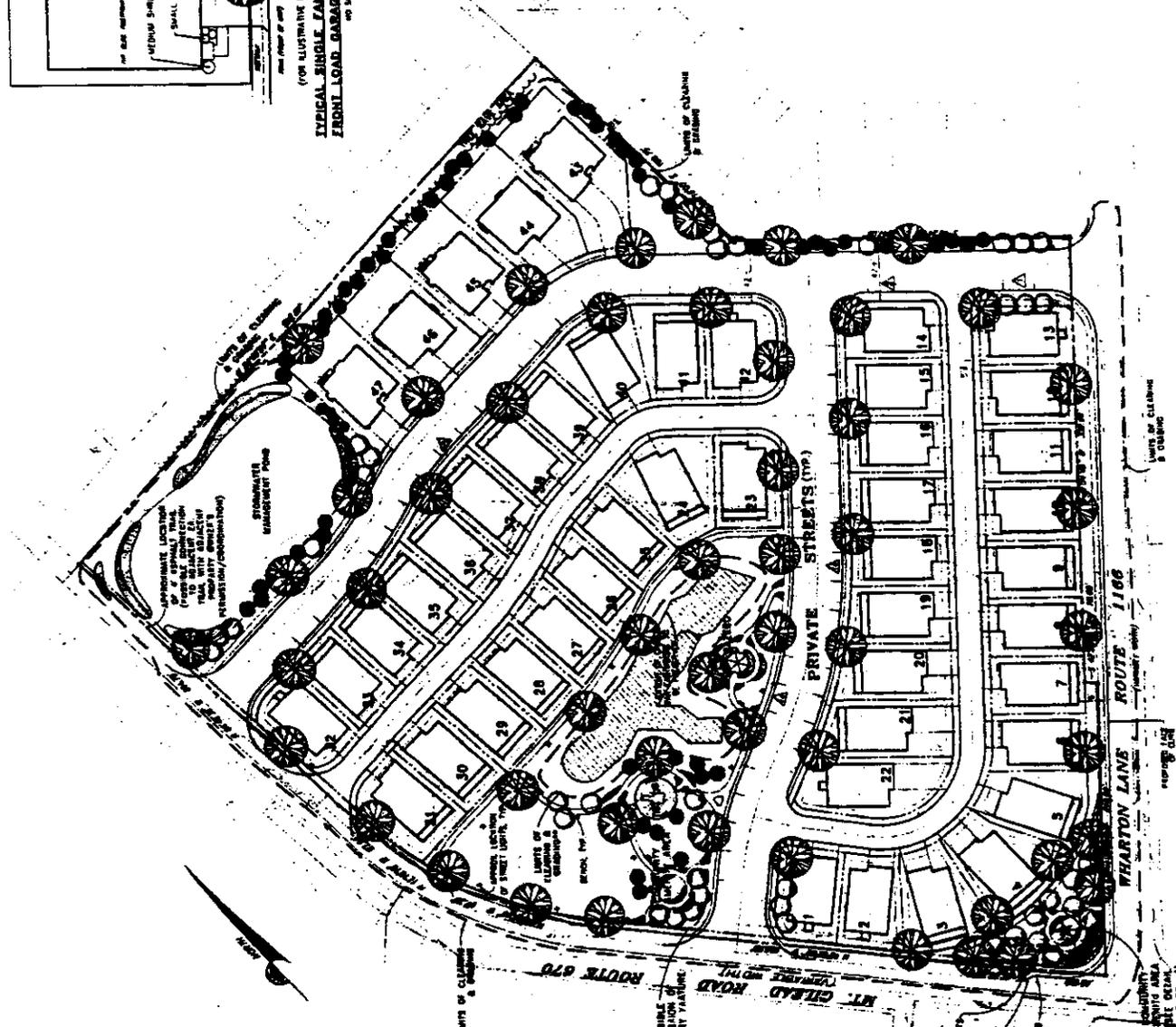
RECOMMENDED PLANT LIST

SHADE TREES	ORNAMENTAL TREES
Littleleaf Linden	Eastern Redbud
Red Maple	Forsythia Dogwood
Red Oak	Seaboard Magnolia
Willow Oak	Yoshino Cherry

SHRUBS	PERENNIALS
Creeping Sp. Dogwood	Black-eyed Susan
Burner's Bush	Ornamental Grasses
Hydrangea	Parrotilla
	Phlox
	Purple Ceanothus
	Sedum

EVERGREEN TREES
Virginia Redcedar
White Pine
Canadian Hemlock

- LANDSCAPE LEGEND**
- LARGE DECIDUOUS TREE (12' CAL.)
 - SMALL/COMPACT DECIDUOUS TREE (7' CAL.)
 - EVERGREEN TREE (6'-8')
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - ◆ PROPOSED STREET LIGHT
 - PERENNIALS, ORNAMENTAL GRASSES AND/OR SHRUB BEDS



** REFER TO THE PROFFERS FOR LIMITED CLEARING AND GRADING AT THE CIVIL WORKS AS DIRECTED BY THE FAIRFAX COUNTY PARK AUTHORITY.

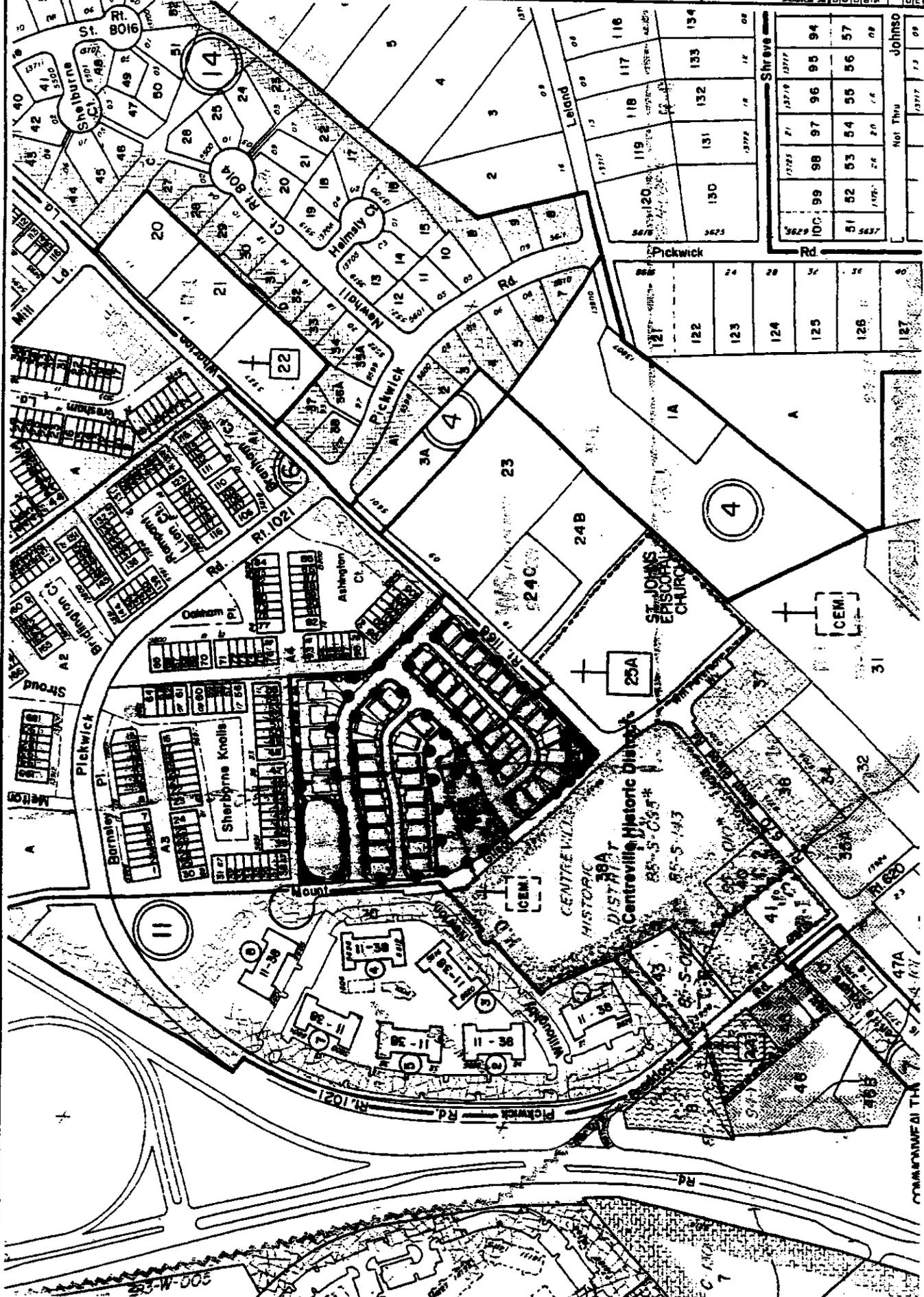
BC Consultants
 Planners - Engineers - Surveyors - Landscape Architects
 12000 Pine Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)448-0100 (703)448-0100 (FAX)
 www.bcva.com



THE VILLAGE AT MOUNT GILEAD

AREA PLAN

DATE: 08/20/03	PROJECT: THE VILLAGE AT MOUNT GILEAD
DRAWN BY: J. B. COOPER	CHECKED BY: J. B. COOPER
SCALE: 1" = 40'	DATE: 08/20/03
SHEET: 7 OF 7	FILE NO: 0001131-00



Lot No.	Area (sq. ft.)				
100	6,292	100	99	51	52
101	5,785	102	98	53	53
103	13,719	103	97	54	54
104	9,695	104	96	55	55
105	9,695	105	95	56	56
106	9,695	106	94	57	57
107	9,695	107	93	58	58
108	9,695	108	92	59	59
109	9,695	109	91	60	60
110	9,695	110	90	61	61
111	9,695	111	89	62	62
112	9,695	112	88	63	63
113	9,695	113	87	64	64
114	9,695	114	86	65	65
115	9,695	115	85	66	66
116	9,695	116	84	67	67
117	9,695	117	83	68	68
118	9,695	118	82	69	69
119	9,695	119	81	70	70
120	9,695	120	80	71	71
121	9,695	121	79	72	72
122	9,695	122	78	73	73
123	9,695	123	77	74	74
124	9,695	124	76	75	75
125	9,695	125	75	76	76
126	9,695	126	74	77	77
127	9,695	127	73	78	78

CONTINUED ON THE NEXT SHEET

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Stanley-Martin Homebuilding L.L.C., requests to rezone eight (8) parcels (Tax Maps 54-4 ((1)) 13-17 and Tax Maps 54-4 ((3)) 1-3) consisting of 7.81 acres from the R-1 (Residential, One Dwelling Unit Per Acre), HC (Highway Corridor Overlay), WS (Water Supply Protection Overlay) and HD (Historic Overlay) Districts to the PDH-8 (Planned Development Housing, Eight Dwelling Units Per Acre), HC, WS and HD Districts. The Conceptual/Final Development Plan (CDP/FDP) that accompanies this application reflects the development of forty-seven (47) single family detached (SFD) dwelling units at a density of 6.02 dwelling units per acre (du/ac) and 26% open space. In addition, the applicant requests Final Development Plan approval.

Copies of the Draft Proffers, Final Development Plan Conditions, Affidavit, and Applicant's Statement of Justification can be found in Appendices 1-4, respectively.

Waiver Requested:

Waiver of the 600 foot maximum length requirement for private streets.

LOCATION AND CHARACTER

Site Description:

The 7.81 acre site consists of eight (8) parcels located northeast of the intersection of Wharton Lane and Mount Gilead Road, partially within the Centreville Historic District. The site contains five (5) single family detached units and is heavily wooded. The southwestern portion of the site contains the historic Civil War earthworks. The Highway Corridor Overlay District (HC) is located on Tax Maps 54-4 ((1)) 13 and 14, the western portions of Tax Maps 54-4 ((1)) 15-17 and the northwestern portion of Tax Map 54-4 ((3)) 1. The Water Supply Overlay Protection District (WS) is located on all eight (8) parcels. The Historic Overlay District (HD) is located on Tax Maps 54-4 ((1)) 15-17.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Glenwood Mews (SFA), 8 du/ac	PDH-8	Residential, 5-8 du/ac
South	St. Johns Episcopal Church Residential (SFD)	R-1	Mixed Use Residential, 2-3 du/ac
East	Glenwood Mews (SFA), 8 du/ac	PDH-8	Residential, 5-8 du/ac
West	Willoughby Ridge (MF), 9.4 du/ac Mount Gilead Historic Site	PDH-8 PDC	Residential, 5-8 du/ac

BACKGROUND**Site History:**

The single family detached houses on Tax Maps 54-4 ((1)) 13, 14 and 17 were built in 1946, 1960 and 1947, respectively. The single family detached houses on Tax Maps 54-4 ((3)) 2 and 3 were constructed in 1964 and 1961, respectively. The remaining parcels are vacant. The relevant land use actions relate only to the establishment of the overlay districts located on the site and there are no proffers.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: 13

Planning District: Bull Run Planning District,
Centreville Area and Suburban Center,
Land Units B-2, B-3

Plan Map: Residential, 5-8 du/ac
Mixed Use

Plan Text:

On Page 19 of the 2000 Comprehensive Plan, Area III, Bull Run Planning District, Centreville Area and Suburban Center, Land Use Recommendations, the Plan states:

"B-3 (55 Acres)

The potential for providing good access to this area is limited, therefore a use which generates a level of traffic compatible with the existing and planned transportation network is desirable.

Due to the access problems and the relation of the land unit to the historic district, single-family attached residential development at 5-8 dwelling units per acre is planned....

B-2 (17 Acres) Suburban Center

Land Unit B-2 encompasses the Centreville Historic District. Protection of the visual aspect of the district is a primary objective, as indicated in the Centreville Historic Overlay District ordinance. Traffic in this land unit should be minimized in order to protect the historic district...

This land unit is suitable for a mix of retail, commercial, office, and residential uses, provided they are compatible with the requirements of the Historic Overlay District ordinance....Development should be compatible in size, scale and design with the significant historic structures in the historic district. Remnants of Civil War fortifications should be preserved."

ANALYSIS

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

Title of CDP/FDP: "The Village at Mount Gilead"

Prepared By: BC Consultants

Original and Revision Dates: May 2001, as revised through October 26, 2001

Sheet #	Description
Sheet 1	Conceptual/Final Development Plan, Vicinity Map, Site Tabulations
Sheet 2	Landscape Plan, Recommended Plant List, Typical Rear and Front Load Garage Lot Landscape Plan
Sheet 3	General Notes, Conceptual/Final Development Plan Comments Typical Yard Setbacks for Front and Rear Load Garage Units
Sheet 4	Site Details, Community Park Amenity and Tot Lot Area Detail
Sheet 5	Site Details, Gazebo Amenity Area Detail, Neo-Traditional Community Layout and Privacy Yard Detail
Sheet 6	Architectural Elevations for Front and Rear Load Garage Units
Sheet 7	Area Plan

- The site contains five (5) single family detached units that will be removed. The limits of the Highway Corridor Overlay District (HC) and Historic Overlay District (HD) are detailed on Sheet 7. The Water Supply Protection Overlay District (WS) is located on all eight (8) parcels.
- The lots will front Wharton Lane, Mount Gilead Road, the internal private streets and the open space for the Civil War earthworks. There will be no individual access to Wharton Lane or Mount Gilead Road. There is an entrance to the site from the Wharton Lane, two (2) entrances from Mount Gilead Road and the alley for Lots 23-42 will have access to Mount Gilead Road. Lots 1-42 are rear load garage units and access is provided from the eighteen (18) foot wide alley. Lots 43-47 are front load garage units and access is provided from the private street. The ninety-four (94) required parking spaces are provided on the lots in two car garages; ten (10) additional parking spaces are provided in the driveways for Lots 43-47 and an additional fifty-two (52) parking spaces are provided along the private street frontages. Sidewalks are located along the frontages of the units, including Mount Gilead Road and Wharton Lane. A trail is proposed to connect the sidewalks to the off-site trail north of the site near the stormwater management pond.
- The minimum lot size is 2,800 square feet for the rear load garages units (Lots 1-42) and 5,000 square feet for the front load garage units (Lots 43-47). The average lot sizes are 3,200 square feet and 5,300 square feet for the rear load and front load garages, respectively. The typical lot layout is detailed on Sheet 3. The rear load garage units (Lots 1-42) will have a minimum front yard of five (5) feet and minimum rear and side yards of four (4) feet. The front load garage units (Lots 43-47) will have minimum setbacks of eighteen (18) feet, five (5) feet and twenty (20) feet for the front, side and rear yards, respectively. Each lot will have a privacy yard a minimum of 200 square feet located in the rear of the lot. The maximum height of the buildings is thirty-five (35) feet.
- The site contains 26% open space. Open space is provided near Lots 23-31 in the area that contains the Civil War earthworks, gazebo, tot lot and community area that are detailed on Sheets 4 and 5. The earthworks will be preserved as part of the development. A small open space area is located at the intersection of Wharton Lane and Mount Gilead Road for a community park that is detailed on Sheet 4. Another small open space area is located near Lot 43 and the along eastern perimeter of the site. In addition, open space is provided within the stormwater management pond proposed in the northwest portion of the site.
- Sheets 4 and 5 provide details of the site amenities; including, street lights, benches, gazebo, tot lot equipment and fences. The community

park amenity area is located at the intersection of Mount Gilead Road and Wharton Lane and includes a split rail fence and benches. The gazebo amenity area located in the open space near the Civil War earthworks will include landscaping, benches, gazebo, tot lot and a historic marker. The entry sign feature is proposed at the Wharton Lane access and the southern access from Mount Gilead Road.

- The landscape plan is detailed on Sheet 2 and large deciduous trees will have a minimum 3" caliper, small deciduous trees will have a minimum 2" caliper and evergreen trees will have a minimum height of 6-8 feet. The recommended plant list and typical landscape plan for individual lots are also provided. A small tree save area is provided along the northern portion of the site.
- Sheet 6 details the architectural elevations for the proposed rear and front load garage units. Sheet 7 details a portion of Tax Map 54-4 and the limits of the HD and HC Overlay Districts and the development surrounding the subject site.

Transportation Analysis (Appendix 6)

There are no outstanding transportation issues associated with this request.

Issue: Dedication, Construction and Contribution

The applicant was requested to dedicate twenty-six (26) feet from the centerline of Wharton Lane and to construct an eighteen (18) foot cross section from the centerline to the face of the curb. The applicant was requested to dedicate twenty-two (22) feet from centerline and to ensure a minimum of eighteen (18) feet of pavement was provided for Mount Gilead Road. In addition, the applicant was requested to contribute to the Centreville Area Road Fund per the Fund guidelines.

Resolution:

The applicant provided the requested right of way dedication and proffered to construct the requested improvements to Mount Gilead Road and Wharton Lane. In addition, the applicant proffered to contribute \$1,778 per unit to the Centreville Area Road Fund per the Fund guidelines. This issue has been adequately resolved.

Environmental Analysis (Appendix 7)

There are no outstanding environmental issues associated with this request.

Issue: Water Quality

The site contains home heating oil fuel tanks and individual wells; improperly abandoned fuel tanks and wells can contaminate surface and groundwater. The applicant was requested to cap and abandon all wells onsite and to remove all fuel tanks.

Resolution:

The applicant proffered to cap and abandon all wells and remove all fuel tanks in accordance with the Health Department regulations. This issue has been adequately resolved.

Issue: Problem Soils/Blasting

The bedrock underlying this property is shallow and blasting may be required to install underground utilities, foundations and/or basements. Since blasting could impact nearby houses and wells the applicant was requested to conduct pre and post-blasting assessment of the bacterial contamination and flow rate of wells and remediate any problems resulting from blasting. The applicant was requested to check pre and post-blasting conditions of the foundations and walls of homes and remediate any problems resulting from the blasting. In addition, the applicant was requested to submit a geotechnical study at the time of site development.

Resolution:

The applicant proffered the requested well and foundation testing and geotechnical study. This issue has been adequately resolved.

Sanitary Sewer Analysis (Appendix 8)

The application property is located in the Cub Run (T-5) watershed and would be sewered into the Upper Occoquan Sewer Authority Treatment Plant. Based on current and committed flow there is excess capacity available and an existing eight (8) inch line located in an easement approximately four hundred (400) feet from the property is adequate for the proposed use. There are no sanitary sewer issues associated with this request.

Water Service Analysis (Appendix 9)

The site is located within the franchise area of the Fairfax County Water Authority and adequate domestic water service is available from an extension of an existing twelve (12) inch main located at the property. There are no water service issues associated with this request.

Fire and Rescue Analysis (Appendix 10)

The site is serviced by the Fire and Rescue Department Station #17 (Centreville) and currently meets fire protection guidelines. There are no fire and rescue issues associated with this request.

Schools Analysis (Appendix 11)

The Fairfax County Public Schools Facilities Planning Branch analysis projects that the proposed rezoning will increase enrollment for Greenbriar West Elementary by sixteen (16) additional students, three (3) additional students for Rocky Run Middle and seven (7) additional students for Centreville High Schools. Enrollment at Greenbriar West Elementary, Rocky Run Middle and Centreville High Schools are currently projected to be near or above capacity.

Stormwater Management Analysis (Appendix 12)

There are no downstream complaints on file and there are no stormwater management issues associated with this request.

Park Authority Analysis (Appendix 13)

There are no outstanding Park Authority issues associated with this request.

Issue: Earthworks

The site contains the last remaining unprotected Civil War earthworks located in Centreville proper and has the potential for inclusion on the National Register of Historic Places. The earthworks were built by the Armies of General Johnston in 1861 and were part of an intricate maze of forts, trenches, walkways and cannon embrasures. Because of their rarity as the last tangible evidence in Centreville of America's Civil War and the Second Battle of Manassas the earthworks take on an even greater importance and should be preserved.

The applicant was requested to revise their plan and relocate several lots to provide for a larger open space area around the earthworks and visual connection to the Mount Gilead Historic Site to the west. The applicant was requested to refurbish and maintain the earthworks, record a public access easement, provide interpretive signage and a trail to permit the public to view the historic site.

Resolution:

The revised CDP/FDP provides for the preservation of the historic earthworks associated with this site and visual connection to the Mount Gilead Historic Site.

The applicant revised the proffers as requested to ensure proper protection and maintenance of the earthworks. This issue has been adequately addressed.

Land Use Analysis (Appendix 5)

The property is planned for residential use at a density of 5-8 dwelling units per acre as shown in the Comprehensive Plan. The proposed development of forty-seven (47) dwelling units or 6.02 dwelling units per acre is within the planned range for the site.

Residential Development Criteria

The Comprehensive Plan recommends a density of 5-8 du/ac for the area in the northeast quadrant of the Wharton Lane and Mount Gilead Road intersection that is proposed to be rezoned the PDH-8 District. At a proposed density of 6.02 du/ac, the application is below the mid-range of the density range recommended in the Plan. As such, the proposal should satisfy one half (1/2) of the applicable Residential Development Criteria specified in the Policy Plan adopted August 6, 1990, amended on October 30, 2000. Staff's evaluation of these criteria is as follows:

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

The proposed PDH-8 development contains forty-seven (47) single family detached units (6.02 du/ac) and 26% open space. The areas to the north and east are developed with single family attached units at eight (8) dwelling units per acre and the area to the west is developed with multi-family units at nine point four (9.4) dwelling units per acre. The proposed development would function as a transition from these higher density developments to the lower density properties, including St. Johns Episcopal Church to the south and the Mount Gilead Historic Site to the west. The applicant provided

elevations for the proposed units and the Architectural Review Board (ARB) approved the development design and elevations. The applicant proffered to construction techniques to achieve energy conservation in the dwelling units. The development provides sidewalks along both sides of the private streets and along Mount Gilead Road and Wharton Lane. The applicant provided a fifteen (15) foot landscaped buffer to the abutting development to the north and an eight (8) foot landscaped buffer to the abutting development to the east. The applicant preserved the historic earthworks and provided a visual connection to the Mount Gilead Historic Site to the west. Staff requested the applicant to revise their plan to remove the alley access to Mount Gilead Road and provide the connection to the internal private street. The applicant did not revise the application as requested; however, Mount Gilead Road is a dead end road that does not serve any development north of the site. In staff's opinion, three quarters credit is warranted 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. **(FULL CREDIT)**

The applicant proffered to contribute \$1,778 per unit to the Centreville Area Road Fund per the Fund guidelines. In staff's opinion, full credit is warranted.

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

In the PDH-8 District a minimum of 25% open space is required; the applicant provided only 26% of the site in open space. There are small amounts of open space at the intersection of Mount Gilead and Wharton Lane and near Lot 43. A dry stormwater management pond located in the northwest portion of the site contains a large portion of the open space on-site. There is open space provided in the center of the site that includes a tot lot for active recreation and benches, trails and gazebo for passive recreation. This open space area also contains the historic earthworks that are being preserved as part of the development. The open space provided by the applicant meets the minimum required by the Ordinance; however, most of the open space area is located in small parcels or in the stormwater management pond and in staff's opinion, no credit is warranted.

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. **(NOT APPLICABLE)**

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

Since the application is for forty-seven (47) 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 Plan specifies that applicants should not achieve a density above 60% of the base limit of the Plan absent a contribution of land or units for affordable housing. Alternatively, this can be achieved by providing a contribution to the Housing Trust Fund. The proposed density of 6.02 du/ac does not exceeds 60% of the base limit of the Plan; therefore, a contribution equal to one half of one percent (0.5%) of the projected sales price of the proposed units, at a minimum, is

appropriate. The applicant proffered to provide a one half of one percent (0.5%) contribution to the Housing Trust Fund. In staff's opinion, full credit is warranted.

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

The applicant relocated several dwelling units to preserve the earthworks in undisturbed open space and provide a visual connection to the Mount Gilead Historic Site to the west. The earthworks will be protected at the time of clearing and grading by fencing and will be further protected by a split rail fence after the development of the dwelling units. The applicant proffered to the preservation, stabilization and maintenance of the earthworks, subject to the Fairfax County Park Authority approval. Furthermore, the applicant proffered to place a public access easement over the earthworks, provide historic markers and interpretive trail to ensure the site will be accessible to the public. In staff's opinion, full credit is warranted.

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

The applicant consolidated the eight (8) parcels at the intersection of Mount Gilead Road and Wharton Lane for a total of 7.81 acres. There are no remaining contiguous parcels to be consolidated and staff recommends the applicant receive full credit for the land assembly.

SUMMARY: In order to receive favorable consideration for development above the base of the plan range, fulfillment of at least one-half (50%) of the relevant development criteria is recommended. The applicant has satisfied $4\frac{3}{4}$ of the 6 applicable criteria (79%). Staff believes that the proposed development satisfies the applicable criteria to merit favorable consideration of the requested density.

ZONING ORDINANCE PROVISIONS (Appendix 14)

The requested rezoning of the 7.81 acre site to the PDH-8 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 was established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote a balanced development of mixed housing types and encourage the provision of affordable dwelling units. The development proposes forty-seven (47) single family detached dwelling units with 26% open space. The neo-traditional development encourages small lots and yards to allow houses to be located closer to the streets to encourage a sense of community. The proposed development takes full advantage of the flexibility of design afforded in the PDH District and provides an innovative and creative design that provides for the preservation of the historic earthworks. In addition, the applicant proffered to contribute one half of one percent (0.5%) to the Housing Trust Fund to assist Fairfax County's low and moderate income housing goals. In staff's opinion, this standard has been met.

Par. 1 of Sect. 6-107; Minimum District Size: This section states that a minimum of two (2) acres is required for approval of the PDH District. The applicant proposes to rezone 7.81 acres, which exceeds the minimum district size of two (2) acres. This standard has been met.

Sect. 6-109; Maximum Density: The maximum density for the PDH-8 District is eight (8) dwelling units per acre (du/ac). The applicant is proposing a density of 6.02 du/ac, which is under the maximum density. This standard has been met.

Par. 1 of Sect. 6-110; Open Space: A minimum of 25% open space is required for the PDH-8 District. The development provides 26% open space, which exceeds the minimum amount required. This standard has been met.

Par. 2 of Sect. 6-110; A minimum of \$955 per unit is required for on-site recreational facilities. The applicant proffered to provide recreational amenities of a minimum of \$955 per unit. This standard has been met.

Section 16-101

General Standard 1 requires substantial conformance with the Comprehensive Plan. The property is planned for residential use at a density of 5-8 dwelling units per acre. The proposed development of forty-seven (47) dwelling units or 6.02 dwelling units per acre is within the planned range for the site and justified by the residential development criteria. The applicant has provided for the preservation of the historic earthworks per the Plan guidelines and in staff's opinion this standard has been met.

General Standard 2 requires that the design of the proposed planned development result in a more efficient use of the land and in a higher quality site design than could be achieved in a conventional district. The PDH District

permits smaller single family detached lots and yards than would be afforded in the conventional district to permit the site to be developed with detached dwelling units instead of attached units. The PDH District provides flexibility in design to permit preservation of the earthworks and a neo-traditional design where the houses front on the streets to create a development consistent with the historic character of the area. In staff's opinion, this standard has been met.

General Standard 3 requires that the design of the proposed development protect and preserve the natural features on the site. There are no significant natural features on this site and in staff's opinion, this standard has been met.

General Standard 4 requires that the proposed development be designed to prevent substantial injury to the use and value of existing surrounding development and not to hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. The development is at the low end of the Comprehensive Plan range and the development of single family detached units will provide for a transition from the single family attached and multi-family units to the north, west and east to the single family detached neighborhood and St. Johns Episcopal Church to the south and the Mount Gilead Historic Site to the west. In staff's opinion, the proposed development will not hinder, deter, or impede development of the adjacent properties and this standard has been met.

General Standard 5 requires that the planned development be located in an area where transportation, police, fire protection and other public facilities are available and adequate for the proposed use. The applicant proffered to construct frontage improvements and there is adequate police, fire, water and sanitary facilities in the area. In staff's opinion, this standard has been met.

General Standard 6 requires that the planned development coordinate linkages among internal facilities and services as well as provide connections to major external facilities and services at a scale appropriate to the development. The applicant provided sidewalks along the perimeter of the site and the fronts of houses and a connection to the trail system to the north of the site. In staff's opinion, this standard has been met.

All planned developments must meet the Design Standards of Section 16-102 of the Zoning Ordinance.

Sect. 16-102 Design Standards:

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

conventional zoning district which most closely resembles the PDH-8 District is the R-8 District. The R-8 District front yard yards are controlled by the 30° angle of bulk plane, but not less then twenty (20) feet and side and rear yards are a minimum of eight (8) and twenty-five (25) feet, respectively. The maximum height proposed by the applicant is thirty-five (35) feet which is in accordance with the R-8 District regulations. The minimum front yard setback for the houses fronting Mount Gilead Road and Wharton Lane will be five (5) feet. The side yard setback from the house to the property line for Lot 46 will be thirteen (13) feet (five feet located on the lot and eight foot perimeter open space) and no other unit will be located closer then forty-six (46) feet to the eastern property line. The houses on the northern perimeter will be located a minimum of thirty-five (35) feet (twenty feet on the lot and fifteen foot perimeter open space) from the property line. The proposed perimeter side and rear yards are in accordance with the R-8 District bulk regulations. The proposed five (5) foot front yard does not meet the R-8 District setbacks of twenty (20) feet; however, the purpose of a neo-traditional development is to bring the houses closer to the street in character with the historic nature of the area and in staff's opinion this standard has been met.

Design Standard 2 states the development must provide adequate open space, parking and loading spaces as set forth in the Ordinance. The development proposes 26% open space; whereas, 25% is required by the PDH-8 District. The applicant is providing the required parking spaces in the garages and additional spaces are provided along the private streets; there are no loading spaces required. This standard has been met.

Design Standard 3 states the streets and driveways shall be designed to conform to the Ordinance, and that a network of trails and sidewalks shall provide access to recreational amenities and open space. The applicant proffered to construct the private streets, trail and sidewalks in accordance with the requirements of the Public Facilities Manual. This standard has been met.

Waiver/Modification:

Waiver of 600 foot maximum length of private streets

The applicant has requested a waiver of the 600 foot maximum length for private streets within the development. Private streets are found in many residential developments to allow more flexibility in the layout of the units in order to provide a high quality development that includes adequate parking areas throughout while further achieving a residential density that coincides with the Comprehensive Plan's recommendations for the area. In addition, the proposed development provides three (3) access points to the adjacent road network. Staff recommends approval of the waiver of the 600 foot maximum length for private streets.

Overlay District Requirements

Historic District (HD) (Sect. 7-200)

On November 8, 2001, the Architectural Review Board (ARB) approved the design and elevations for the subject application.

Highway Corridor (HC) (Sect. 7-600)

Water Supply Protection (WSPOD) (Sect. 7-800)

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the execution of the Proffers contained in Appendix 1.

Staff Recommendations

Staff recommends approval of RZ 2001-SU-033 and the Conceptual Development Plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2001-SU-033 subject to the development conditions contained in Appendix 2 and to the Board's approval of RZ 2001-SU-033.

Staff recommends approval of a waiver of the 600 foot maximum length requirement for private streets.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Final Development Plan Conditions

APPENDICES (Continued)

3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Fire and Rescue Analysis
11. Schools Analysis
12. Stormwater Management Analysis
13. Park Authority Analysis
14. Applicable Zoning Ordinance Provisions
15. Glossary of Terms

PROFFERS

RZ 2001-SU-033
STANLEY-MARTIN HOMEBUILDING, L.L.C.

November 27, 2001

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 "The Village at Mount Gilead" ("CDP/FDP"), consisting of seven (7) sheets prepared by The BC Consultants, Inc., revised as of October 26, 2001. 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, location of earthworks and buffering. A privacy yard, having a minimum of two hundred (200) square feet, shall be provided on each lot. The minimum yards for the lots shall be in accordance with the illustrative on Sheet 3. In addition, the houses shall front on Mt. Gilead Road, Wharton Lane, internal private streets or open space. No house driveways shall connect directly to Mt. Gilead Road or Wharton Lane. All house driveways shall connect directly to private streets or alleyways. 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.
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.
3. **Energy Saver.** All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by the Department of Public Works and Environmental Services ("DPWES") for either electric or gas energy systems, as applicable.
4. **Tree Preservation.** The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to modifications for the necessary installation of trails, utility lines and stormwater management facilities as approved by DPWES. If any trails, utility lines, or stormwater management facilities are required to be located within the area

protected by the limits of clearing and grading, they shall be located and installed in the least disruptive manner feasible, considering cost and engineering, as determined by DPWES, and subject to County Urban Forester approval. All areas of tree save depicted on the CDP/FDP shall be protected by tree protection fencing in the form of four (4) foot high, 14-gauge welded wire, attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart. Prominent signs shall be placed on the fencing stating "TREE SAVE AREA - DO NOT DISTURB" to prevent construction personnel from encroaching on these areas. This fencing type shall be shown on the Phase I and II erosion and sediment control sheets. The tree protection fencing shall be made clearly visible to all construction personnel, and shall be installed immediately after root pruning has taken place and prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fencing shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading or demolition activities, the Applicant's certified arborist shall verify in writing to the Urban Forestry Division that the tree protection fencing has been properly installed.

5. **Recreational Facilities.** 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 dwelling units on the record plat, to the Fairfax County Park Authority ("Park Authority") for use on recreational facilities in the general vicinity of the Subject Property, subject, however, to a credit for expenditures for the tot lot, gazebo, trails, sidewalks (excluding sidewalks required by the Public Facilities Manual) and benches.
6. **Road Dedication/Construction.** At the time of subdivision plan approval, or upon demand by Fairfax County, whichever occurs first, right-of-way along the Mt. Gilead Road and Wharton Lane frontages 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 Wharton Lane frontage of the Subject Property as shown on the CDP/FDP. The Applicant shall provide a minimum eighteen (18) foot wide pavement section for Mt. Gilead Road. Mt. Gilead Road and Wharton Lane shall be kept open at all times to traffic by the public during construction.
7. **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.
8. **Homeowners' Association.** The Applicant shall establish a Homeowners' Association ("HOA") for the proposed development to own, manage and maintain the open space areas and all other community-owned land and improvements.

9. **Private Streets.** All private streets shall be constructed with materials and depth of pavement standards consistent with the Public Facilities Manual ("PFM"), street standard TS-5A, as determined by DPWES. The HOA shall be responsible for the maintenance of all private streets within the development. The HOA documents shall expressly state that the HOA shall be responsible for the maintenance of the private streets serving the development.
10. **Centreville Area Road Fund Contribution.** At the time of subdivision plan approval for each section, the Applicant shall contribute One Thousand Seven Hundred Seventy-Eight Dollars and No Cents (\$1,778.00) per dwelling unit shown on said approved subdivision plan for said section to the Board. Said funds shall be utilized as determined by the Board for road improvements within the Centreville area that will benefit the residents of the immediate area. Said contribution amounts shall be adjusted by increases to the Construction Cost Index from the *Engineering News Record* from the date of Board approval of this rezoning application to the date of subdivision plan approval.
11. **Stormwater Management Pond Landscaping.** In order to restore a natural appearance to the proposed stormwater management pond, the landscape plan submitted as part of the first submission and all subsequent submissions of the subdivision and construction plans shall show the maximum feasible amount of landscaping that will be allowed in the planting areas of the pond, in keeping with the planting policies of Fairfax County and the Applicant shall install said landscaping in accordance with said plan.
12. **Archeological Survey.** Prior to any land disturbing activities, the Applicant shall conduct a Phase I archeological survey of the property which shall be submitted to the Fairfax County Park Authority Cultural Resource Protection Group. Ninety (90) days prior to the beginning of on-site development activities, the Applicant shall grant permission to the Fairfax County Park Authority Cultural Resource Protection Group and his agents, at their own risk and expense, to enter the Subject Property to perform any necessary tests or studies, to monitor the property at the time of initial clearing and grading and to recover artifacts, provided that such testing, studies, and removal do not unreasonably interfere with or delay the Applicant's construction schedule. If based on the Phase I survey, the Fairfax County Park Authority Cultural Resource Protection Group concludes that a Phase II and/or Phase III archeological study is warranted in certain areas of the site, the Applicant shall either avoid disturbance of these areas (except as provided in Proffer No. 13 below) or retain a qualified archaeological consultant, who shall be approved by the Fairfax County Park Authority Cultural Resource Protection Group, to perform such study(ies). Access to the property shall be provided to the Fairfax County Park Authority Cultural Resource Protection Group for a period of four (4) months from the date of notification as established above. This time period may be extended if mutually agreed to by the Applicant and the Fairfax County Park Authority Cultural Resources Protection Group.

13. **Earthwork Preservation.** The Civil War earthworks area shown on the CDP/FDP shall be preserved. The limits of the clearing line around this area shall be strictly protected during construction with tree protection fencing as specified in Proffer No. 4 hereinabove. Prominent signs shall be placed on the fencing stating "HISTORIC EARTHWORKS AREA - DO NOT DISTURB" to prevent construction personnel from encroaching on these areas. The limits of clearing and grading shall be strictly adhered to and there shall be no permitted encroachments for trails, utility lines or stormwater management facilities. However, provisions for draining the trench portion of the earthworks may be undertaken if prior approval is obtained from the Park Authority and DPWES. An arborist does not need to verify the placement of the earthworks preservation fence; however, the Applicant shall notify the Park Authority five (5) days in advance of any clearing and grading activities to permit the Park Authority to inspect the earthworks preservation fence and ensure its proper location. Selective clearing of trees, underbrush, etc., shall be conducted within the earthworks area as determined in consultation with the Park Authority, and subject to Park Authority prior approval. After removal of said vegetation, the earthworks shall be stabilized with a vegetative ground cover approved by the Park Authority. A modified split rail fence shall be provided around the earthworks area after completion of this work, subject to Park Authority approval. After said selective clearing is accomplished and the ground cover work is completed, the Applicant shall dedicate and record an easement among the Fairfax County Land Records and within the HOA documents, said easement running to the benefit of the Park Authority, providing for the perpetual preservation and maintenance of the earthworks, as revised by the selective clearing and the application of ground cover approved by the Park Authority. The easement shall further provide for this preservation and maintenance to be performed by the HOA in accordance with Park Authority recommendations. In addition, an easement shall be recorded over the entire open space area containing the earthworks that permits the public the right to access the site to view the earthworks. The form of the easements shall be subject to approval by the County Attorney. The Applicant shall install historic markers for the earthworks in a location, design and text to be coordinated with the Park Authority. Future homeowners shall be notified of the HOA's maintenance responsibilities for the earthworks within the HOA documents, which will be made available by the Applicant for review prior to entering into a contract of sale.
14. **Architectural Treatment.** The building elevations for the proposed dwelling units shall be generally in character with the illustrative elevations shown on Sheet 6 of the CDP/FDP, or of a comparable quality, as determined by DPWES. However, with regard to units fronting on Wharton Lane (Units 4 to 13), no more than three (3) of these units shall have brick or fieldstone front walls above the first floor elevation. With regard to units fronting on Mt. Gilead Road (Units 1, 2 and 3), no more than one (1) of these units shall have a brick or fieldstone front wall above the first floor elevation. The other units fronting on Mt. Gilead Road and Wharton Lane shall have siding front walls above the first floor elevation. The units with brick or fieldstone front walls above the first floor elevation referenced above, will not be placed side by side. This commitment does not preclude brick or fieldstone below the first floor level or use of brick or fieldstone to support front porch columns on units having siding front walls above the first floor elevation. Fences are

precluded in the front yards of all units fronting on Mt. Gilead Road or Wharton Lane. This proffer is subject to the caveat that architectural treatments within the Historic District are subject to final review and approval by the Fairfax County Architectural Review Board ("ARB") prior to issuance of building permits. The ARB ruling at that time could modify the architectural treatments provided herein.

15. **Landscaping.** Landscaping for the site shall be in substantial conformance with the Landscape Plan (Sheet 2 of the CDP/FDP) and the landscaping shown within the amenity areas (Sheets 4 and 5 of the CDP/FDP) including the size and quantity of landscaping, subject to minor adjustments approved by DPWES.
16. **Affordable Dwelling Units.** At the time of subdivision plan approval, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one half of one percent (.5%) of the projected sales price of the homes to be built on-site, as determined by the Department of Housing and Community Development and DPWES in consultation with the Applicant to assist the County in its goal to provide affordable dwellings elsewhere in the County.
17. **Blasting.** There shall be no blasting on Saturdays or Sundays. In the event blasting is necessary on other days, before any blasting occurs on the Subject Property, the Applicant shall:
 - a. Insure that the Fairfax County Fire Marshal has reviewed the blasting plans prior to blasting;
 - b. Follow all safety recommendations, including the use of blasting mats, made by the Fire Marshal;
 - c. To determine the pre-blast conditions of nearby structures, and subject to receiving permission from the applicable property owners, the Applicant shall retain professional inspection consultants to perform a pre-blast survey of each house or residential building, to the extent that any of these structures are located within two hundred fifty (250) feet of the blast site and perform a pre-blast survey of St. John's Church, its Historic Chapel and the Church's cemetery. The Church shall be given a copy of such survey by the Applicant. In addition, the Applicant shall retain qualified inspection consultants approved by DPWES to do pre-blast and post-blast surveys of wells located within five hundred (500) feet of the blasting site where access is granted by the property owner to implement this proffer (the "Inspected Wells"). The qualified inspectors shall check the flow rate for each of the Inspected Wells immediately before and immediately after blasting and conduct a pre-blast assessment of bacterial contamination, followed by a post-blast bacterial assessment two (2) months after blasting within five hundred (500) feet of the Inspected Wells. The results of these surveys shall be set forth in written survey summaries prepared by the inspection consultants for each house, St. John's Church, its Historic Chapel and its cemetery, and the Inspected Wells, all as described above;

- d. The Applicant's inspection consultants will be required to give a minimum of five (5) days written notice of the scheduling of each pre-blast survey;
- e. Require that the professional inspection consultants place seismographic instruments prior to blasting to monitor the shock waves. These seismographic instruments will be placed at St. John's Church, its Historic Chapel and its cemetery, and at other appropriate locations as determined by said consultants. The Applicant shall provide seismographic monitoring records to the Fire Marshal and to St. John's Church;
- f. Signs shall be placed at the property lines of the site prior to blasting advising of blasting activities;
- g. Notify in writing, St. John's Church, as well as residents within two hundred fifty (250) feet of the blast site, ten (10) days prior to blasting;
- h. Have the same professional inspection consultants who prepared the written pre-blast survey prepare a written post-blast survey of St. John's Church, its Historic Chapel and its cemetery, to determine each item's status. The Church shall be given a copy of such survey by the Applicant;
- i. Upon receipt by the Applicant of a claim of actual damage resulting from said blasting, the Applicant shall respond within five (5) days by meeting at the site of the alleged damage to confer with the property owner. Any verified claims for damage due to blasting shall be expeditiously resolved. With regard to verified claims, the Applicant shall have its professional inspection consultants prepare a written analysis of the damages and a proposed repair scheme within thirty (30) days of the meeting at the site. The property owner shall be given a copy of such report. If allowed by County or State regulations, the Applicant shall repair any damage to, or at its sole discretion, may replace any Inspected Well(s) determined by the inspector to have been damaged as a result of blasting on the property, or the Applicant shall pay for hook-up of public water to serve any house whose well has been damaged by blasting on the property;
- j. The Applicant shall require in its contracts with blasting subcontractors that they maintain liability insurance for property damages, in a minimum amount of \$3 million per incidence of damage, to cover the costs of repairing any damages to St. John's Church, its Historic Chapel and its cemetery and that the blasting subcontractors are bonded. However, this provision shall not relieve the Applicant from potential liability; and
- k. The Applicant shall implement control measures as needed to prevent the unreasonable spreading of dust and other small debris beyond the boundaries of the property.

18. **Wells/Fuel Tanks.** The Applicant shall cap and abandon all wells on-site and remove and properly abandon fuel tanks (home heating oil) on-site in accordance with Health Department regulations.
19. **Geotechnical Study.** Prior to subdivision plan approval, if required by DPWES and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the application property to the Geotechnical Review Board and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES into the design to alleviate potential structural problems, to the satisfaction of DPWES.
20. **Garages.** All houses shall have two (2) car garages. Garages will be used only for purposes which will not interfere with the intended purposes of the garages, which are the parking of vehicles and the location of certain utilities. A restrictive covenant to that effect, approved by the County Attorney and running to the HOA and Fairfax County, shall be recorded among the land records of Fairfax County in conjunction with or prior to the recordation of the Deed of Dedication and Subdivision and within the HOA documents. Prior to entering into a contract of sale, prospective purchasers shall be notified by the Applicant in writing of this covenant requirement.
21. **Signs.** No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance or Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the property. The Applicant shall direct its agents and employees involved in marketing and/or home sales for the property to adhere to this proffer.
22. **Construction.**
 - a. The Applicant will install appropriate signage on Wharton Lane and at the intersection of Mt. Gilead Road and Wharton Lane warning of construction activity. All construction vehicles will be parked on-site during construction.
 - b. Construction activity will be limited to 7:00 a.m. to 9:00 p.m. Monday through Friday. Construction activity will be limited to 7:00 a.m. to 5:00 p.m. on Saturdays. The Applicant's site superintendent will work with St. John's Church to prevent excessive outside noise on Saturdays that might conflict with weddings at the Historic Chapel. No construction activities will be permitted on Sundays. This proffer applies to the original construction only and not to future additions and renovations by homeowners.
 - c. The Applicant will inspect Mt. Gilead Road and Wharton Lane on a regular basis as required by DPWES to ensure that mud, rocks, nails and other construction debris is removed and the Applicant shall wash those roads as required by VDOT and DPWES. The Applicant will also construct a vehicle dirt rack at the entrance to the property as required by DPWES and subject to approval by VDOT.

23. **Trail.** The Applicant shall construct a trail adjacent to the stormwater management pond as shown on the CDP/FDP. This trail shall be a four (4) foot wide sidewalk or a six (6) foot wide asphalt trail, as determined by DPWES. The Applicant shall also extend the proposed trail on Mt. Gilead Road off-site to the north to connect to the existing trail in Englewood Mews that is immediately to the north of the common property line, provided the necessary easement is granted by the owner of that property at no cost to the Applicant. The Applicant shall actively seek such permission. If the Applicant has not been able to obtain said easement, he will provide documentation of his efforts to DPWES prior to site plan approval. In that event, the Applicant shall provide an escrowed fund to cover the cost of said off-site extension, if determined appropriate by DPWES.
24. **Purchase Notification.** Prior to entering into a contract of sale on the initial sale of each house, prospective purchasers shall be notified in writing by the Applicant of the St. John's Church proposal to seek Fairfax County approval for expansion of the Church through the legislative process, and the Church's intention to continue utilizing the church bell on Sundays and other special occasions. This notification shall also be provided in the HOA documents for this subdivision.
25. **Roof Elevation.** The highest roof elevation on the Subject Property shall be lower than the highest elevation of the roof of the existing Historic Chapel at St. John's Church as specified in the profile (Cross Section B) prepared by The BC Consultants entitled "The Village at Mt. Gilead" and dated August 7, 2001. Roof elevations shall be verified when each dwelling is framed and roof trusses are in place. Verification shall be performed by a civil engineer licensed in the Commonwealth of Virginia. Verification shall be submitted to the Zoning Administration Division of Fairfax County. The close-in of each dwelling shall not occur until the verification for that particular dwelling has been submitted to Zoning Administration.
26. **Staging Area.** The development staging area and the construction trailer for the site shall be located on the rear half of the site away from Wharton Lane. Construction parking shall not occur on Wharton Lane. The Applicant shall provide provisions in contracts with subcontractors that prohibit subcontractors from parking on Wharton Lane.
27. **Alley Signs.** The Applicant shall place signs in the alleys that state that parking is not permitted at any time in the alleys. A restrictive covenant to that effect, approved by the County Attorney and running to the HOA and Fairfax County, shall be recorded among the land records of Fairfax County in conjunction with or prior to the recordation of the Deed of Dedication and Subdivision. Prior to entering into a contract of sale, prospective purchasers shall be notified by the Applicant in writing of this covenant requirement. The Applicant shall also erect and maintain a sign at the entrance to the alley that connects directly to Mt. Gilead Road (i.e. the alley between Units 31 and 33) stating that this alley is not a through street and its use is limited to residents only.

28. **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 PAGE]

**APPLICANT/CONTRACT PURCHASER OF TAX
MAP 54-4 ((1)) PARCELS 13 AND 14; TAX MAP 54-4
((3)) PARCELS 2 AND 3; OWNER OF TAX MAP 54-4
((1)) PARCELS 15, 16 AND 17; AND TAX MAP 54-4
((3)) PARCEL 1**

STANLEY-MARTIN HOMEBUILDING, L.L.C.

By: _____
Steven B. Alloy, Managing Member

OWNERS OF TAX MAP 54-4 ((1)) PARCEL 13

Laura R. Marcy

Alvin N. Marcy

OWNERS OF TAX MAP 54-4 ((1)) PARCEL 14

Richard A. Burgess, III

Karen J.C. Burgess

OWNER OF TAX MAP 54-4 ((3)) PARCEL 2

Donald D. Smith

OWNER OF TAX MAP 54-4 ((3)) PARCEL 3

Margaret G. Covington

PROPOSED FINAL DEVELOPMENT CONDITIONS

FDP 2001-SU-033

November 28, 2001

If it is the intent of the Planning Commission to approve FDP 2000-SU-033 for a single-family detached residential development located at Tax Maps 54-4 ((1) 13, 14, 15, 16 and 17 and Tax Maps 54-4 ((3)) 1, 2 and 3; staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "The Village at Mount Gilead", prepared by BC Consultants and dated May 2001, as revised through October 26, 2001.
2. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance or Comprehensive Sign Plan if applied for and approved.



REZONING AFFIDAVIT

APPENDIX 3

DATE: September 21, 2001
(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
 applicant's authorized agent listed in Par. 1(a) below 2001-97a

in Application No(s): RZ/FDP 2001-SU-033
(enter County-assigned application number(s). e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Stanley-Martin Homebuilding, L.L.C. Agents: Steven B. Alloy Robert E. Statz James Reeve	1881 Campus Commons Drive Reston, VA 20191	Applicant/Contract Purchaser of Tax Map 54-4 ((1)) Parcels 13 & 14; Contract Purchaser by Assignment of Tax Map 54-4 ((3)) Parcels 2 & 3; Owner of Tax Map 54-4 ((1)) Parcels 15, 16 & 17; and Tax Map 54-4 ((3)) Parcel 1
Eastwood Properties, Inc. Agent: Richard L. Labbe	10300 Eaton Place, #120 Fairfax, VA 22030	Contract Assignor of Tax Map 54-4 ((3)) Parcels 2 & 3
Laura R. Marcy Alvin N. Marcy	5611 Mt. Gilead Road Centreville, VA 20120	Owners of Tax Map 54-4 ((1)) Parcel 13

(check if applicable) 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).

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

REZONING AFFIDAVIT

DATE: September 21, 2001
(enter date affidavit is notarized)

2001-97a

for Application No(s): RZ/FDP 2001-SU-033
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
STANLEY-MARTIN HOMEBUILDING, L.L.C.
1881 Campus Commons Drive, #101
Reston, VA 20191

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.

MEMBERS:

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

Martin K. Alloy
Steven B. Alloy

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

Martin K. Alloy - Chairman/Treasurer
Steven B. Alloy - President
Catherine A. Baum - Exec. VP/Secretary

Ronald Jones - Vice President
Robert E. Statz - VP, Land Acquisitions
Sharon L. De Falco - Asst. Secretary

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

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

DATE: September 21, 2001
(enter date affidavit is notarized)

2001-97a

for Application No(s): RZ/FDP 2001-SU-033
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
THE BC CONSULTANTS, INC.
12600 Fair Lakes Circle, #100
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James H. Scanlon
Daniel Collier

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
LONG & FOSTER REALTORS
43775 Mink Meadows Street
South Riding, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Wes Foster - Sole Proprietor

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

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

DATE: September 21, 2001
(enter date affidavit is notarized)

2001-97a

For Application No(s): RZ/FDP 2001-SU-033
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
EASTWOOD PROPERTIES, INC.
10300 Eaton Place, #120
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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.)

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
THUNDERBIRD ARCHEOLOGICAL ASSOCIATES, INCORPORATED
126 East High Street
Woodstock, VA 22664

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

REZONING AFFIDAVIT

DATE: September 21, 2001
(enter date affidavit is notarized)

2001-97a

for Application No(s): RZ/FDP 2001-SU-033
(enter County-ass. ed application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

GENERAL PARTNERS:

Aaronson, Joel P.
Alfandary, Peter
Allen, Thomas L.
Auten, David C.
Banzhaf, Michael A.
Barry, Kevin R.
Basinski, Anthony J.
Begley, Sara A.
Bentz, James W.
Bernstein, Leonard A.
Bevan, III, William
Binis, Barbara R.
Birbaum, Lloyd C.
Boehner, Russell J.
Bolden, A. Scott
Bonessa, Dennis R.
Booker, Daniel I.
Bookman, Mark
Borrowdale, Peter
Brown, George
Browne, Michael L.
Burroughs, Jr., Benton
Cameron, Douglas E.
Carder, Elizabeth B.
Grady, Kelly A.

Casey, Bernard J.
Christian, Douglas Y.
Christman, Bruce L.
Clark, George R.
Clark, Peter S.
Cobetto, Jack B.
Colen, Frederick H.
Coltman, Larry
Condo, Kathy K.
Connors, Eugene K.
Convery, III, J. Ferd
Cottingham, Robert B.
Cramer, John McN.
Cranston, Michael
D'Agostino, L. James
Dare, R. Mark
Davis, Peter
Demase, Lawrence A.
DeNinno, David L.
Demody, Debra H.
Dicello, Francis P.
DiFiore, Gerard S.
Dilling, Robert M.
DiNome, John A.
Katz, Carol S.

Duman, Thomas J.
Dumville, S. Miles
Duronio, Carolyn D.
Erickson, John R.
Esser, Carl E.
Evans, David C.
Fagelson, Ian
Fagelson, Karen C.
First, Mark L.
Fisher, Solomon
Flatley, Lawrence E.
Folk, Thomas R.
Fontana, Mark A.
Foster, Tim
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
Golub, Daniel H.
Lovett, Robert G.

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

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

DATE: September 21, 2001

(enter date affidavit is notarized)

2001-97afor Application No(s): RZ/FDP 2001-SU-033

(enter County-assigned application number(s))

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

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

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

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

GENERAL PARTNERS (cont'd)

Gross, Dodi Walker
 Gryko, Wit
 Guadagnino, Frank T.
 Haggerty, James R.
 Hanes, Grayson P.
 Harmon, John C.
 Hartman, Ronald G.
 Hatheway, Jr., Gordon
 Hayes, David
 Heard, David
 Heffler, Curt L.
 Heidelbergberger, Louis M.
 Hill, Robert J.
 Hitt, Leo N.
 Hoeg, III, A. Everett
 Hoffman, Robert B.
 Hofstetter, Jonathan
 Honigberg, Carol C.
 Horvitz, Selwyn A.
 Howell, Ben Burke
 Innamorato, Don A.
 Jones, Craig W.
 Jordan, Gregory B.
 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.

Kauffman, Robert A.
 Kearney, James K.
 Kearney, Kerry A.
 Kiel, Gerald H.
 Kiernan, Peter J.
 King, Robert A.
 Klein, Murray, J.
 Kneedler, H. Lane
 Kolaski, Kenneth M.
 Kosch, James A.
 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.
 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.
 Seifert, E.W.
 Short, Carolyn P.
 Shurlow, Nancy J.
 Simons, Robert P.

Lowenstein, Michael E.
 Luchini, Joseph S.
 Lynch, Michael C.
 Lyons, III, Stephen M.
 Mahone, Glenn R.
 Marger, Joseph M.
 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
 Moorhouse, Richard L.
 Morris, Robert K.
 Munsch, Martha H.
 Sweeney, Patrick E.
 Tabachnick, Gene A.
 Thallner, Jr., Karl A.
 Thomas, William G.
 Tillman, Eugene
 Todd, Thomas
 Tompkins, Benjamin F.
 Trevelise, Andrew J.
 Trice, II, Harley N.
 Tucci, Peter J.
 Ummer, James W.
 Unkovic, John C.
 Vitsas, John L.

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

DATE: September 21, 2001
(enter date affidavit is notarized)

JODI-97a

for Application No(s): RZ/FDP 2001-SU-033
(enter County-assigned application number(s))

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

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

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

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

GENERAL PARTNERS (cont'd)

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.

Singer, Paul M.
Smith, III, John F.
Smith, William J.
Sneirson, Marilyn
Snyder, Michael A.
Spaulding, Douglas K.
Speed, Nick
Stewart, II, George L.
Stoner, II, Edward N.
Stroyd, Jr., Arthur H.
Swayze, David S.

Walters, Christopher K.
Whitman, Bradford F.
Wickouski, M. Stephanie
Wilson, Stephanie
Winter, Nelson W.
Wood, John M.
Young, Jonathan
Zimmerman, Scott F.
Rosenbaum, Joseph I.
Hackett, Mary J.

(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: September 21, 2001
(enter date affidavit is notarized)

2001-97a

for Application No(s): RZ/FDP 2001-SU-033
(enter County-assigned application number(s))

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

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

None

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

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

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

None

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

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 & title of signer)

Subscribed and sworn to before me this 21st day of September, 1st 2001, in the state of Virginia.

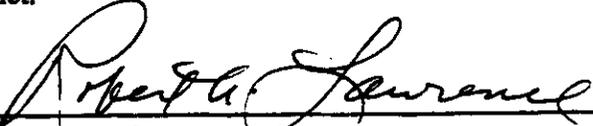
My commission expires: March 31, 2003.

Parula L. Stuchman
Notary Public

STATEMENT OF JUSTIFICATION

STANLEY MARTIN COMPANIES - CENTREVILLE

The subject property is located in Land Units B-2 and B-3 of the Centreville Area Plan. The portion of the property in Land Unit B-2 is also a part of the Centreville Historic District. The entire B-2 Land Unit is recommended in the Comprehensive Plan for a mix of retail, commercial, office and residential uses. This application proposes residential uses on the site that will be compatible with the requirements of the Historic Overlay District as set forth in the Comprehensive Plan. The remainder of the subject property is in Land Unit B-3. This Land Unit portion is also proposed for residential development in accordance with the Comprehensive Plan, which calls for development at a density range of 5-8 dwelling units per acre. The proposed development of single family detached units will provide a transitional use compatible with the more intense development of multi-family units to the west and single family attached townhomes to the north and east. The project design meets the criteria in the Plan for compatibility with the Historic Overlay District.


Robert A. Lawrence, Esq., Agent

Date: 5/30/01

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAY 30 2001

ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: RZ/FDP 2001-SU-033
(Stanley Martin)

DATE: 14 November 2001

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

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	August 8, 2001
<i>Request</i>	Rezoning from R-1 to PDH-8 for 11 single-family attached residential dwelling units
<i>DU/AC</i>	6.27
<i>Land Area</i>	7.8 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The land on the northern and eastern boundaries of the site is planned for residential use at a density of 5-8 dwelling units per acre and is developed with townhouses under PDH-8 zoning. The land on the southern boundary of the site is planned for residential use at a density of 2-3 dwelling units per acre and has residential development on large lots. The site is near the Centreville historic district, which is planned for a mixture of uses. The St. Johns church, which is in the historic district, is near the site. The parcel on the western boundary of the site is vacant and it is planned the same as the subject site.

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

On page 19 in the 2000 Comprehensive Plan, Area III, Bull Run Planning District, Centreville Area and Suburban Center, LAND USE RECOMMENDATIONS, it states:

"B-3 (55 Acres)

The potential for providing good access to this area is limited, therefore a use which generates a level of traffic compatible with the existing and planned transportation network is desirable.

Due to the access problems and the relation of the land unit to the historic district, single-family attached residential development at 5-8 dwelling units per acre is planned....

B-2 (17 Acres) Suburban Center

Land Unit B-2 encompasses the Centreville Historic District. Protection of the visual aspect of the district is a primary objective, as indicated in the Centreville Historic Overlay District ordinance. Traffic in this land unit should be minimized in order to protect the historic district....

This land unit is suitable for a mix of retail, commercial, office, and residential uses, provided they are compatible with the requirements of the Historic Overlay District ordinance...Remnants of Civil War fortifications should be preserved.

Plan Map:

The property is planned for residential use at a density of 5-8 dwelling units per acre and mixed use, as shown on the Comprehensive Plan map.

Analysis:

The portion of the site located in subunit B-3 is planned for residential use at a density of 5-8 dwelling units per acre. The portion of the site located in subunit B-2 is planned for mixed use, including residential use. There is no density designation stated. The text states that development should be compatible in size, scale and design with the significant historic structures in the historic overlay district. In terms of use and density the proposal conforms to the Plan intent. The density of the proposed subdivision is less than that of the adjacent existing subdivision.

Although the proposal shows an area of open space in the subdivision, there are earthworks on the site. The subdivision should be redesigned to incorporate these features as open space. The Fairfax County Park Authority will delineate the area suggested for protection of this feature. If this design concern can be addresses, the application will be consistent with the guidance of the Comprehensive Plan.

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 CAA*

FILE: 3-4 (RZ 2001-SU-033)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-SU-033 Village at Mount Gilead
Traffic Zone: 1671
Land Identification Map: 54-4 ((1)) 13-17; 54-4 ((3)) 1-3

DATE: October 15, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated May 2001 and revised through September 28, 2001. The subject application is a request to rezone 7.80762 acres from R-1 to PDH-8 for 48 single family detached dwelling units for a density of 6.15 dwelling units per acre. The internal street system is to be private.

The applicant has adequately addressed all transportation issues concerning right-of-way dedication and construction along the Mount Gilead Road and Wharton Lane frontages and the contribution to the Centreville Area Road Fund which at this time is \$1778 per dwelling unit.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2001-SU-033)

SUBJECT: Transportation Impact, Addendum

REFERENCE: RZ 2001-SU-033 Village at Mount Gilead
Traffic Zone: 1671
Land Identification Map: 54-4 ((1)) 13-17; 54-4 ((3)) 1-3

DATE: October 15, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated May 2001 and revised through October 24, 2001. The subject application is a request to rezone 7.80762 acres from R-1 to PDH-8 for 47 single family detached dwelling units for a density of 6.02 dwelling units per acre. The internal street system is to be private.

In order to preserve the historical character of Mount Gilead Road as requested by Supervisor Frey, the applicant should dedicate 22 feet from the centerline of the road for right-of-way and should provide sufficient pavement so that total pavement width is 18 feet.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT: RZ-2001-SU-033,
The Villages at Mount Gilead

DATE: 14 November 2001

BACKGROUND:

This report, prepared by Irish Grandfield, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the Development Plan dated September 28, 2001. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

Policy j. Regulate land use activities to protect surface and groundwater resources.

2. **Problem Soil Areas** (Objective 6, pp. 96-97, The Policy Plan)

"Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures

to protect existing and new structures from unstable soils.

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

1. Water Quality

Issue: On a recent site visit, staff noted indications that there may be one or more home heating oil fuel tanks on site. In addition, there may be individual water wells. Improperly abandon fuel tanks can contaminate surface and ground water. Improperly abandon wells can serve as a conduit to introduce contamination into the groundwater.

Suggested Solution: All fuel storage tanks should be properly removed and abandoned. Any existing wells onsite should be capped and abandoned in accordance with Health Department regulations.

2. Problem Soil Areas

Issue: The bedrock underlying this property is shallow. Blasting may be required to install underground utilities, building foundations and/or basements during development of this site. Nearby houses and wells could be impacted by the blasting.

Suggested Solution: The applicant should commit to correct any problems related to impacts on nearby properties from blasting on the site. Staff recommends that the applicant commit to the following for wells and foundations within 250 feet of the blasting:

1. Check the flow rate of any wells immediately before and immediately following blasting.
2. Conduct a pre-blasting assessment of bacterial contamination followed by a post-blasting bacterial assessment two months after the blasting.
3. Check pre- and post-blasting condition of foundations and walls of homes.

4. If changes in well water quantity or quality are noted, the applicant should immediately remediate the problems.

At the time of site development, the applicant should submit geotechnical studies to address potential soil problems.

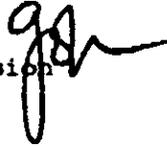
BGD:JPG

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: September 13, 2001

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



SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2001-SU-033
Tax Map No. 054-4 ((1)) 13-17 and 54-4 ((3)) 1-3

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 Cub Run (T-5) Watershed. It would be sewerd into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established 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 EASEMENT and APPROX. 400 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application + Previous Rezoning</u>		<u>Existing Use + Application + Comp. Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Submain	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Main/Trunk	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>	<u>X</u>	<u> </u>
Interceptor	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Outfall	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

5. Other pertinent information or comments:

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

October 10, 2001

MEMORANDUM

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

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-SU-033
FDP 01-SU-033

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

October 10, 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-SU-033 and Rezoning Application RZ 2001-SU-033

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 #17, Centreville.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Date: 7/31/01

Case # RZ-01-SU-033

Map: 54-4

PU 4174

Acreage: 7.81

Rezoning

From : R-1 To: PDH-8

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
Greenbriar West 2255	K-6	708	817	863	-155	986	-278
Rocky Run 2251	7-8	975	1362	1493	-518	1555	-580
Centreville 2410	9-12	2125	2165	1909	216	2181	-56

- 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	48	X.4	19	SF	7	X.4	3	16	19
7-8	SF	48	X.069	3	SF	7	X.069	0	3	3
9-12	SF	48	X.159	8	SF	7	X.159	1	7	8

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 (Greenbriar West Elementary, Rocky Run Middle, Centreville High) is currently projected to be near or above capacity.

The 26 students generated by this proposal would require 1.04 additional classrooms (26 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 364,000 based upon a per classroom construction cost of \$350,000 per classroom.

The planned 2003 opening of N.E. Centreville Elementary School will provide additional school capacity in this area, a space deficit will continue even with this new facility.

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: October 17, 2001

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Stanley Martin Homebuilding, LLC

Application Number: RZ2001-SU-033 and FDP2001-SU-033

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

Date Received in SWPD: 7/20/01

Date Due Back to DPZ: 10/31/01

Site Information: Location - 054-4-01-00-0013, 14-17 and
054-4-03-00-0001,2,3
Area of Site - 7.81 acres
Rezone from - R-1 to PDH-8
Watershed/Segment - Cub Run / Mid Rocky

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

OCT 23 2001

ZONING EVALUATION DIVISION

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): Channel stabilization projects 224, 223 and 222 are located approximately 4000, 5000 and 6000 feet downstream of site respectively.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: Stanley Martin Homebuilding, LLC / RZ2001-SU-033

***** 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): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

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

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

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

SRS/RZ2001SU033

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

APPENDIX 13

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

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

DATE: October 26, 2001

SUBJECT: RZ/FDP 2001-SU-033
The Village at Mount Gilead
Loc: 54-4((1))13,14,15,16,17;

The Fairfax County Park Authority (FCPA) has reviewed a Development Plan and proffers dated October 24, 2001 related to the above referenced application. FCPA staff provides the following comments:

Cultural Resources

The Conceptual/Final Development Plan provides for the preservation of the historic earthworks associated with this site. The earthworks are the last remaining Civil War earthworks located in Centreville proper. These cultural resources are historically significant and have potential for inclusion on the National Register of Historic Places.

The earthworks were built by the armies of General Johnston in 1861 and were part of an intricate maze of forts, trenches, walkways, cannon embrasures and redoubts which have since vanished from the landscape. The remaining earthworks take on an even greater importance because of their rarity as the last tangible evidence, in Centreville Virginia, of America's Civil War and the Second Battle of Manassas.

In response to previous staff comments, the applicant has relocated several lots to provide for a larger open space area around the earthworks. As a result, the connectivity and historic context of the earthworks to the Mount Gilead site is strongly improved over earlier proposed site layouts. The applicant has also committed to refurbish the earthworks in conformance with FCPA recommendations, surround the earthworks with a split-rail fence, develop a trail system around the earthworks, provide interpretive signage for the site, provide a public access easement, and record a covenant for the long-term preservation and maintenance of the earthworks.

Proffers

FCPA issues have now largely been addressed. Staff continues to recommend the following clarifications to the applicant's proffers dated October 24, 2001.

1. Proffer #1 incorrectly references "Ashgrove Plantation" and "adjacent commercially zoned land." Neither is pertinent to this application.
2. Proffer #12 incorrectly references the "County Archeologist" and "Heritage Resources." All references to these entities should be replaced with "Fairfax County Park Authority Cultural Resource Protection Group."
3. Proffer #13 commits to establishing a covenant so that the homeowners' association will provide for the preservation and maintenance of the historic earthworks on this site. Staff recommends that the covenant state that such preservation and maintenance will be provided by the homeowners' association "in accordance with FCPA recommendations."

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

6-101 Purpose and Intent

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

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 a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DUI/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

