



FAIRFAX COUNTY

APPLICATION FILED: August 23, 2001
PLANNING COMMISSION: March 7, 2002
BOARD OF SUPERVISORS: March 18, 2002
@ 4:00 P.M.

V I R G I N I A

February 21, 2002

STAFF REPORT

APPLICATION RZ/FDP 2001-MV-039
Concurrent with PCA/FDPA 2000-MV-057

MOUNT VERNON DISTRICT

APPLICANT:	Lorton Valley East, L.C.
PRESENT ZONING:	R-1
REQUESTING ZONING:	PDH-4
PARCEL(S):	107-3 ((1)) 15
ACREAGE::	2.26 Acres
DENSITY:	3.99 du/acre
OPEN SPACE:	40%
PLAN MAP:	Residential, 1-2 du/acre
PROPOSAL:	Rezone to permit the development of 8 single-family detached dwellings and 1 affordable unit (1/2 of a duplex unit)
WAIVERS/MODIFICATIONS:	Waiver of the privacy yard requirement of Sect. 6-107 for the attached dwellings

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-MV-039 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2001-MV-039, subject to development conditions contained in Appendix 2 and subject to the Board of Supervisors' approval of RZ 2001-MV-039 and the Conceptual Development Plan.

Staff recommends approval of a waiver of the privacy yard requirements for the attached units, subject to the development conditions contained in Appendix 2.

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.

For information, contact the Zoning Evaluation Division, Office of Comprehensive Planning, 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.



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STAFF REPORT

APPLICATION PCA/FDPA 2000-MV-057
Concurrent with RZ/FDP 2001-MV-039

MOUNT VERNON DISTRICT

APPLICANT:	Lorton Valley, L.C.
PRESENT ZONING:	PDH-4
REQUESTING ZONING:	PDH-4
PARCEL(S):	107-3 ((1)) 13, 14, 16
ACREAGE::	60.87 Acres
DENSITY:	3.29 du/acre
OPEN SPACE:	48%
PLAN MAP:	Residential, 1-2 du/acre
PROPOSAL:	Amend the proffers and development plan previously approved in RZ/FDP 2000-MV-057 for residential development to add one (1) additional ADU (1/2 of a duplex unit) and to modify the development plan in the ADU area; and, to modify the configuration of the parking spaces at the ends of the private streets at the western side of the site.
WAIVERS/MODIFICATIONS:	Waiver of the privacy yard requirement of Sect. 6-107 for the attached dwellings

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2000-MV-057 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2000-MV-057, subject to development conditions contained in Appendix 2 and subject to the Board of Supervisors' approval of PCA 2000-MV-057 and the Conceptual Development Plan.

Staff recommends approval of a waiver of the privacy yard requirement for the attached units, subject to the development conditions contained in Appendix 2.

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.

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REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 2001-MV-039

FDP 2001-MV-039

FILED 08/23/01

LORTON VALLEY EAST L.C.

TO REZONE: 2.26 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDM-4
DISTRICT

LOCATED: WEST OF INTERSTATE 95, EAST OF FURNACE ROAD,
IN THE VICINITY OF THE SHIRLEY ACRES
SUBDIVISION

ZONING: R-1

TO: PDM-4

OVERLAY DISTRICT(S):

MAP REF 107-3- /01/ /0015-

FILED 08/23/01

LORTON VALLEY EAST L.C.

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

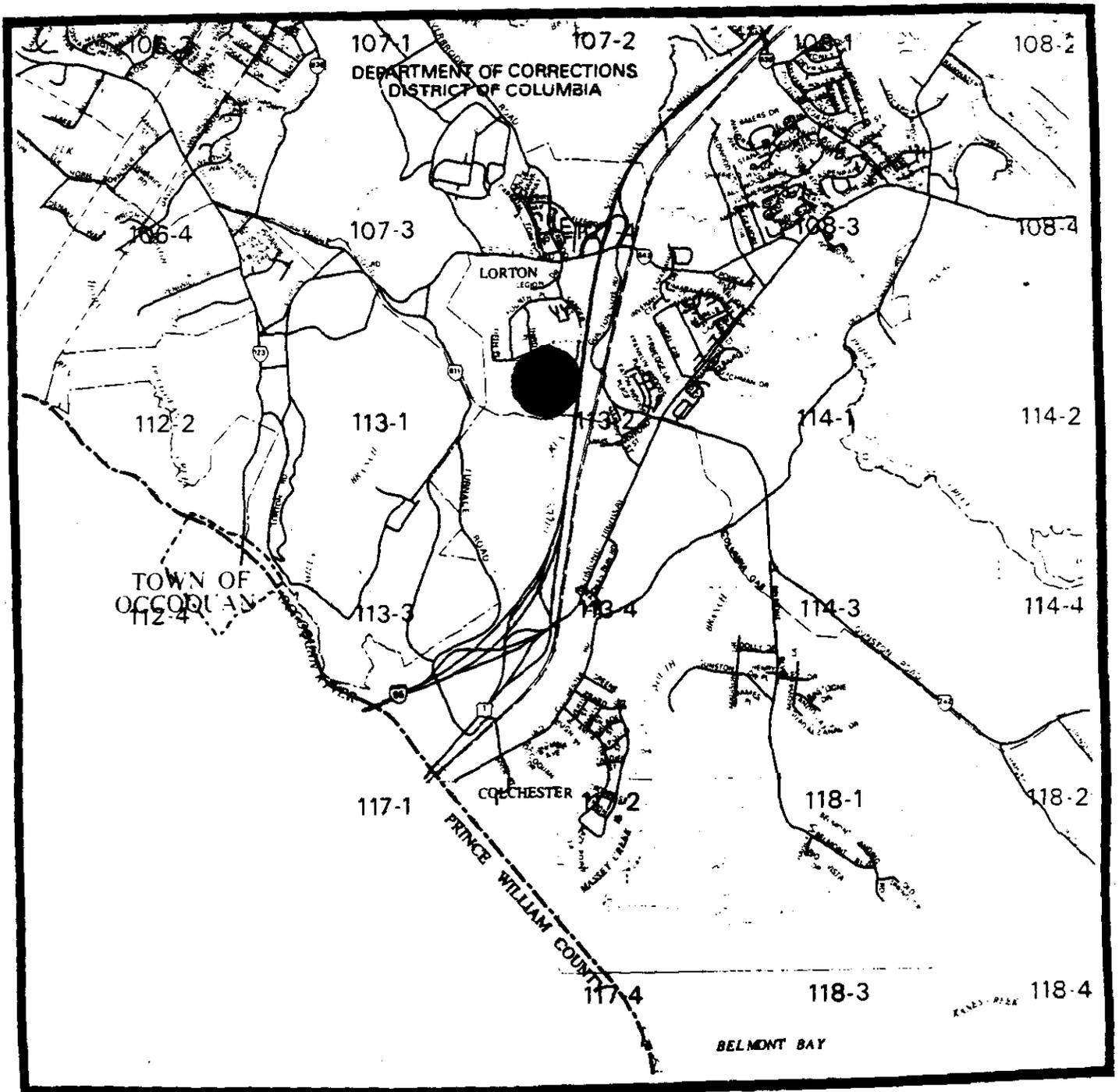
APPROX. 2.26 ACRES OF LAND; DISTRICT - MT VERNON

LOCATED: WEST OF INTERSTATE 95, EAST OF FURNACE ROAD,
IN THE VICINITY OF THE SHIRLEY ACRES
SUBDIVISION

ZONING: PDM-4

OVERLAY DISTRICT(S):

MAP REF 107-3- /01/ /0015-



REZONING APPLICATION /

FINAL DEVELOPMENT PLAN

RZ 2001-MV-039

FDP 2001-MV-039

FILED 08/23/01

LORTON VALLEY EAST L.C.

TO REZONE: 2.26 ACRES OF LAND; DISTRICT - MT VERNON

PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-4 DISTRICT

LOCATED: WEST OF INTERSTATE 95, EAST OF FURNACE ROAD, IN THE VICINITY OF THE SHIRLEY ACRES SUBDIVISION

ZONING: R-1

TO: PDH-4

OVERLAY DISTRICT(S):

MAP REF 107-3- /01/ /0015-

FILED 08/23/01

LORTON VALLEY EAST L.C.

FINAL DEVELOPMENT PLAN

PROPOSED: RESIDENTIAL DEVELOPMENT

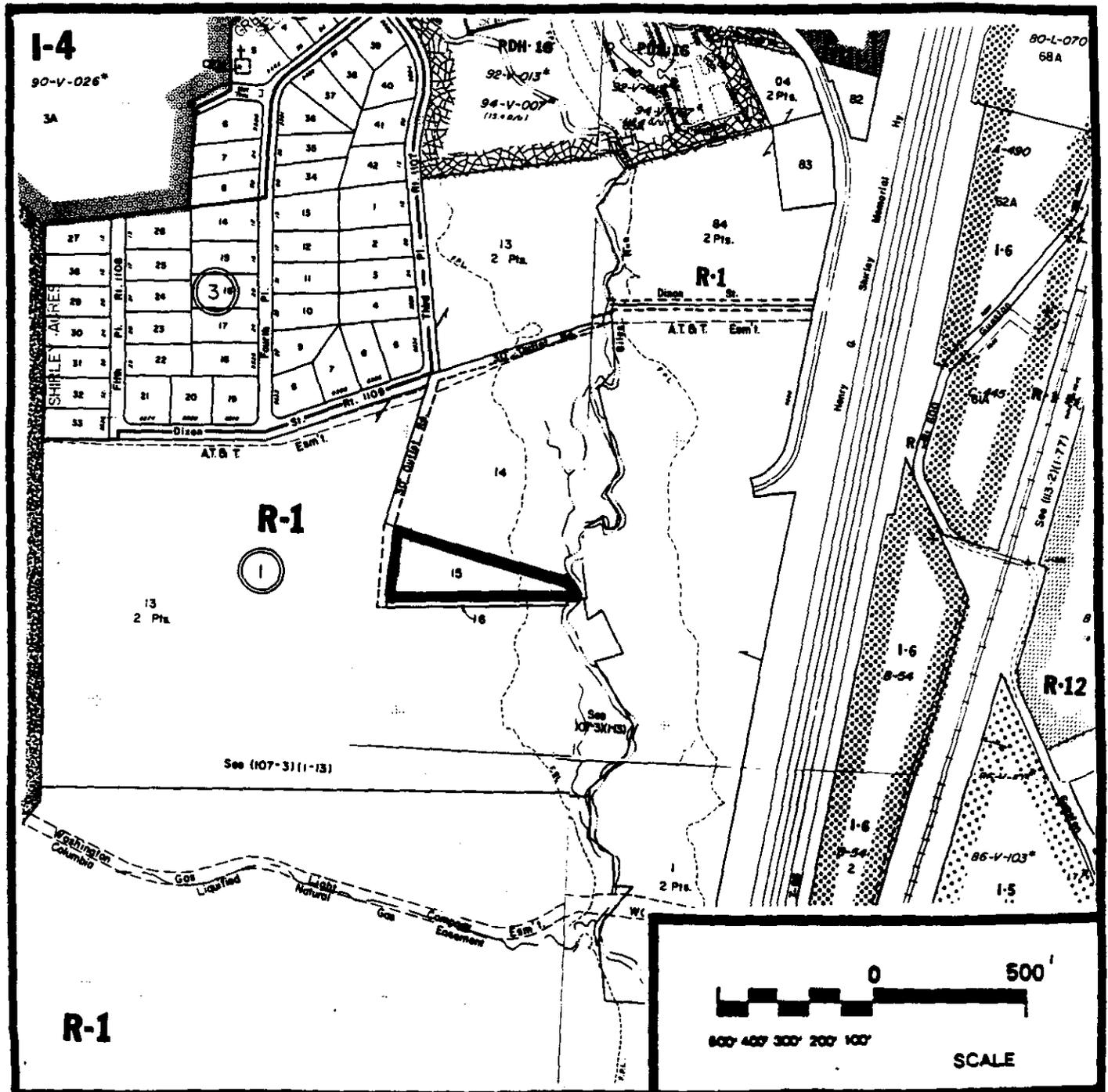
APPROX. 2.26 ACRES OF LAND; DISTRICT - MT VERNON

LOCATED: WEST OF INTERSTATE 95, EAST OF FURNACE ROAD, IN THE VICINITY OF THE SHIRLEY ACRES SUBDIVISION

ZONING: PDH-4

OVERLAY DISTRICT(S):

MAP REF 107-3- /01/ /0015-



PROFFERED CONDITIONAL AMENDMENT/

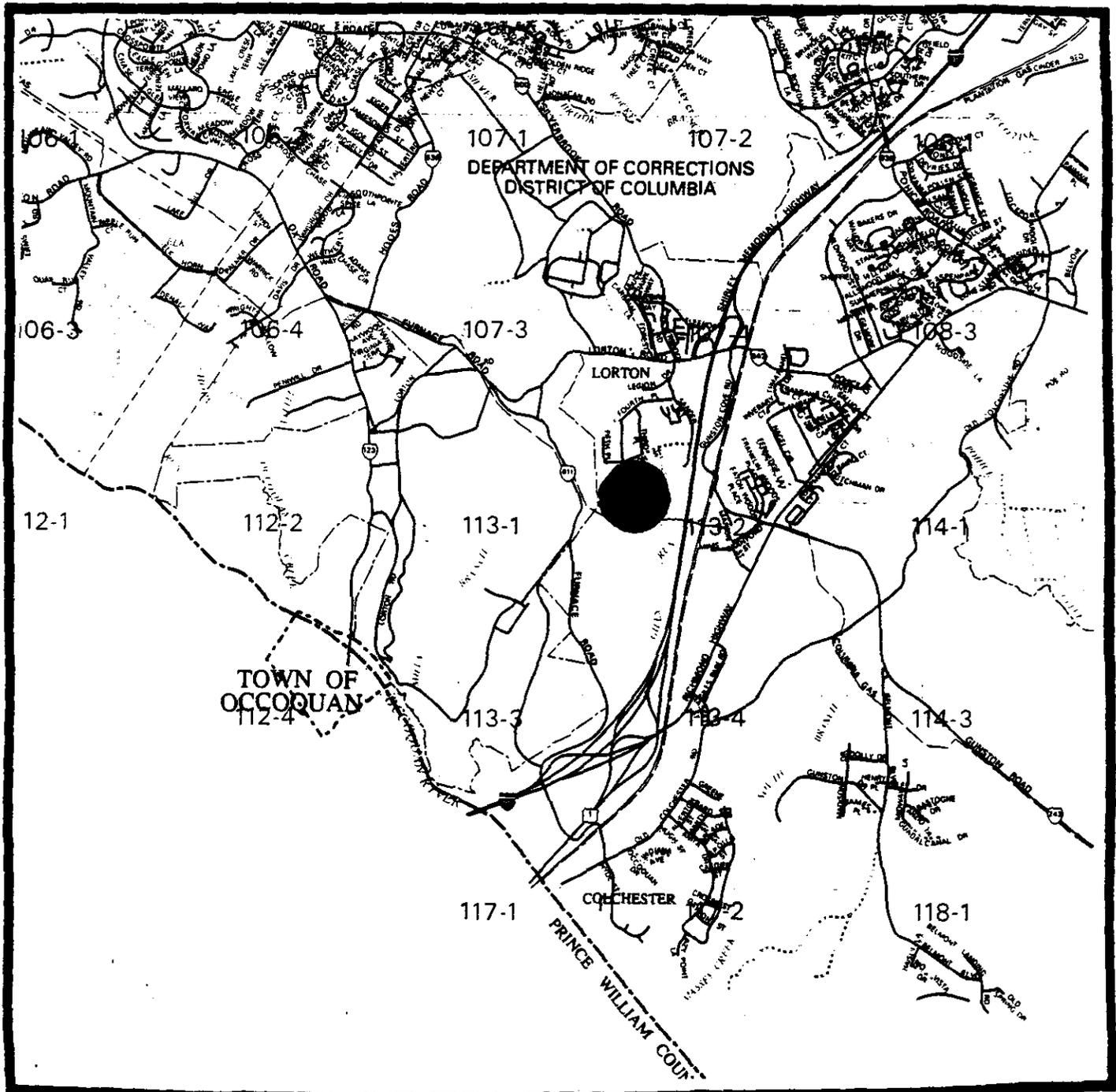
FINAL DEVELOPMENT PLAN AMENDMENT

PCA 2000-MV-057

FDPA 2000-MV-057

FILED 11/27/01
 LORTON VALLEY, L. C.
 PROFFERED CONDITION AMENDMENT
 PROPOSED: PROFFER CONDITION AMENDMENT TO INCREASE NUMBER OF AFFORDABLE DWELLING UNITS
 APPROX. 60.87 ACRES OF LAND; DISTRICT - MT VERNON
 LOCATED: SOUTHERN TERMINUS OF 4TH PLACE (ROUTE 1105) APPROXIMATELY 500 FEET EAST OF FURNACE ROAD (ROUTE 611)
 ZONING: PDH- 4
 OVERLAY DISTRICT(S):
 MAP REF 107-3- /01/ /0013- .0014- .0016-

FILED 11/27/01
 LORTON VALLEY, L. C.
 FINAL DEVELOPMENT PLAN AMENDMENT
 PROPOSED: PROFFER CONDITION AMENDMENT TO ADD AFFORDABLE DWELLING UNITS
 APPROX. 60.87 ACRES OF LAND; DISTRICT - MT VERNON
 LOCATED: SOUTHERN TERMINUS OF 4TH PLACE (ROUTE 1105) APPROXIMATELY 500 FEET EAST OF FURNACE ROAD (ROUTE 611)
 ZONING: PDH- 4
 OVERLAY DISTRICT(S):
 MAP REF 107-3- /01/ /0013- .0014- .0016-

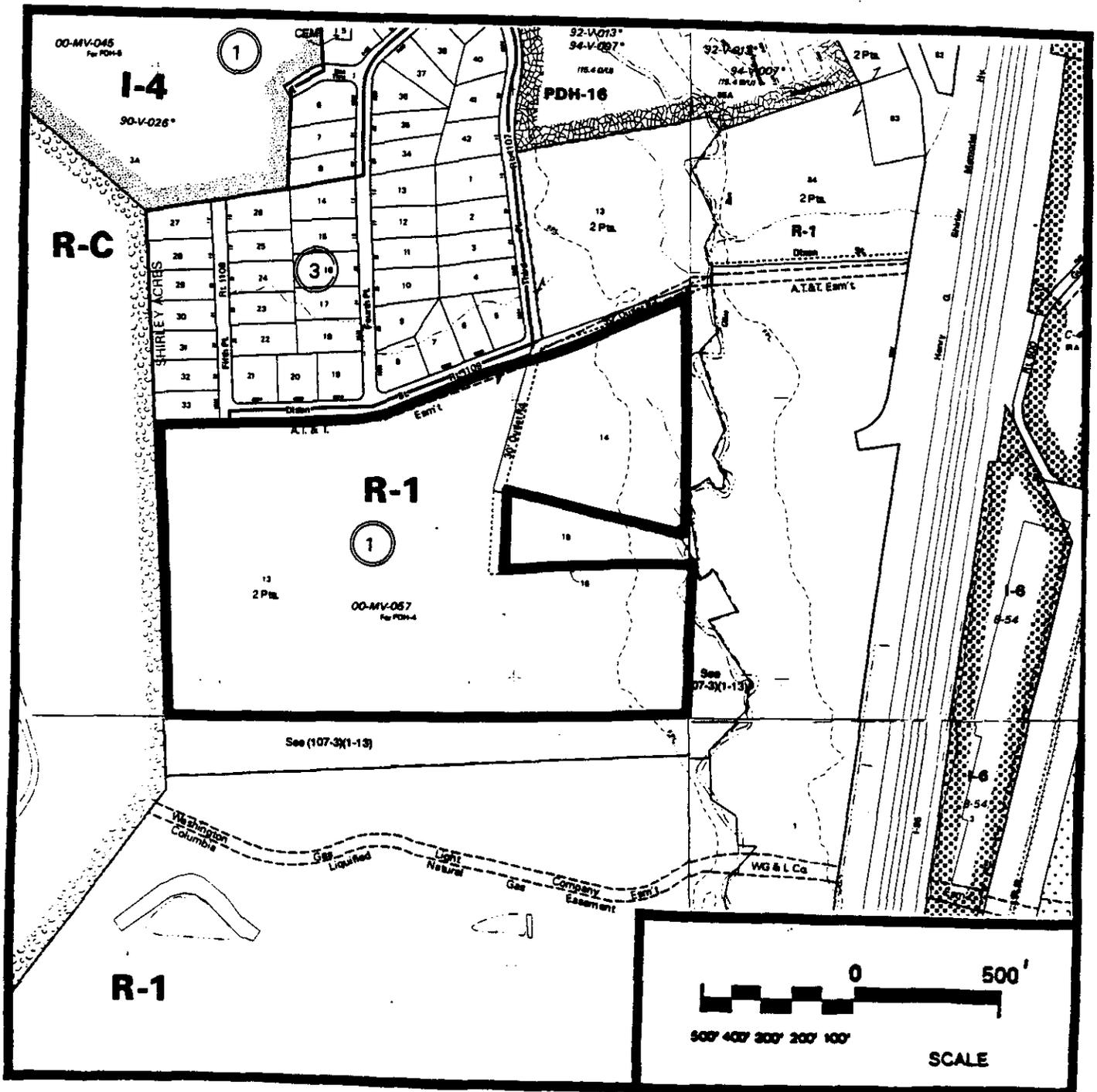


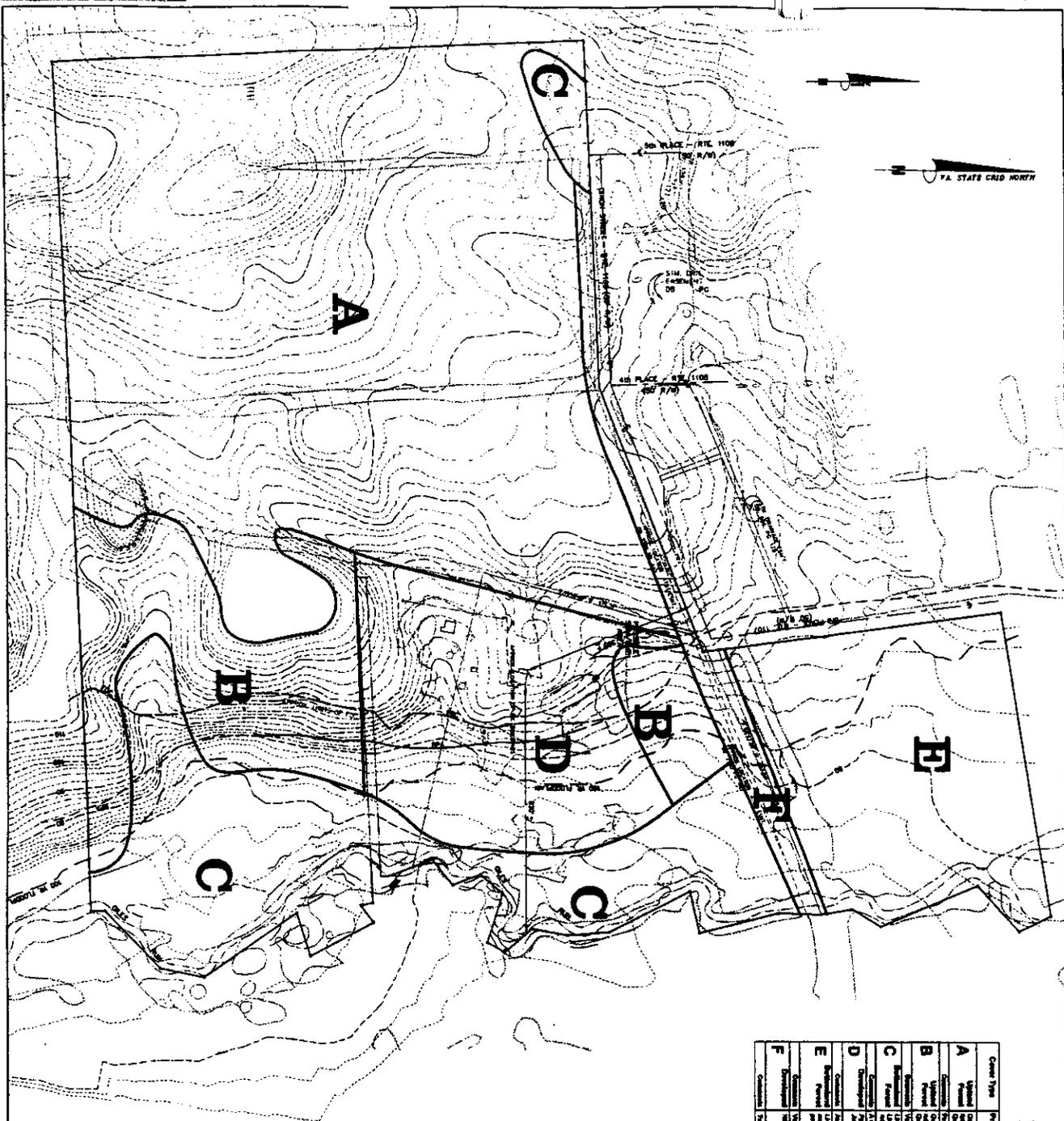
PCA 2000-MV-057

FDPA 2000-MV-057

FILED 11/27/01
 LORTON VALLEY, L. C.
 PROFFERED CONDITION AMENDMENT
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 OVERLAY DISTRICT(S):
 MAP REF 107-3- /01/ /0013- ,0014- ,0016-

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 FINAL DEVELOPMENT PLAN AMENDMENT
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 ZONING: POH- 4
 OVERLAY DISTRICT(S):
 MAP REF 107-3- /01/ /0013- ,0014- ,0016-





EXISTING VEGETATION LEGEND

Code	Plant Species	Vegetation Type	Soil	Condition	Area
A	Hardy species from open areas, low density, 10-20% cover	Open areas	100	100	27,941
B	Hardy species from open areas, low density, 10-20% cover	Open areas	100	100	1,487
C	Hardy species from open areas, low density, 10-20% cover	Open areas	100	100	8,400
D	Hardy species from open areas, low density, 10-20% cover	Open areas	100	100	1,541
E	Hardy species from open areas, low density, 10-20% cover	Open areas	100	100	1,200
F	Hardy species from open areas, low density, 10-20% cover	Open areas	100	100	1,141



- 1A4 - MIXED ALLUVIAL LAND
- 8B4 - HYALITISKLE FINE SANDY LOAM
- 4B81 - LINT FINE SANDY LOAM, UNBULGATING PHASE
- 49C2 - LINT FINE SANDY LOAM, ROLLING PHASE
- 49B2 - LINT FINE SANDY LOAM, HILLY PHASE
- 61C2 - ROLLING LAND, LOAMY & GRAVELLY SEDIMENTS

LEGEND

- EXISTING CONTOUR
- EXISTING STRIP
- EXISTING VEGETATION
- LIMIT OF SURVEY
- LIMIT OF DISSEMINATION
- LIMIT OF CONSTRUCTION

GRAPHIC SCALE



EXISTING VEGETATION MAP
THE VILLAGE AT LORTON VALLEY
 MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

BOWMAN CONSULTING GROUP

DATE: 12/15/01
 SCALE: 1" = 100'
 SHEET: 6 of 8



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

DESCRIPTION OF THE APPLICATION

The applicants, Lorton Valley East, L.C. and Lorton Valley, L.C. have each filed applications for the purpose of rezoning a 2.26 acre parcel of land in order to incorporate it into the previously approved development known as the Village at Lorton Valley (RZ/FDP 2000-MV-057) which was approved by the Board on July 9, 2001 and to amend the proffers and FDP approved with RZ/FDP 2000-MV-057 to modify the number of ADUs to be provided and to revise the layout of the ADU units. In addition, the applicant proposes to modify the parking configuration at the ends of the three (3) private streets located in the westernmost portion of the site. Descriptions of each application follow.

RZ 2001-MV-039 proposes to rezone a 2.26 acre parcel (Tax Map parcel 107-3 ((1)) 15), which was not included in the applicant's previously approved rezoning (RZ 2000-MV-057), from the R-1 (Residential-One Dwelling Unit per Acre) District to the PDH-4 (Planned Development Housing-Four Dwelling Units per Acre) District in order to develop including one (1) affordable dwelling unit and eight (8) single-family detached dwellings at a density of 3.99 dwelling units per acre with 40% open space. At the time of approval of RZ 2000-MV-057, the applicant had not been able to acquire Parcel 15; however, the applicant had shown a potential layout of the parcel which demonstrated that it could be developed in conformance with the Plan and in a manner that would be consistent with and integrated into the larger development. Further, the applicant's proffers and CDP/FDP provided for access to the parcel for its future inclusion in the larger development. The applicant now proposes to develop Parcel 15 in conformance with the site design previously shown. A reduction of the development plan, the proffers, and development conditions approved with RZ 2000-MV-057 are contained in Appendix 5. The area subject to PCA 2000-MV-057 and the additional 2.26 acres will collectively be referred to as the "Village at Lorton Valley" throughout this report.

PCA 2000-MV-057 was filed to correct a deficiency in the number of ADUs provided in the original rezoning. An error in calculation of the ADU requirement resulted in approval of 195 market rate units and four (4) ADUs, when six (6) ADUs were actually required. The applicant proposes to provide four (4) single-family attached ADUs in the same general location as previously approved with one (1) additional ADU located in half of a duplex unit which is located on the property line of Parcel 15 which is the subject of RZ/FDP 2001-MV-039. The additional ADU which is needed to correct the deficiency is proposed as the other half of the duplex which is located on Parcel 15. Additional parking spaces have been added in the common parking lot serving the ADUs which shifts the parking lot closer to the common property line with Parcel 15. With the exception of the revisions described above which increase the number of ADUs and modify the ADU parking and the modified parking

configurations along the western boundary there are no changes proposed to the development plan or proffers approved in RZ/FDP 2000-MV-057. Note that one set of proffers and one development plan is provided and treated as one development.

The Village at Lorton Valley property, including Parcel 15, is an environmentally sensitive piece of land with extensive areas of Environmental Quality Corridor (EQC) and steep slopes. A total of 30.8% of the original rezoning site consisted of floodplain associated with Giles Run and steep slopes which exceed 15%, thus, was subject to the density penalty contained in Par. 2 of Sect. 308 of the Ordinance. Parcel 15, which is the subject of RZ 2001-MV-039 only has 17% floodplain and steep slopes which exceed 15% grade and is not subject to the density penalty. The density approved in RZ 2000-MV-057 was 3.27 dwelling units per acre. Addition of the 2.26 acre parcel to the Village at Lorton Valley Development increases the overall density to 3.31 dwelling units per acre, which is generally consistent with the density originally approved.

Density:	3.29 dwelling units per acre (PCA 2000-MV-057)
	3.99 dwelling units per acre (RZ 2001-MV-039)
	3.31 dwelling units per acre (combined area)

Waivers/Modifications:	Waiver of the privacy yard requirement of Article 6-107 for all of the single-family attached ADU units.
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The applicant has submitted combined draft proffers for PCA 2000-MV-057 and RZ 2001-MV-039, which except for minor changes, such as commitment to this development plan, are the same as those approved with RZ 2000-MV-057. The draft proffers, dated January 25, 2002, are included in Appendix 1, staff's proposed development conditions are in Appendix 2, the applicant's affidavits are in Appendix 3, and the applicant's combined Statement of Justification is included as Appendix 4.

Proffered Condition Amendments and rezonings must comply with the Zoning Ordinance standards found in Section 16-101, General Standards, and Section 16-102, Design Standards, and Section 6-107, among others. A copy of these applicable standards can be found in Appendix 15 of this report.

BACKGROUND

Parcel 15 is a triangular shaped parcel located on the east side of the Village at Lorton Valley Development. It is surrounded by the area rezoned in RZ 2000-MV-57 on the north, south, and west and is developed with one abandoned dwelling. The eastern portion of the parcel consists of EQC and RPA associated with Giles Run and its floodplain. No application to rezone the property has been previously filed.

As stated previously, on July 9, 2001, the Board of Supervisors approved rezoning RZ 2000-MV-057 which rezoned 60.87 acres from the R-1 District to the

PDH-4 District to permit the development of 195 single-family detached units and 4 single-family attached ADUs at a density of 3.27 dwelling units per acre. On July 9, 2001, the Board of Supervisors also approved RZ 2000-MV-045 on land located north of Shirley Acres (Tax Map parcels 107-3 ((1)) 3A) which rezoned 58.57 acres from the I-4 District to the PDH-5 District in order to develop 270 single-family attached and detached residences at a density of 4.61 units per acre. This development is called "Lorton Valley North". The applicant intends to have one homeowners' association (HOA) for Lorton Valley North and the Village at Lorton Valley, including Parcel 15, with shared recreational facilities.

LOCATION AND CHARACTER

The area which includes The Village at Lorton Valley is located south of the Shirley Acres Subdivision at the termini of Fifth Place, Fourth Place, and Third Place. The property is an undeveloped, heavily wooded parcel which contains steep slopes, primarily in the southwestern and eastern portions of the site. The entire eastern side of the site contains EQC and RPA associated with Giles Run and its 100 year floodplain. Both the western and southern sides of the site are adjacent to major landfill and debris facilities. That to the west is the Fairfax County I-95 facility. To the south is a privately owned and operated debris collection facility.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family detached (Shirley Acres)	R-1	1-2 du/acre
South	Landfill	R-1	Private recreation/open space
West	Fairfax County I-95 facility and DC Dept. of Corrections property	R-C	Public, governmental, and institutional facilities
East	Vacant, single-family detached	R-1	1-2 du/acre, private open space

COMPREHENSIVE PLAN PROVISIONS (Appendix 14)

- Plan Area:** Area IV
- Planning District:** Lower Potomac Planning District
- Planning Sector:** Lorton-South Route 1 Community Planning Sector (LP-2)

The 63.12 acre property is located in the Lorton-South Route 1 Community Planning Sector (LP2) of the Lower Potomac Planning District in Area IV. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the following citations from the Comprehensive Plan:

On page 70 in the Lower Potomac Planning District of the 2000 edition of the Area IV Plan, under the heading, "Sub-unit B-1," the Plan states:

"The portion of Sub-unit B1-a which is located south of the Shirley Acres residential subdivision, generally west of the Giles Run Environmental Quality Corridor and north of the Lorton Landfill (Tax Map 107-3((1)) 13, 14, 15 and 16), is planned for single-family detached residential use at 1-2 dwelling units per acre. As an option, this area may be considered for single-family residential use at 3-4 dwelling units per acre if all the above site development conditions are met (except the above access condition), in addition to the following site-specific conditions:

- Substantial buffering adjacent to the Lorton landfill should be provided such that no dwelling unit is closer than 500 feet from the actual surface of the landfill. (Note: This densely vegetated buffer is provided by the approved special exception conditions for the debris landfill.);
- Access from this southern area should be provided by a minimum of two separate access routes to the arterial road system (i.e. Lorton Road and/or Furnace Road);
- If the development is single-family detached, primary access to the southern area should be via a new connector through the northern area to Lorton Road. If the southern area develops prior to the redevelopment of Shirley Acres, then this connector road should be provided generally along the alignment of Fifth Place. Additional landscaping may need to be provided to help buffer the existing homes along Fifth Place prior to redevelopment of Shirley Acres. Secondary access could be provided through Third or Fourth Place, connecting to Lorton Road via Cooper Drive and Sanger Street. An alternative secondary access could be a connection to Furnace Road. (Note: The existing roads within Land Unit B1 are sub-standard and may need improvements as a result of new development traffic within these areas.);
- If the development is single-family attached (townhouse), primary access should be provided via the extension of Dixon Street across Giles Run EQC to Sanger Street, with improvements to Dixon and Sanger Streets required. Secondary access to the southern area should be via a new connector through the northern area to Lorton Road. Additional landscaping may need to be provided to help buffer the existing homes along Fifth Place prior to redevelopment of Shirley Acres;

- Effective buffering and screening based on the density of development of the southern area, should be provided along the common boundary between Shirley Acres and the southern area; and
- Substantial and logical consolidation of the four parcels is encouraged; however, as an alternative, a coordinated development plan should be provided which shows how the unconsolidated parcel(s) could be developed at a similar intensity and be integrated into the other development through a shared circulation system."

The Comprehensive Plan map shows that the property is planned for residential use at 1-2 dwelling units per acre and private open space.

ANALYSIS

Combined Conceptual/Final Development Plan (CDP/FDP) for
RZ/FDP 2001-MV-039 and PCA/FDPA 2000-MV-057
(Copy at front of staff report)

Title of CDP/FDP and FDPA: The Village at Lorton Valley

Prepared By: Bowman Consulting Group, Ltd.

Original and Revision Dates: November 16, 2001
Revised to January 25, 2001

The applicant submitted a combined development plan which includes the land area for both RZ 2001-MV-039 and PCA 2000-MV-057. The combined document was requested by staff because Parcel 15 will be integrated into the larger rezoning and will be subject to the same proffers and development conditions. The combined document should facilitate future review of the development by DPWES and others. The combined CDP/FDP and CDPA/FDPA consists of eight (8) sheets. The descriptions of the sheets which follow will focus primarily on RZ/FDP 2001-MV-039 since changes to the original rezoning which are proposed in PCA/FDPA 2000-MV-057 propose only minor adjustments to the layout of the ADU units and to add two (2) ADUs. The other modification proposed in PCA 2000-MV-057 is the re-configuration of parking spaces at the termini of the three private streets in the westernmost part of the development. No loss in the number of parking spaces is proposed. There are no other changes proposed to The Village at Lorton Valley development plan. A detailed description of the original rezoning is available in the file for RZ/FDP 2000-MV-057 which is located in the Department of Planning and Zoning. The sheets are described as follows:

Sheet 1 is the Cover Sheet with Notes and vicinity map.

Sheet 2 depicts the proposed layout for the CDPA/FDPA for 2000-MV-057 and the CDP/FDP for RZ 2001-MV-039. This sheet outlines the 2.26 acre area which is proposed to be rezoned and incorporated into the Village at Lorton Valley Development. Immediately to the north the applicant has outlined the ADU area which contains the only changes originally proposed to the CDP/FDP approved with RZ 2000-MV-057. In addition to the modifications proposed in the ADU area, the applicant has now requested modifications to the parking space layout at the ends of the three (3) private streets in the western side of the site. The applicant had sought approval for the proposed modifications, pursuant to Par. 4 of Sect. 16-403 which permits minor modifications to the approved final development plan if such modifications are in substantial conformance with the approved development plan. The Zoning Administrator has determined that the proposed modifications to the parking space layout should be addressed in the context of this PCA application. Therefore, the modified parking space layout will be discussed in the Transportation Analysis section of this report in Appendix 6. Sheet 2 is described as follows:

- The area of RZ 2001-MV-039 is a triangular area which is proposed to be accessed via a private street extension from a cul-de-sac located in the Village at Lorton Valley development. A proposed private street extends in a southerly direction from the cul-de-sac and provides access to eight (8) single-family detached lots. A sidewalk is depicted along both sides of the street which is consistent with those in the surrounding development. Not shown on this sheet is a turnaround area at the southern end of the proposed private street which the applicant has proffered to address DOT concerns. An exhibit attached to the applicant's draft proffers illustrates the turnaround. The applicant has been requested to show this turnaround area on the CDP/FDP so that the exhibit can be eliminated. The eastern half of the rezoning site contains EQC and RPA which are to remain undisturbed. A tot lot is proposed just west of the EQC, adjacent to Lots 202 and 203. Two (2) single-family attached ADUs straddle the northern property boundary of Parcel 15. Since the property line generally splits the duplex unit, it was determined that one ADU would be counted in the rezoning area and the other would be added to the original development approved pursuant to RZ 2000-MV-057.
- North of the rezoning area in the area subject to modification in PCA 2000-MV-057, are shown four (4) ADUs built within one structure which has been designed to resemble one large dwelling. Although not proffered, the developer is working with HCD to design these units to be fully accessible units which could be marketed to disabled individuals.
- A parking lot containing 10 regular parking spaces, including two (2) accessible spaces, is provided to serve the ADUs. Access into the parking

lot is via a private street extending eastward from a cul-de-sac. Two (2) additional parking spaces are located on the private street.

- Tabulations for the original rezoning show an area of 60.87 acres developed with 199 dwelling units, including four (4) ADUs, and a density of 3.27 dwelling units per acre. Forty-eight (48) percent open space is provided.
- Tabulations are also presented for the combined area of the original rezoning (RZ 2000-MV-057) and the area to be rezoned in RZ 2001-MV-039. The total land area is 63.12 acres developed with 209 dwelling units, including six (6) ADUs, and a density of 3.31 dwelling units per acre. Forty-seven (47) percent open space is provided.
- Tabulations also show that 418 parking spaces were provided in the original rezoning and 438 are proposed in the combined area which includes Parcel 15, which is a total of eighteen (18) parking spaces over the requirement. The applicant's draft proffers continue to state that "All driveways on lots shall be a minimum length of 18 feet from the edge of the house to the end of the driveway." In addition, the applicant has proffered that "A covenant shall be recorded which provides that garages shall only be used for purposes that will not interfere with their intended purpose of parking vehicles and that garages may not be converted to living space..."

Sheet 3 shows Parcel 15 and the ADU area proposed to be modified in PCA 2000-MV-057 at a 1:30 scale and tabulations for RZ 2001-MV-039. These areas are described as follows:

- Tabulations indicate that the 2.26 acre Parcel 15 is proposed to be developed with nine (9) dwellings, including one (1) ADU which is located in a duplex unit which straddles the northern property line. The proposed density is 3.99 dwelling units per acre and 40% open space is provided. Nineteen (19) parking spaces are required with 34 spaces provided, according to the tabulations. Thirty-two (32) of the spaces are provided as garage and driveway spaces for the single-family detached dwellings. The additional two spaces shown in the tabulations are not shown on Parcel 15. Since access to all six (6) of the ADUs is from the common parking lot or the private street north of the quadraplex, it would be logical the required parking spaces for Parcel 15 to be provided in this lot. However, only twelve (12) parking spaces are provided in the parking lot and private street while fourteen (14) are required. Staff has proposed a development condition which requires two (2) additional parking spaces to be provided to serve the ADU units to address this deficiency. A note indicates that parallel parking is provided on the west side of the private

street with final locations subject to final driveway locations. The number of parallel spaces is not indicated.

- A typical for the single-family detached lot shows lots which are 42'X 100' with 8 foot front yards to the house and 18 feet to the garage; 20 foot rear yards, and 3 foot side yards. Notes indicate that bay window and chimney encroachments may be permitted at the rear and that decks may encroach 10 feet into the rear yard. A note also states that bay window and chimney encroachments may occur "as may be permitted". These notes are the same as those on the CDP/FDP approved with RZ 2000-MV-057.
- The private street which serves Parcel 15 is shown with sidewalk on both sides which is consistent with the rest of the development.
- A proposed trail connection is shown running from the private street between Lots 201 and 201 and around the proposed tot lot.

Sheet 4 is the Landscape Plan for the entire Village at Lorton Valley and Parcel 15. Landscaping proposed on Parcel 15 and in the ADU area of the original rezoning is consistent with that approved with RZ 2000-MV-057. A single row of evergreen trees, with no species or size indicated, is proposed as screening between the duplex ADU unit and the single-family detached dwelling on Lot 21. The applicant has requested a modification of transitional screening and a waiver of barrier in this location; however, pursuant to Par. 7 of Sect. 13-301, transitional screening and barriers are not required between different unit types in an ADU development.

Sheet 5 is the pedestrian circulation plan which shows sidewalk on both sides of the private street on Parcel 15 and in front of all of the ADU dwellings.

Sheet 6 is the existing vegetation map (EVM) which shows Parcel 15 to lie almost entirely in a developed area of upland forest with vegetation in good condition. The easternmost portion of the site is bottomland forest within the 100 year floodplain of Giles Run.

Sheet 7 is the Fifth Place Improvements Plan which shows off-site improvements through Shirley Acres. No changes are proposed.

Sheet 8 contains "Illustrative Architectural Elevations" showing single-family detached facades and facades of the ADUs. The applicant has carried forward proffers accepted with RZ 2000-MV-057 which state that the illustrative architectural renderings are provided to illustrate the design intent of the proposed units which will also be applicable to the area subject to RZ 2001-MV-039. The proffers state that "The front elevations shall be

generally consistent in terms of character and quality with the illustration. The proffers also state that "The specific features such as the exact location of windows, doors, shutters, number of stories, and roofline and other architectural details are subject to modification with final engineering and architectural design." The applicant has also proffered that variations in architectural features such as porches, stoops, elevations, fenestration, trim, shutters, and garage door treatments, and variable building setbacks shall be implemented along individual streets as a means of creating visually appealing and varied streetscape views." When end units are oriented toward the public street a minimum of 50% of the side façade shall be brick, stucco, or other masonry type finish. The applicant has proffered that end units shall either include side entries or windows and architectural detailing. The sheet provides elevations of the quadruplex ADU structure and the duplex unit which straddles the property line. The quadruplex is designed to resemble a large house or lodge with pitched roofs. The elevation which faces the parking lot appears to be the front of the building and to contain a significant amount of masonry, although materials are not labeled. The façade facing the private street has less detailing and appears to have more siding, although that is not clear. There are individual entries located in each of the four (4) corners of the building. No enclosed outdoor areas are proposed for the units. The duplex unit is a similar design. Elevations of the building are presented which show views from the parking area and from the street, but not from the south where it abuts a single family detached lot. Entry into the units is provided from the parking lot. It is not clear if there will be outside entrances on the south side; however, the applicant has requested a waiver of the privacy yard requirement of Sect. 6-107.

Transportation Analysis (Appendix 6)

A Transportation Impact Analysis, dated February 4, 2002, is contained in Appendix 6 which stated that there were no significant transportation issues associated with the applicant's request. Following this memo, DOT noted that the applicant's latest development plan had deleted turnarounds which had previously been provided at the ends of the three (3) private streets in the western portion of the site where modified parking layouts have been proposed. A Transportation Impact Analysis, dated February 13, 2002, was subsequently prepared which replaces the February 4, 2002, Memo and cites the following issue.

Issue: Turnarounds and Safety Issues

The applicant's development plan, dated January 25, 2002, deleted turnaround areas at the ends of the three (3) private streets at the western edge of the development. In previous submissions, the turnarounds which had been approved in RZ 2000-MV-057 were consistent with what was approved on the Final Development Plan. According to the DOT Memo, the elimination of the turnaround areas and delineation of parallel parking on both sides of the central

street which is 36 feet wide creates a safety hazard. Without turnarounds, vehicles entering the streets may be forced to back out to Fifth Place, which is a local collector street designed to funnel traffic to and from the community. Without restoration of the turnarounds and a revised development plan which delineates driveways so that operational safety of these areas can be evaluated, DOT recommends denial of the application. Although not cited in the DOT Memo, a related issue which the applicant was asked to address concerned the actual number of parallel parking spaces being provided at the ends of these streets. In particular, the central street is shown with parallel spaces along both sides of the street with no indication of where driveways will be located

Resolution:

The applicant had indicated that revised plans were being prepared which restored turnarounds at the ends of these streets and showed driveway locations and an accurate number of parking spaces; however, such plans have not been received. In order to address this issue, staff has proposed a development condition which requires turnarounds to be provided at the ends of the three (3) private streets which meet PFM requirements. In addition, a development condition is proposed which requires a minimum of 418 parking spaces in the area rezoned in RZ 2000-MV-057, which is the number of spaces originally approved for 195 single-family detached units and 4 attached units. The current proposal adds one (1) ADU to this area. Given past and current concerns about parking, staff does not support any reduction in the number of parking spaces previously provided.

Environmental Analysis (Appendix 7)

Contained in Appendix 7 is an Environmental Analysis, dated February 6, 2002. The issues associated with development of Parcel 15 are the need to protect the EQC and RPA, mitigation of highway noise to acceptable levels, and tree preservation. All of the above issues are addressed by the applicant's draft proffers which bring forward all of the applicable proffers accepted with approval of RZ 2000-MV-057 which provide for preservation of the EQC/RPA, noise mitigation, and tree preservation. Note 12 states that all necessary public utilities are readily accessible to the site and will be extended or improved by the applicant or utility company as may be appropriate. "The location of these utilities shall not impact the EQC and RPA areas to the greatest extent possible. Sanitary sewer will be extended through the subject properties per Fairfax County Plan #9101-P1-02." The applicant's draft proffers include a previously accepted proffer for RZ 2000-MV-057 which states "In order to preserve and protect the EQC, the limits of clearing and grading shall strictly conform to the limits as shown on the CDP/FDP, subject to installation of only those utilities which cannot be reasonably accommodated elsewhere on the site as determined by the Urban Forestry Division and approved by the Director..." The proffer

further states that "Any such utilities shall be located and installed in the least disruptive manner possible to minimize damage to trees."

The Trails Plan Map does not depict any trails immediately adjacent to Parcel 15.

Public Facilities Analysis (Appendices 8-13)

The following Analyses apply only to RZ 2001-MV-039.

The Memorandum from the Fairfax County Water Authority states that adequate water service is not available at the site and an off-site water main extension from the existing main will be required. An offsite water main extension from an existing water main located on Dixon Street will be required to serve Parcel 15. Depending on the configuration of the on-site water mains, additional water main extensions may be necessary.

The Sanitary Sewer Analysis in Appendix 9 states that this property is located in the Mill Branch watershed and will be sewered into the Norman M. Cole, Jr. Pollution Control Plant. Adequate sewer service is currently available; however, no commitment can be made 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.

The Fire and Rescue Memorandum contained in Appendix 10 states that the site currently meets fire protection guidelines.

The Memorandum from the Department of Public Works Utilities Planning and Design Division is attached in Appendix 11 and states that there are no downstream complaints on file. There are no drainage recommendations for this property.

Fairfax County Schools Analysis

The January 31, 2001, Memo from the Fairfax County Schools which was submitted with their review of RZ 2000-MV-057 is contained in Appendix 12. The Memo stated that enrollment in the schools listed (Halley Elementary, Hayfield Middle and Hayfield High) were currently projected to be near or above capacity. It was estimated that the proposed development would add approximately 80 elementary students, 13 middle school students and 31 high school students to the school population. The current proposals would add a total of eight (8) single-family detached units and two (2) ADUs to the 199 dwelling units previously approved, which is not a significant increase.

To address community concerns about school facilities, the applicant has brought forward a proffer from RZ 2000-MV-057 to contribute \$1,200.00 per unit for development of schools in the Lorton area. The applicant has proffered a contribution of \$2,000.00 per unit for RZ 2001-MV-039.

Park Authority Memoranda

There are two Memos from the Fairfax County Park Authority (FCPA), dated November 21, 2001, and December 27, 2001. The November 21, 2001, Memo was written on RZ/FDP 2001-MV-039 makes the following requests:

- Dedication of approximately 1 acre, including the Giles Run, for an addition to the Giles Run Stream Valley Park to the Fairfax County Park Authority (FCPA).
- Provision of \$955 per unit for outdoor recreation facilities for the residents of the proposed development

The applicant has brought forward proffers from the original rezoning which provide dedication of the EQC to the FCPA and meet the Ordinance requirement to provide \$955 per unit for recreation. Therefore, all of the issues relating to the rezoning application have been addressed. The December 27, 2001, Memo from the FCPA was written on PCA 2000-MV-057 and has no issues.

Land Use Analysis (Appendix 5)

Contained in Appendix 5 are Land Use Analyses for both RZ 2001-MV-39 and PCA 2000-MV-057, dated February 6, 2002. As noted, the subject property is planned for residential use at 1-2 dwelling units per acre with an option for development at 3-4 dwelling units per acre, pursuant to the Board's adoption of Plan Amendment No. 95-5, on February 12, 1996. Under the heading, "Recommended Land Use Plan," are contained a number of specific criteria that were determined to be met at the time RZ 2000-MV-057 was approved with a density of 3.27 dwelling units per acre. The addition of Parcel 15 to the original rezoning results in an overall density of 3.31 dwelling units per acre for the entire development and a design that is consistent with that previously approved. Therefore, the applicant's proposals are in conformance with the Plan.

RESIDENTIAL DENSITY CRITERIA

The Comprehensive Plan provides for development of the subject property at a density range of three (3) to four (4) dwelling units per acre. The approved density of RZ 2000-MV-057 was 3.27 dwelling units per acre which was above the base and,

therefore, was expected to satisfy one-half (1/2) of the applicable Residential Density Criteria which it did. The addition of one (1) ADU proposed in PCA 2000-MV-057 increases the density to 3.29 dwelling units per acre, which is still above the base but not at the high end of the density range and, therefore, does not require any additional review of the Density Criteria.

Since RZ 2001-MV-039 proposes to rezone a new area, the proposed density must be justified. The proposed density in RZ 2001-MV-039 is 3.99 dwelling units per acre, which is at the high end of the density range and the application should satisfy three-fourths (3/4) of the applicable criteria. Staff's review 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. (FULL CREDIT)

The applicant's development plan is a design which allows this 2.26 acre parcel to be integrated into the Village at Lorton Valley Development with a continuation of the same design already approved. It, therefore, generally complements the existing and planned neighborhood scale, character and materials, and establishes logical and functional relationships with the larger development. Sidewalks are provided on both sides of the private street. The EQC and RPA are to be preserved. Noise mitigation for I-95 is provided. Architectural elevations are provided which show the design intent of the proposed units and provide an illustration of the front elevations. The applicant has proffered that the new homes shall meet thermal guidelines for energy efficiency. The applicant has proffered to provide rear yards which are a minimum of 20 feet which is consistent with the rest of the development. The applicant has proffered building materials and architectural details on the sides of dwellings oriented to the public street to avoid blank facades without architectural detailing. The applicant has also proffered to provide variations in architectural features along the fronts of units to create a visually appealing and varied streetscape. Staff has proposed a development condition which requires additional trees to be planted on the north, west, and south sides of the attached units to provide a better transition between unit types. Given the above, staff believes full credit is warranted.

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. (FULL CREDIT)

The applicant has proffered that Fifth Place improvements will be made prior to the issuance of the first building permit for this development. The applicant should have also proffered that the connection through Lorton Valley North to Lorton Road will be open for use prior to building permits for this site. With this proffer, full credit is warranted.

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 has proffered to contribute \$550.00 per unit to a specific fund designated for Lorton Road Fund for Lorton Road area improvements.

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)

The applicant was requested to dedicate the open space which includes the RPA and EQC associated with Giles Run and to contribute funds toward a trail connection from the Lorton Station development to go under the railroad and I-95 and to ultimately connect to Lorton Valley North and this development. The applicant has proffered to dedicate the open space to the Board for park purposes.

6. Provide usable and accessible open space areas and other passive recreational facilities in excess of County ordinance requirements and those defined in the County's Environmental Quality Corridor policy. (HALF CREDIT)

The application provides 40% open space which exceeds the Ordinance requirement of 18%; however, the majority of the open space is located in the RPA and EQC on the eastern side of the site. The applicant proposes to develop a tot lot adjacent to the EQC to provide recreation for young children. A trail connection is provided which connects with internal sidewalk system. Therefore, half credit is given for this criterion.

7. Enhance, preserve or restore natural environmental resources on-site, (through, for example, EQC preservation, wetlands preservation and protection, limits of clearing and grading and tree preservation) and/or reduce adverse off-site environmental

impacts (through, for example, regional stormwater management). Contributions to preservation of and enhancement to environmental resources must be in excess of ordinance requirements. (HALF CREDIT)

The applicant provides for preservation of the EQC and RPA. No tree preservation is provided in this area. Therefore, only half credit can be given.

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)

The applicant has proffered to provide one (1) affordable dwelling unit on this parcel in one half of a duplex unit which straddles the property line with the area rezoned in RZ 2001-MV-057 and subject to PCA 2000-MV-057. Development of the eight (8) single-family detached units proposed on this parcel does not generate the need to provide ADUs; however, this parcel is to be integrated into the 60.86 acre area previously rezoned which is subject to the ADU Ordinance. A total of six (6) ADUs are required for the entire Village at Lorton Valley Development, including this parcel, and one (1) of the ADU units is proposed to be located on this parcel which meets the requirement of the ADU Ordinance and addresses this issue. 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. (NOT APPLICABLE)
10. Integrate land assembly and/or development plans to achieve Plan objectives. (NOT APPLICABLE)

The application has satisfied an adequate number of the above criteria and has justified the proposed density.

ZONING ORDINANCE PROVISIONS (Appendix 15)

Transitional Screening and Barrier Requirements:

None required between different unit types in ADU developments.

Waiver of the Privacy Yard Requirement of Sect. 6-107

On February 15, 2002, the applicant submitted revised Statements of Justification which indicated that a waiver of the privacy yards for the ADU units is being requested. No justification for the waivers is presented; however, the

design of the quadruplex would make privacy yards, especially toward the street and parking lot infeasible. The eastern side is adjacent to undisturbed open space. Staff, therefore, supports a waiver of the privacy yard requirement for these four (4) units. Staff has requested additional information about the duplex, such as an elevation of the rear of the building and whether the units will have direct access to the outdoors from the rear, or south side, of the building, in order to evaluate the appropriateness of the requested waiver. The applicant has not provided the requested elevation of the rear of the duplex or information regarding rear access. Staff is concerned about the relationship between the rear of the duplex and Lot 201 to the south, given the close proximity to one another. Enclosed privacy yards provide private outdoor recreational space as well as a place to store items, such as portable outdoor grills, bikes, etc. that would otherwise be contained in a garage and, if not contained, could result in clutter. Staff, therefore, only supports a waiver of the privacy yard requirements for the duplex units if the applicant can demonstrate that the units will not have direct rear access to the outdoors.

Affordable Dwelling Unit Ordinance

When the Board approved RZ 2000-MV-057 an error had been made in calculating the required number of ADUs which resulted in the provision of four (4) ADUs, instead of the six (6) units actually required. These applications provide the required six (6) affordable units and, therefore, comply with the ADU Ordinance. The addition of Parcel 15 and its eight (8) dwellings to the Village at Lorton Valley Development still results in the requirement for a total of six (6) units, pursuant to Par. 3 of Sect. 2-802 which does not permit an owner/applicant to avoid the ADU requirements by submitting piecemeal applications with less than fifty (50) dwelling units at a time.

Standards for Planned Development Housing (PDH) Districts

It should be noted that the evaluation of the PDH standards is based on only RZ 2001-MV-039, since it was previously determined that the standards were met for RZ 2000-MV-057 and the modifications proposed in PCA 2000-MV-057 do not alter that finding.

The applicant has requested rezoning to the PDH District. According to the Zoning Ordinance, PDH districts are intended to encourage innovative and creative design and are to be designed, among others, to "ensure 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; and to encourage the provision of dwellings within the means of families of low and moderate income..."

Forty percent (40%) open space is provided on Parcel 15 which exceeds the requirement of 18%. Forty-seven percent (47%) open space is provided within the total development which exceeds the 15% open space requirement in the R-4 Cluster development.

The proposed 2.26 acres contained in Parcel 15 satisfy the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed maximum density of 3.99 dwelling units per acre on Parcel 15 satisfies the maximum density requirements of four (4) du/ac for the PDH-4 District (Sect. 6-109).

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities on-site equal to \$955.00/unit or provide a cash equivalent for off-site improvements. The applicant has proffered to provide a tot lot and playground on the area rezoned in RZ 2000-MV-057 and to contribute to the cost of construction of the pool and bathhouse approved with Lorton Valley North as recreational facilities will be shared between the two developments. Any funds remaining after construction of the facilities will be contributed to the Fairfax County Park Authority for use in a nearby park. A total of \$7,640.00, which equates to \$955.00 per unit will be added to the overall contribution for recreation facilities.

General Standards, Sect. 16-101
Design Standards, Sect. 16-102

The Board determined that the original rezoning which resulted in the Village at Lorton Valley development addressed all of the PDH Standards, including the General and Design Standards. The current applications which correct a deficiency in the number of ADUs and incorporate 2.26 acres into the development do not alter that finding. The proposed modification to the parking space layout at the terminus of the three westernmost private streets, with the proposed development condition, does not affect the standards.

Summary of Zoning Ordinance Provisions

General and Design Standards have been addressed.
With the proposed development conditions, all other applicable Zoning Ordinance requirements have been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant has filed two applications which seek to rezone a 2.26 acre parcel from the R-1 District to the PDH-4 District in order to incorporate it into the

Village at Lorton Valley development which was approved with the Board's approval of RZ 2000-MV-057 in 2001 and to add two (2) affordable units to correct a deficiency in the number of affordable units originally approved. In addition, the applicant has proposed to modify the parking space configuration at the western ends of the three (3) private streets at the westernmost side of the site. Since the area to be rezoned will become part of the Village at Lorton Valley development and is to be included in the homeowner's association, a combined development plan which includes both applications has been provided. The applicant proposes to carry forward all of the applicable previously accepted proffers for RZ 2000-MV-057 in these applications and to incorporate them into one document. Likewise, the staff proposed development conditions are also combined. In staff's analysis, the proposed development conforms with the Plan recommendation for this property.

Recommendations

Staff recommends approval of PCA 2000-MV-057 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2000-MV-057, subject to development conditions contained in Appendix 2 and subject to the Board of Supervisors' approval of PCA 2000-MV-057 and the Conceptual Development Plan.

Staff recommends approval of RZ 2001-MV-039 and the Conceptual Development Plan subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2001-MV-039, subject to development conditions contained in Appendix 2 and subject to the Board of Supervisors' approval of RZ 2001-MV-039 and the Conceptual Development Plan.

Staff recommends approval of a waiver of the privacy yard requirements of Sect. 6-107, subject to the development conditions contained in Appendix 2.

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. Staff Proposed Development Conditions.
3. Affidavit
4. Applicant's Statement of Justification
5. Planning Analyses and Plan Citations
6. Transportation Analysis
7. Environmental Analysis
8. Water Authority Memo
9. Sanitary Sewer Analysis
10. Fire and Rescue Department Analysis
11. DPWES Memo
12. Fairfax County Schools Analysis
13. Fairfax County Park Authority Memos
14. Development Plans, Proffers, and Development Conditions for RZ/FDP 2000-MV-057 (The Village at Lorton Valley)
15. Zoning Ordinance Provisions
16. Glossary of Terms



PROFFERS**LORTON VALLEY, L.C.****LORTON VALLEY EAST, L.C.****RZ 2001-MV-039****PCA 2000-MV-057****February 8, 2002**

Pursuant to Section 15.1-2303 (A), Code of Virginia, 1950, as amended, the undersigned Applicant and property owners for themselves and for their successors and assigns (hereinafter "Applicant"), filed for a rezoning for property identified as Tax Map reference 107-3 ((1)) 15, and Proffered Condition Amendment plan approval for property identified as Tax Map reference 107-3 ((1)), Parcels 13 pt., 14 and 16 (hereinafter referred to as "Application Property") hereby agree to the following proffers, provided the "Board of Supervisors" (hereinafter referred to as "Board") approves the rezoning of Tax Map 107-3 ((1)) 15 to the PDH-4 Zoning District and PCA 2000-MV-057.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- a. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP sheets 1 - 8), prepared by Bowman Consulting Group, dated January 25, 2002.
- b. Site amenities, including benches, fencing, decorative lighting, entry monument, special paving and mailboxes, in general character with those shown on the CDP/FDP Exhibit entitled "Illustrative Site Details" shall be provided within the Application Property.

2. FINAL DEVELOPMENT PLAN AMENDMENT

- a. Notwithstanding that the CDP/FDP is the subject of Proffer 1 as set forth above, it shall be understood that the CDP shall be the entire Plan relative to the points of access, the maximum total number and type of units, the limits of clearing and grading, general location of residential lots and the location and amount of common open space, and that the Applicant has the option to request a Final Development Plan Amendment (FDPA) for elements of other than the CDP elements from the Planning Commission for all of, or a portion of the CDP/FDP in accord with the provisions as set forth in Section 16-402 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended ("Ordinance").
- b. Public street access to Tax Map 107-3 ((1)) Parcel 15 will be provided via the cul-de-sac to be constructed at/near the northern property line as generally shown on the

CDP/FDP.

3. MINOR MODIFICATIONS

Pursuant to paragraph 4 of Section 16-403 of the Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make adjustments to the internal lot lines of the proposed subdivision at time of subdivision plan submission based on final house locations and building footprints, without decreasing the peripheral setbacks, landscaping, and total open space provided, as shown on the CDP/FDP. The Applicant may make minor lot location modifications as referenced in the Notes on the CDP/FDP.

4. TRANSPORTATION

- a. At time of subdivision plan approval or upon demand by Fairfax County or Virginia Department of Transportation (VDOT), whichever, occurs first, the Applicant shall dedicate and convey in fee simple to the Board right-of-way as shown on the subdivision plan for the public streets for that phase of development as generally shown on the CDP/FDP and ancillary easements for the future street connection to Furnace Road.
- b. The Applicant shall construct the public streets and private streets during development of the Application Property, as shown on the CDP/FDP.
- c. The segments of private streets as shown on CDP/FDP shall conform to the pavement thickness standards for public streets as set forth in the Public Facilities Manual, as determined by the Department of Public Works and Environmental Services (DPWES).
- d. All prospective purchasers shall be notified in writing and within Homeowner's Association documents, that several segments of road serving the Application Property as shown on the CDP/FDP will be private and the responsibility for maintenance will rest with the Homeowner's Association.
- e. With regard to road and sidewalk improvements along existing 5th Place:
 - i. Prior to the issuance of the first building permit, 5th Place as it exists north of the Application Property shall be improved with new pavement within the existing 50 foot right of way and open to traffic as shown on Sheet 6 of the CDP/FDP contingent upon granting of all necessary easement for grading, utilities, etc. at no cost or at appraised cost to the Applicant.
 - ii. Prior to the bond release on the public road extension of 5th Place within the Application Property, a sidewalk will be constructed within the existing 50 foot right of way as shown on Sheet 6 of the CDP/FDP contingent upon

granting of all necessary easements for grading, utilities, etc. at no cost or at appraised cost to the Applicant.

Applicant shall make all reasonable efforts to acquire the property necessary for the reconstruction of existing 5th Place as shown on the CDP/FDP. In the event the Applicant is not able to acquire the right-of-way and associated utility and construction easements necessary for the 5th Place construction, Applicant shall submit a written request to Fairfax County to acquire the right-of-way and associated utility and construction easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (1) plat, plans and profiles showing the necessary right-of-way and/or easements to be acquired; (2) an appraisal, prepared by an independent appraiser approved by the County, of the value of the property to be acquired and of all damages, if any, to the residue; (3) a sixty (60) year title search certificate of the property to be acquired; and (4) cash in an amount equal to the appraised value of the property and of all damages to the residue. In the event the owner of the property is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award in excess of cash amount shall be paid to the County by the Applicant within fifteen (15) calendar days of said award. It is understood that all other costs incurred by the County in acquiring the property shall be paid to the County by the Applicant upon demand. Prior to and during the contemplated condemnation proceedings described above, the Applicant, its successors and assigns, shall be permitted to submit, process and receive approval of subdivision plat(s) or site plan(s) and development permits for other portions of the Application Property as described herein. If the County cannot obtain necessary easements, or chooses not to utilize its power of eminent domain to do so, the Applicant shall undertake any road/sidewalk improvements for which easements are not necessary.

- f. Prior to the issuance of the first building permit, the Applicant shall construct a 20-foot wide ditch section roadway within the existing right of way of Dixon Street along the Application Property's Dixon Street frontage.
- g. Prior to the issuance of the first building permit, the Applicant shall construct 5th Place (base paving) from Lorton Road through the Property subject to RZ 2000-MV-045 to the improved 5th Place roadway section within Shirley Acres.
- h. All driveways on lots shall be a minimum length of 18 feet measured from the front edge of the garage to the inside edge of the sidewalk.
- i. All public streets will be constructed with 5-foot sidewalks, and all private street segments will be constructed with 4-foot sidewalks, as generally shown on the CDP/FDP.

- j. The Applicant shall design a driveway turnaround that will serve Lots 200 and 203. See attached Exhibit A.

5. LANDSCAPING AND AMENITIES

- a. The Applicant shall provide landscaping as generally shown on Sheet 4 of the CDP/FDP landscaping plan, in coordination with the Urban Forestry Division, subject to final engineering and placement of utilities as approved by DPWES.
- b. Street trees (2 ½ to 3 inches in caliper) consisting of small, medium and/or large deciduous trees will be provided as generally shown on the landscape plan, subject to driveway location, streetlights, and placement of utilities. The exact location and type of other trees/shrubs shown on the landscape plan will be determined at the time of subdivision plan approval but will be in substantial accord with that shown, subject to necessary grading and utility placement.
- c. In order to restore a natural appearance to the SWM pond, a landscape plan shall be submitted as part of the first submission of the subdivision plat showing extensive landscaping in all possible planting areas of the pond, in keeping with the plant policies of DPWES as determined by the Urban Forestry Division with approval by the Director, DPWES.
- d. Applicant shall plant supplemental trees and/or shrubs and plants along Dixon Street between the AT&T easement and the tree save area as generally shown on the landscape plan on Sheet 3 of the CDP/FDP, in coordination with the Urban Forester.
- e. The deciduous trees shown in the rear yards of the 36 ft. x 100 ft. and 42 ft. x 100 ft. lots shall be small to medium sized deciduous trees having a caliper of 2 to 3 inches. The evergreen trees shall have a planting height of 6 to 8 feet.
- f. The rear yards of single family detached lots which abut other rear yards shall be planted with landscaping with a minimum growth height of 6 feet and a minimum height of 3 feet at planting and/or a 6-foot high fence or a combination of both, subject to utility location, in order to provide visual privacy in the rear yards.

6. RECREATION

- a. Park/recreation areas shall be provided as generally shown on the CDP/FDP. Recreational facilities shall include a playground and two tot lots as shown on Sheets 2 and 3 on the CDP/FDP. Tot lot equipment shall be provided from the following categories: swings, slides, crawl tubes, age appropriate climbing and fitness/activity apparatus.
- b. Trail connections shall be made through the open space/EQC area of the Application Property as generally shown on the CDP/FDP.

- c. The Applicant shall contribute \$500 per unit excluding ADU units, to the cost of construction of the pool and bath house approved with RZ 2000-MV-045, and provided pursuant to the provisions of Article 16-404 of the Ordinance for the use and enjoyment by the residents of this development and other residents as may become members of the same Homeowner's Association. The contribution shall be made on a per unit basis and shall be paid to the Application Property's HOA upon issuance of each RUP. When submitting requests for credit for recreation facilities under this paragraph, the Applicant shall coordinate its request with the request of the Applicant in RZ 2000-MV-045, so that DPWES can review a combined request for credit for the facilities where both developments are entitled to a credit. All credit requests shall be accompanied by the documentation required by DPWES in its administration of the park contribution.
- d. In the event that the sum of the facilities noted in a., b., and c. above do not equal or exceed the sum of \$955.00 per unit, as required in Article 6 of the Zoning Ordinance, then the Applicant shall contribute the difference between the value of the recreational improvements and \$955.00 per unit to the Fairfax County Park Authority for use in a nearby park.

7. ARCHITECTURE

- a. The illustrative architectural renderings as shown on the CDP/FDP are provided to illustrate the design intent of the proposed units. The front elevations shall be generally consistent in terms of character and quality with the illustration. The specific features such as the exact location of windows, doors, shutters, number of stories, and roofline and other architectural details are subject to modification with final engineering and architectural design.
- b. Variations in architectural features such as porches, stoops, elevations, fenestration, trim, shutters, and garage door treatments, and variable building setbacks shall be implemented along individual streets as a means of creating visually appealing and varied streetscape views.
- c. In the event end units are located in a manner, which results in the side of units facing the public street, a minimum of fifty-percent (50%) of the side facade of each such unit shall be constructed of brick, stucco, or other masonry type finish. Such end units shall either include side entries or shall incorporate windows and architectural detailing on end walls.

8. TREE PRESERVATION

- a. Trees will be preserved in the tree save area in the northern portion of the Application Property subject to:

- i. A 15 foot clearing and grading area between proposed lots and the tree save area; and
 - ii. A planting area 12 feet in depth running parallel to the existing AT&T easement, as generally shown on the CDP/FDP.
- b. The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be submitted as part of the related subdivision plat submission. The plan shall be reviewed by the Urban Forestry Division (UFD) and approved by the Director, DPWES. The certified arborist responsible for preparation of the tree preservation plan shall be referred to as the "Project Arborist." The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread, and condition rating percentage of all trees twelve (12) inches in diameter or greater within fifteen (15) feet of the tree preservation side of the limits of clearing and grading on the Application Property, as reflected on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the 9th edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, crown pruning, root pruning, mulching, fertilization, and tree protection fencing as outlined in paragraph 8.c. below.
- c. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standards:

Four foot high, 14 gauge welded wire fence attached to 6-foot steel posts driven 18 inches into the ground, and placed no further than 6 feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on the site. Installation of tree protection fencing shall be performed under the supervision of the Project Arborist and in coordination with the Urban Forester. Prior to the commencement of any clearing and grading activities on the site, the Project Arborist shall verify in writing that the tree protection fence has been properly installed.
- d. In order to preserve and protect the EQC, the limits of clearing and grading shall strictly conform to the limits as shown on the CDP/FDP, subject to installation of only those utilities which cannot be reasonably accommodated elsewhere on the site as determined by the Urban Forestry Division and approved by the Director, Department of Public Works and Environmental Services (DPWES) and subject to extension of sanitary sewer per Fairfax County Plan #9101-P1-02. Any such utilities shall be located and installed in the least disruptive manner possible to minimize

damage to trees as determined by DPWES. A replanting plan in accordance with the Public Facilities Manual shall be developed and implemented, as approved by the Urban Forestry Division for any areas outside the limits of clearing and grading that must be disturbed. The EQC shall remain as undisturbed open space with the exception for removal of dead or dying vegetation, roadway crossings, and clearing and grading as shown on the CDP/FDP, Archaeology Activities, and subject to the necessary installation of utilities as described above.

- e. Prior to the issuance of the first building permit, Applicant shall remove debris and trash within the RPA and tree preservation areas in a manner that minimizes the impact on trees within the areas in coordination with the Urban Forestry Division.
- f. Prior to any clearing or grading on the site, the limits of the EQC and wetlands protected from clearing and grading as shown on the CDP/FDP, shall be fenced and flagged to prevent intrusions into these areas, subject to DPWES approval. The fencing or other suitable barriers shall remain in place during all phases of construction in the adjacent area, as determined by DPWES.

9. HOMEOWNER'S ASSOCIATION

The Applicant shall incorporate the Application Property into one Community Association in coordination with the property that is subject to RZ/FDP 2000 MV-045 to own, manage and maintain the open space, private streets, recreational facilities and all other community owned land and improvements. All residents shall have all rights and privileges of use of all open space and recreational facilities that are contributed to, pursuant to Paragraph 6. (c) above. If the Application Property is not incorporated into the same Association subject to RZ 2000-MV-045, the Applicant shall establish separate homeowners' associations for each development to own, manage and maintain the open space, private streets, recreational facilities and all other community owned land and improvements. Joint use of the pool and recreation facilities will be insured in both sets of Association documents.

10. ENVIRONMENTAL

- a. In order to reduce interior noise to a level of approximately Ldn 45 dBA, units within a highway noise impact zone of Interstate 95 of Ldn 65-70 dBA (2,000 feet from the centerline of I-95) shall employ the following acoustical treatment measures:
 - i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - ii. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any facade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20 percent of an exposed facade, then the glazing should have an STC rating of at least

39.

- iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.
- b. In order to reduce exterior noise levels below Ldn 65 dBA, a 6-foot high solid fence shall be constructed along the rear lot lines of lots 56, 57, 58, 59, 201, 202, and 203, to the east of the four ADU units, and along the eastern portion of the rear yards of lots 44, 45, 55 and 191.
- c. As an alternative to the above, the Applicant may elect to have a refined acoustical analysis performed subject to approval by DPWES, in coordination with Environmental and Design Review Branch, DPWES, to verify or amend the noise levels and impact areas as set forth above, and/or to determine which units may have sufficient shielding to permit a reduction in the mitigation measures prescribed above or which may include alternative measures to mitigate noise impact on the side.
- d. Thermal Guidelines: All homes shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy efficient homes or its equivalent, as determined by DPWES for either electric or gas energy systems.

11. STORMWATER MANAGEMENT (SWM)

The Applicant shall, subject to potential waivers of requirements to provide stormwater detention, provide stormwater detention and/or Best Management Practices (BMP) facilities in accordance with the Public Facilities Manual (PFM) as shown on the CDP/FDP. Erosion and sediment control measures shall be provided in accordance with the PFM. These measures shall be implemented prior to any land disturbing activities and shall be maintained and kept effective throughout the duration of construction.

12. OTHER

- a. A contribution of \$550 per unit, excluding ADU units, shall be made to a specific fund designated for the Lorton Road Fund for Lorton Area road improvements. Per unit contribution will be paid at the time of issuance of individual building permits.
- b. A contribution of \$1,200 per unit, excluding ADU units, shall be made to the Board for a specific fund designated for schools with \$800 of the per unit contribution shall be allocated to predevelopment costs for a new secondary school serving the Lorton area, and \$400 of the per unit contribution will be allocated for the new Lorton Station Elementary School to be built. Per unit contribution will be paid at the time of issuance of individual building permits. A contribution of \$2,000 per unit will be made for single family detached lots approved per RZ 2001-MV-039. A total of

\$1,300 of the per unit contribution shall be allocated to predevelopment costs, and \$700 of the per unit contribution allocated for the new Lorton Station Elementary School to be built.

- c. A covenant shall be recorded which provides that garages shall only be used for purposes that will not interfere with their intended purpose of parking vehicles and that garages may not be converted to living space. This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Homeowner's Association and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of this use restriction prior to entering into a contract of sale.
- d. Applicant shall disclose in writing to all initial unit purchasers and within the HOA documents that major landfill operations are located nearby (the I-95 landfill complex located west of Furnace Road approximately ½ mile from the Application Property and the construction demolition debris landfill facility located south of the Application Property) and the methane gas pipeline within Dixon Street right-of-way and the potential future westward extension of the public road to Furnace Road by others per the approved Comprehensive Plan prior to entering into contracts of sale.
- e. With the exception of the aboveground stormwater management facility, all utilities on the Application Property shall be placed underground.
- f. All single family detached units will be constructed with 2-car garages.

13. PARK DEDICATION

Subsequent to recordation of necessary easements and installation of any utility crossings, subject to paragraph 8.d. above, Applicant shall dedicate and convey in fee simple to the Board the EQC open space portion of the Application Property as shown on the CDP/FDP.

14. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his or her successors and assigns.

15. LORTON VALLEY SOUTH SEWER CONTRIBUTION

Upon completion of the Shirley Acres Sanitary Sewer Extension & Improvement Project by Fairfax County, the Applicant will provide for the payment of remaining Availability Fees or an amount of money equivalent to the fee where it has already been paid, to eligible homeowners within the Shirley Acres Sanitary Sewer Extension & Improvement District.

Homeowners will be eligible if:

- i. The property owner owns a R-1 zoned lot which is occupied at the time of the Application Property's rezoning approval; and
- ii. No other provisions have been made by Fairfax County or others to pay the Availability Fee or excuse payment of the fee; and
- iii. An agreement is signed by the property owner confirming that the property owner's land has not been subdivided or is not the subject of a rezoning request.

16. TEMPORARY SIGNS

No temporary signs (including paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance, and no signs, which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off site during the marketing of the homes on the Application property. The Applicant shall not post or cause others to post temporary signs to market the homes on the Application Property.

17. AFFORDABLE DWELLING UNITS

Six affordable dwelling units shown on the CDP/FDP as single-family attached units shall be provided in the location generally conforming to the footprints and locations of the six units shown on the CDP/FDP.

18. COUNTERPARTS

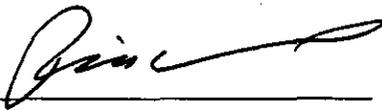
These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE LINES BEGIN ON FOLLOWING PAGE]

Proffers
RZ 2001-MV-039
PCA2000-MV-057

APPLICANT/OWNER OF
TAX MAP 107-3 ((1)), PARCEL 13 pt.

LORTON VALLEY, L.C.
by: KSI SERVICES, INC., Managing Member

By: 
Richard W. Hausler, President

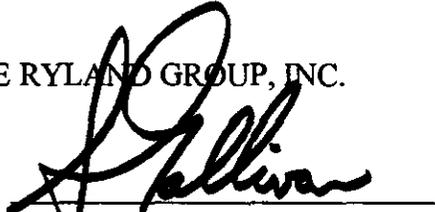
SIGNATURES CONTINUE NEXT PAGE

Proffers
RZ 2001-MV-039
PCA2000-MV-057

CONTRACT PURCHASER OF
TAX MAP 107-3 ((1)) PARCEL 13 pt.

THE RYLAND GROUP, INC.

By:

A handwritten signature in black ink, appearing to read "S. Gallivan", is written over a horizontal line.

Scott C. Gallivan
Washington Division President

SIGNATURES CONTINUE NEXT PAGE

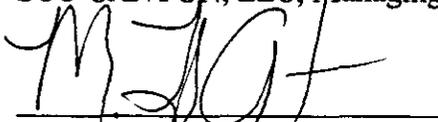
Proffers
RZ 2001-MV-039
PCA2000-MV-057

OWNER OF TAX MAP 107-3 ((1)), PARCELS
13 pt., 14, 16

SCC LORTON SOUTH, LLC

By: SCC-CANYON, LLC, Managing Member

By:

A handwritten signature in black ink, appearing to read "M. Leigh Austin", is written over a horizontal line.

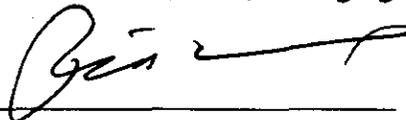
M. Leigh Austin, President

SIGNATURES CONTINUE NEXT PAGE

Proffers
RZ 2001-MV-039
PCA2000-MV-057

TITLE OWNER
TAX MAP 107-3 ((1)), PARCEL 15

LORTON VALLEY EAST, L.C.
by: KSI SERVICES, INC., Managing Member

By: 
Richard W. Hausler, President

END SIGNATURES



STAFF PROPOSED DEVELOPMENT CONDITIONS

FDPA 2000-MV-057 and FDP 2001-MV-039

February 21, 2002

If it is the intent of the Planning Commission to approve Final Development Plan Application FDPA 2000-MV-057 and FDP 2001-MV-039 in the PDH-4 District for single-family residential development located at Tax Map 107-3 ((1)) 13, 14, 16 and 107-3 ((1)) 15, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supercede those imposed with FDP 2000-MV-057.

1. Development of the subject property shall be in substantial conformance with the FDPA/FDP entitled "The Village at Lorton Valley," prepared by Bowman Consulting Group. Ltd., dated November 16, 2001, and revised to January 25, 2001.
2. The location of the methane gas pipeline located within the Dixon Street right-of-way shall be identified on the record plat, prior to its approval. The location of the pipeline shall also be disclosed in the HOA documents.
3. The affordable dwelling units which are provided within a duplex structure shall be designed with individual privacy yards that are fully enclosed by fencing a minimum of six (6) feet in height, unless it is demonstrated that the individual dwellings will not have direct rear access to the outdoors. Additional plantings consisting of a mixture of evergreen and deciduous trees and shrubs shall be planted along the north side of the 4-unit affordable dwelling unit structure and along the south and west sides of the duplex unit to provide screening from the adjacent single family detached units, subject to Urban Forestry Division approval.
4. The fence located in the open space along the southern and western property boundaries shall be constructed of solid wood, board-on-board, masonry, or other similar materials to provide effective screening of the adjacent landfill operations.
5. A 4 foot wide sidewalk shall be provided along one side of all of the private streets.
6. Prior to subdivision plan approval, a wetlands study shall be submitted to DPWES in order to determine the presence of wetlands in the northwest corner of the site. In the event Non-Tidal Wetlands are disturbed to accommodate the proposed site layout, the applicant shall demonstrate to the satisfaction of DPWES compliance with Sect. 404 of the Clean Water Act.

7. Turnarounds and parking spaces which meet the PFM requirements shall be provided at the western ends of the three (3) private streets on the west side of the development.
8. All turnarounds and parking shall be designed to meet PFM requirements.
9. A minimum of 418 parking spaces shall be provided in the area approved with RZ 2000-MV-057. A minimum of fourteen (14) parking spaces shall be provided to serve the ADU units.

REZONING AFFIDAVIT

DATE: February 7, 2002
 (enter date affidavit is notarized)

I, Keith C. Martin, Attorney/Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

2001-130c

in Application No(s): RZ¹⁰⁰ 2001-MV-039
 (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)
Lorton Valley East L.C.	c/o KSI Services Inc. 8081 Wolftrap Road, Suite 300 Vienna, VA 22182	Applicant/Title Owner/Former Contract Purchaser Tax Map 107-3 ((1)), Parcel 15
Richard W. Hausler		Agent
Edward S. Byrne		Agent
Karen A. Arnold		
T. William Dowdy and Shirley M. Hunter, Trustees, for the benefit of: Edith Virginia Hunter Hornberger	5417 East Backlick Road Springfield, VA 22151	Former Title Owner Tax Map 107-3 ((1)) 15

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

* List as follows: (name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

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

DATE: February 7, 2002
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-039
(enter County-assigned application number(s))

2001-130c

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP (S) (enter applicable relationships listed in BOLD in Par. 1(a))
--------------------------------------------------------	-----------------------------------------------------------	-----------------------------------------------------------------------------------------

Bowman Consulting Group, Ltd.	14020 Thunderbolt Place, Suite 300 Chantilly, VA 20151	Engineers/Planners/Agents
Kenneth L. Kidder		Agent
Blake A. Smith		Agent

Walsh, Colucci, Stackhouse, Emrich & Lubeley, PC	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agents
Martin D. Walsh		Attorney/Agent
Keith C. Martin		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Susan K. Yantis		Planner/Agent
Inda E. Stagg		Planner/Agent
William J. Keefe		Planner/Agent
Holly A. Tompkins		Former - Planner/Agent

The Lessard Architectural Group, Inc.	8603 Westwood Center Drive Suite 400 Vienna, Virginia 22182	Architects/Agent
Agents:		
Christian J. Lessard		

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

Rezoning Attachment to Par. 1(a)

DATE: February 7, 2002
(enter date affidavit is notarized)

2001-130c

for Application No. (s): RZ 2001-MV-039
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
-----------------------------------------------------------	--------------------------------------------------------------	---------------------------------------------------------------------------------

Dewberry & Davis LLC Agents: Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
----------------------------------------------------------	-----------------------------------------------------	---------------------------------

Studio 39 Landscape Architecture, P.C. Agent: Joseph J. Plumpe	6416 Grovedale Drive Suite 100-A Alexandria, VA 22310	Landscape Architects/Agent
-----------------------------------------------------------------------------	-------------------------------------------------------------	-----------------------------------

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

REZONING AFFIDAVIT

DATE: February 7, 2002
(enter date affidavit is notarized)

2001-130c

for Application No(s): RZ 2001-MV-039
(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)

Lorton Valley East L.C. 8081 Wolftrap Road, Suite 300
c/o KSI Services Inc. Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

KSI Services, Inc., Mananging Member
Richard W. Hausler, Member
Robert C. Kettler, Member

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

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment (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: February 7, 2002
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-039
(enter County-assigned application number(s))

2001-130c

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
KSI Services, Inc.
8081 Wolf Trap Rd., Suite 300
Vienna, VA 22182

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)
Robert C. Kettler
Richard W. Hausler

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Robert C. Kettler, Chairman/Director
Richard I. Knapp, Senior Vice President
William H. Goodman, CFO/Secretary
Richard W. Hausler, President/Director
Susan M. Brunkow, Treasurer

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, 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)
Gary P. Bowman

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: February 7, 2002
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-039
(enter County-assigned application number(s))

2001-1300

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

Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christian J. Lessard

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

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

DATE: February 7, 2002
(enter date affidavit is notarized)

2001-1300

for Application No(s): RZ 2001-MV-039
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Studio 39 Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, VA 22310

- 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)
Joseph J. Plumpe, 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)
Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

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

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

(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: February 7, 2002
(enter date affidavit is notarized)

2001-130c

for Application No(s): RZ 2001-MV-039
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

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

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

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

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

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

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: February 7, 2002
(enter date affidavit is notarized)

for Application No(s): RZ 2001-MV-039
(enter County-assigned application number(s))

2001-130c

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)
NONE

(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)

[Lined area for listing names and titles of partners]

(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: February 7, 2002
(enter date affidavit is notarized)

2001-130c

for Application No(s): RZ 2001-MV-039
(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:

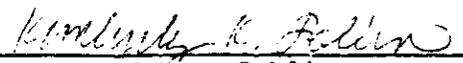


(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, attorney/agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 7 day of February, 2002, in the state of Virginia

My commission expires: 11/30/2003


Notary Public
Commissioned as Kimberly A. Klemm

REZONING AFFIDAVIT

DATE: February 8, 2002
(enter date affidavit is notarized)

I, Keith C. Martin, attorney/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 2001-1828

in Application No.(s): PCA/FDPA 2000-MV-057
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME	ADDRESS	RELATIONSHIP(S)
Lorton Valley L.C.	c/o KSI Services, Inc. 8081 Wolf Trap Rd. # 300 Vienna, VA 22182	Applicant/Owner of Tax Map 107-3 ((1)) 13 pt

Agents:
Edward S. Byrne
Richard W. Hausler
Karen A. Arnold

SCC Lorton South, LLC	401 Wilshire Boulevard Suite 850 Santa Monica, CA 90401	Title Owner of Tax Map 107-3 ((1)) 13 pt, 14, 16
------------------------------	---------------------------------------------------------------	------------------------------------------------------------

Agent:
M. Leigh Austin

(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).

Rezoning Attachment to Par. 1(a)

DATE: February 8, 2002

(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))2001-1826

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Bowman Consulting Group, Ltd.	14020 Thunderbolt Place Suite 300 Chantilly, VA 20151	Engineers/Agent
Agents: Kenneth L. Kidder Blake A. Smith		
Walsh, Colucci, Stackhouse Emrich & Lubeley, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, VA 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Susan K. Yantis Elizabeth D. Baker Inda E. Stagg William J. Keefe Holly A. Tompkins (<i>Former</i>)		
The Lessard Architectural Group, Inc.	8603 Westwood Center Drive Suite 400 Vienna, Virginia 22182	Architects/Agent
Agent: Christian J. Lessard		

(check if applicable)

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

Rezoning Attachment to Par. 1(a)

DATE: February 8, 2002
 (enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Dewberry & Davis LLC Agent: Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
Studio 39 Landscape Architecture, P.C. Agent: Joseph J. Plumpe	6416 Grovedale Drive Suite 100-A Alexandria, VA 22310	Landscape Architects/Agent
The Ryland Group, Inc. Agent: Scott C. Gallivan	11216 Waples Mill Road Suite 100 Fairfax, VA 22030	Contract Purchaser of Tax Map 107-3 ((1)) 13 pt.

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

REZONING AFFIDAVIT

DATE: February 8, 2002
(enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Lorton Valley L.C. c/o KSI Services, Inc.
8081 Wolf Trap Rd., Suite 300
Vienna, VA 22182

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

KSI Services, Inc., Sole Managing Member

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

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: February 8, 2002
(enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))

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

KSI Services, Inc.
8081 Wolf Trap Rd., Suite 300
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert C. Kettler
Richard W. Hausler

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

Robert C. Kettler, Chairman/Director	Richard W. Hausler, President/Director
Richard I. Knapp, Senior Vice President	Susan M. Brunkow, Treasurer
William H. Goodman, CFO/Secretary	

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

SCC Lorton South, LLC
401 Wilshire Boulevard, Suite 850
Santa Monica, CA 90401

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SCC-Canyon, LLC, Manager/Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 8, 2002

(enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))

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

SCC-Canyon, LLC
401 Wilshire Boulevard, Suite 850
Santa Monica, CA 90401

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SCC Investors, LLC, Manager/Member
CanyonSaybrook LLC, Member

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

M. Leigh Austin, President Jon P. Schotz, VP/Asst Secretary
Daniel C. Hayes, EVP Diana K. Hagerott, Secretary

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

CanyonSaybrook LLC
9665 Wilshire Boulevard, Suite 200
Beverly Hills, CA 90212

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Canyon Capital Advisors LLC, Manager/Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 8, 2002

(enter date affidavit is notarized)

2001-1825

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))

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

Canyon Capital Advisors LLC
9665 Wilshire Boulevard, Suite 200
Beverly Hills, CA 90212

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Joshua S. Friedman Family Limited Partnership
The Julis Family Limited Partnership
The Evensen Family Limited Partnership
Turner Revocable Trust for the benefit of K. Robert Turner and Lauren G. Turner _____

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

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

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, 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, and last name)

Gary P. Bowman

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 8, 2002
(enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))

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

Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, Courthouse Plaza, 13th Floor
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

The Lessard Architectural Group, Inc.
8603 Westwood Center Drive, Suite 400
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christian J. Lessard

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 8, 2002
(enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Studio 39 Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, VA 22310

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Joseph J. Plumpe, Sole Shareholder

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: February 8, 2002
(enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

The Ryland Group, Inc.
11216 Waples Mill Road, Suite 100
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, and last name)

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

R. Chad Dreier, Chairman, President, CEO/Director	Robert (nmi) Mellor, Director	William L. Jews, Director
David L. Fristoe, Vice Pres./Corporate Controller/CAO	William G. Kagler, Director	Leslie M. Frecon, Director
Kathy S. Lowe, Vice Pres./Treas./Investor Relations	Charlotte St. Martin, Director	Scott C. Gallivan, Washington
Timothy J. Geckle, Sr. Vice Pres./General Counsel/Secretary	John O. Wilson, Director	Division President
	Paul J. Vallero, Director	

(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: February 8, 2002
(enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

The Joshua S. Friedman Family Limited Partnership
9665 Wilshire Boulevard, Suite 200
Beverly Hills, CA 90212

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

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

Joshua S. Friedman, General Partner
Beth C. Friedman, Limited Partner
Joshua S. Friedman Family Spray Trust for the benefit of Spencer Friedman, Wesley Friedman and Oliver Friedman, Limited Partner

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

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Rezoning Attachment to Par. 1(c)

DATE: February 8, 2002

(enter date affidavit is notarized)

2001-1820

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))

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

The Julis Family Limited Partnership
9665 Wilshire Boulevard, Suite 200
Beverly Hills, CA 90212

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

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

Mitchell R. Julis, General Partner
Linda J. Julis, Limited Partner

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

Rezoning Attachment to Par. 1(c)

DATE: February 8, 2002
(enter date affidavit is notarized)

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number (s))

2001-1826

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

The Evensen Family Limited Partnership
9665 Wilshire Boulevard, Suite 200
Beverly Hills, CA 90212

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

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

R. Christian B. Evensen, General Partner
R. Christian B. Evensen Family Spray Trust for the benefit of Brandon Evensen, Parker Evensen, Taylor Evensen
and Garrett Evensen, Limited Partner
Loretta G. Evensen, Limited Partner

(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: February 8, 2002
(enter date affidavit is notarized)

2001-1826

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: February 8, 2002
(enter date affidavit is notarized)

2001-1825

for Application No. (s): PCA/FDPA 2000-MV-057
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)**

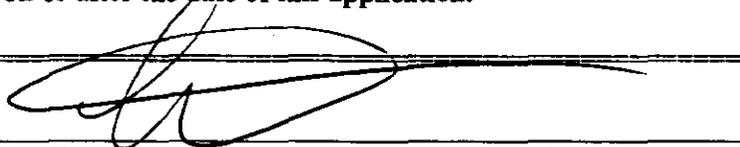
None

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

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

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

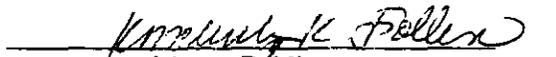
WITNESS the following signature:



(check one) Applicant Applicant's Authorized Agent

Keith C. Martin, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8 day of February 20 02, in the State/Comm. of Virginia, County/City of Arlington.


Notary Public
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003



**WALSH COLUCCI
STACKHOUSE EMRICH
& LUBELEY PC**

Keith C. Martin
(703) 528-4700, ext. 19
kcmar@arl.wcsei.com

February 15, 2002

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 21 2002
ZONING EVALUATION DIVISION

via facsimile and First Class Mail

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

Re: Rezoning Application RZ 2001-MV-039 on Property Identified as
Tax Map 107-3 ((1)) 15, from R-1 District to PDH-4 District
Applicant: *Lorton Valley East L.C.*

Dear Ms. Byron:

The following is submitted as a revised statement of justification for the rezoning of approximately 2.2571 acres from the R-1 District to the PDH-4 District.

The Applicant is the contract purchaser of the aforementioned acreage in the Mount Vernon District, which is identified among the Fairfax County tax map records as 107-3 ((1)) 15 (the "Subject Property"). The Subject Property is located to the west of Interstate 95, east of Furnace Road (Route 611), and south of the Shirley Acres Subdivision. The surrounding area is comprised of residentially zoned properties, and primarily developed with single-family detached dwelling units.

The Subject Property is surrounded on three sides by property subject to Rezoning Application RZ 2000-MV-057 and will be an extension of that development proposal, that is subject to the concurrent PCA 2000-MV-057 application. The proposed is essentially the same as the schematic submitted for RZ 2000 MV-057, The Village of Lorton Valley, which demonstrated how future consolidation of the Subject Property could eventually be accomplished.

The Applicant has prepared and submitted a Conceptual/Final Development Plan (CDP/FDP) which illustrates eight (8) single family detached residential dwelling units and one (1) ADU single family attached unit, at a density of 3.988 dwelling units per

acre. A waiver of the privacy yard requirements of Article 6-107 is requested for the one handicap accessible design ADU unit that is located on the Application Property. Access will be via a private street within an access easement that was proffered in RZ 2000-MV-057. Within the Subject Property, and complementary with its incorporation into The Village at Lorton Valley project, other features proposed are:

- The same Homeowners' Association will control both developments;
- The pattern of the street tree landscaping for the Subject Property will be the same as that proposed along streets in The Village at Lorton Valley;
- A trail proposed on the Subject Property will connect to that proffered in RZ 2000-MV-057;
- Sidewalks will be constructed on both sides of the street and will extend to the public street proffered in RZ 2000-MV-057;
- The proposed 42 foot x 100 foot lots reflect the same lot size as those being developed adjacent to the Subject Property. Building setbacks for these lots will be the same as those proposed for The Village at Lorton Valley;
- With DPWES approval, stormwater management facilities approved with RZ 2000-MV-057 will also serve the Subject Property. In the event that approval is not granted for joint use of The Village at Lorton Valley facilities, stormwater management will be provided onsite;
- The Subject Property proposes a tot lot to be located within the open space located to the west of the proposed lots;
- The Environmental Quality Corridor and the Resource Protection Area (RPA) located on the Subject Property will be preserved;
- Overall, there will be a minimum of 40% open space provided on the Subject Property.

This rezoning effectively consolidates the last underdeveloped parcel in the area, and results in a community that is of a compatible use, type, and intensity to the surrounding residential neighborhoods. The Applicant's proposal is in harmony with the recommendations of the Fairfax County Comprehensive Plan (the "Plan"). The Subject Property is located within the LP2 Lorton-South Route 1 Community Planning Sector of the Area IV Plan. The Plan includes specific text with regard to development of the Subject Property, which states that the area may be considered for single family residential use at 3 to 4 dwelling units per acre with substantial and logical consolidation as a specific condition for redevelopment. Therefore, it is respectfully submitted, that the

February 15, 2002

Page 3

Applicant's proposal is compatible with the recently approved development, RZ 2000-MV-057, existing development, consistent with Plan density and in harmony with Plan recommendations.

Should you have any questions regarding this submission or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Keith C. Martin

KCM:jms

cc: Karen Arnold
Eddie Byrne

J:\KSI\613.29\stmt of justification .revised. 2.15.02.doc



**WALSH COLUCCI
STACKHOUSE EMRICH
& LUBELEY PC**

Keith C. Martin
(703) 528-4700, ext. 19
kcmr@arl.wcsc.com

February 15, 2002

via facsimile and First Class Mail

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

Re: PCA 2000-MV-057 concurrent with RZ 2001-MV-039

Dear Ms. Byron:

The following is submitted as a revised statement of justification for the above-referenced Proffered Condition Amendment ("PCA"). It was recently discovered that according to Fairfax County method of calculation under Article 2, the number of affordable dwelling units ("ADUs") generated by the approval of RZ 2000-MV-057 for 195 single-family detached lots should have been six (6) ADUs. The approved Proffers and Conceptual/Final Development Plan (CDP/FDP) show four (4) ADUs.

Please accept the PCA application and accompanying CDP/FDP as a correction to the approved CDP/FDP by adding two (2) additional ADUs. The CDP/FDP shows four (4) single-family attached units in the same general area on the area of the CDP/FDP for PCA 2000-MV-057 as the four (4) unit configuration. The other two (2) ADU units are located on the property line of the CDP/FDP between the areas subject to PCA 2000-MV-057 and RZ 2001-MV-039. A waiver of the privacy yard requirement of Article 6-107 is requested for these six (6) handicap accessible design ADU units. Additional parking spaces have been added adjacent to the units in conformance with Zoning Ordinance requirements for 2.3 parking spaces per unit. In addition, several parking spaces have been reconfigured in the western section of the site in substantial conformance with the approved CDP/FDP. The overall density for the combined properties subject to the rezoning and PCA applications is 3.3 units per acre. There are no other changes to the CDP/FDP or Proffers proposed with this PCA application.

It is hereby requested that this Proffered Condition Amendment application be scheduled for the March 7, 2002 Planning Commission public hearing and the following Board of Supervisors

February 15, 2002

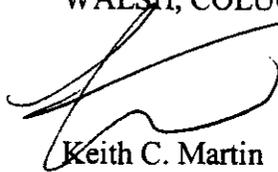
Page 2

meeting. It is also requested that the Planning Commission and Board of Supervisors public hearings for RZ 2001-MV-039 be scheduled concurrently with this PCA application.

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

Very truly yours,

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

A handwritten signature in black ink, appearing to read "Keith C. Martin", is written over the typed name. The signature is fluid and cursive.

Keith C. Martin

KCM:jms

cc: Karen Arnold
Mary Ann Godfrey

J:\KSM\613.29\BYRON PCA revised 4.doc

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: Planning Analysis for: RZ/FDP 2001-MV-039
Lorton Valley East, L.C.

DATE: 6 February 2002

This memorandum includes citations from the Comprehensive Plan that list and explain land use and design policies for this property and the application dated August 22, 2001. The application requests a rezoning from R-1 to PDH-4 and a final development plan. Approval of this application would result in a density of 3.98 dwelling units per acre.

CHARACTER OF THE SURROUNDING AREA:

<u>Direction</u>	<u>Use</u>	<u>Plan</u>	<u>Zoning</u>
North	vacant land	1-2 du/ac and private open space	R-1
South	vacant land	1-2 du/ac and private open space	R-1
East	vacant land	private open space	R-1
West	vacant land	1-2 du/ac	R-1

COMPREHENSIVE PLAN CITATIONS:

The 2.26-acre property is located in the Lorton-South Route 1 Community Planning Sector (LP2) of the Lower Potomac Planning District in Area IV. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the following citations from the Comprehensive Plan:

On page 70 in the Lower Potomac Planning District of the 2000 edition of the Area IV Plan, under the heading, "Sub-unit B-1," the Plan states:

"The portion of Sub-unit B1-a which is located south of the Shirley Acres residential subdivision, generally west of the Giles Run Environmental Quality Corridor and north of the Lorton Landfill (Tax Map 107-3((1))13, 14, 15 and 16), is planned for single-family detached residential use at 1-2 dwelling units per acre. As an option, this area may be considered for single-family residential use at 3-4 dwelling units per acre if all the above site development conditions are met (except the above access condition), in addition to the following site-specific conditions:

- Substantial buffering adjacent to the Lorton landfill should be provided such that no dwelling unit is closer than 500 feet from the actual surface of the landfill. (Note: This densely vegetated buffer is provided by the approved special exception conditions for the debris landfill.);
- Access from this southern area should be provided by a minimum of two separate access routes to the arterial road system (i.e. Lorton Road and/or Furnace Road);
- If the development is single-family detached, primary access to the southern area should be via a new connector through the northern area to Lorton Road. If the southern area develops prior to the redevelopment of Shirley Acres, then this connector road should be provided generally along the alignment of Fifth Place. Additional landscaping may need to be provided to help buffer the existing homes along Fifth Place prior to redevelopment of Shirley Acres. Secondary access could be provided through Third or Fourth Place, connecting to Lorton Road via Cooper Drive and Sanger Street. An alternative secondary access could be a connection to Furnace Road. (Note: The existing roads within Land Unit B1 are sub-standard and may need improvements as a result of new development traffic within these areas.);
- If the development is single-family attached (townhouse), primary access should be provided via the extension of Dixon Street across Giles Run EQC to Sanger Street, with improvements to Dixon and Sanger Streets required. Secondary access to the southern area should be via a new connector through the northern area to Lorton Road. Additional landscaping may need to be provided to help buffer the existing homes along Fifth Place prior to redevelopment of Shirley Acres;
- Effective buffering and screening based on the density of development of the southern area, should be provided along the common boundary between Shirley Acres and the southern area; and
- Substantial and logical consolidation of the four parcels is encouraged; however, as an alternative, a coordinated development plan should be provided which shows how the unconsolidated parcel(s) could be developed at a similar intensity and be integrated into the other development through a shared circulation system."

The Comprehensive Plan map shows that the property is planned for residential use at 1-2 dwelling units per acre and private open space.

PLANNING ANALYSIS:

The application and development plan have been evaluated according to the Comprehensive Plan guidance cited above. The proposed use and density are in conformance with the Comprehensive Plan recommendations for this site. There are no significant design or compatibility issues posed by the development plan.

BGD:ALC

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: Land Use and Environmental Analysis for: PCA/FDPA 2000-MV-057
Lorton Valley South

DATE: 6 February 2002

This memorandum includes citations from the Comprehensive Plan that list and explain land use, environmental, and design policies for this property and the application dated December 21, 2001. The application requests a proffer condition amendment to increase the number of affordable dwelling units. Approval of this application would result in a density of 3.31 dwelling units per acre.

CHARACTER OF THE SURROUNDING AREA:

<u>Direction</u>	<u>Use</u>	<u>Plan</u>	<u>Zoning</u>
North	single family detached residential	1-2 du/ac	R-1
South	resource use	private recreation and private open space	R-1
East	open space	private open space	R-2
West	Lorton landfill	public, governmental and institutional uses	R-C

COMPREHENSIVE PLAN CITATIONS:

The 60.87-acre property is located in the Lorton-South Route Community Planning Sector (LP2) of the Lower Potomac Planning District in Area IV. An assessment of the proposal for conformance with the land use recommendations of the Comprehensive Plan should be guided by the following citations from the Comprehensive Plan:

On page 70 of the Lower Potomac Planning District in the 2000 edition of the Area IV Plan, under the heading, "Sub-unit B1, the Plan states:

"The portion of Sub-unit B1-a which is located south of the Shirley Acres residential subdivision, generally west of the Giles Run Environmental Quality Corridor and north of the Lorton Landfill (Tax Map 107-3((1))13, 14, 15 and 16), is planned for single-family detached residential use at 1-2 dwelling units per acre. As an option, this area may be considered for single-family residential use at 3-4 dwelling units per acre if all the above site development conditions are met (except the above access condition), in addition to the following site-specific conditions:

- Substantial buffering adjacent to the Lorton landfill should be provided such that no dwelling unit is closer than 500 feet from the actual surface of the landfill. (Note: This densely vegetated buffer is provided by the approved special exception conditions for the debris landfill.);
- Access from this southern area should be provided by a minimum of two separate access routes to the arterial road system (i.e. Lorton Road and/or Furnace Road);
- If the development is single-family detached, primary access to the southern area should be via a new connector through the northern area to Lorton Road. If the southern area develops prior to the redevelopment of Shirley Acres, then this connector road should be provided generally along the alignment of Fifth Place. Additional landscaping may need to be provided to help buffer the existing homes along Fifth Place prior to redevelopment of Shirley Acres. Secondary access could be provided through Third or Fourth Place, connecting to Lorton Road via Cooper Drive and Sanger Street. An alternative secondary access could be a connection to Furnace Road. (Note: The existing roads within Land Unit B1 are sub-standard and may need improvements as a result of new development traffic within these areas.);
- If the development is single-family attached (townhouse), primary access should be provided via the extension of Dixon Street across Giles Run EQC to Sanger Street, with improvements to Dixon and Sanger Streets required. Secondary access to the southern area should be via a new connector through the northern area to Lorton Road. Additional landscaping may need to be provided to help buffer the existing homes along Fifth Place prior to redevelopment of Shirley Acres;
- Effective buffering and screening based on the density of development of the southern area, should be provided along the common boundary between Shirley Acres and the southern area; and
- Substantial and logical consolidation of the four parcels is encouraged; however, as an alternative, a coordinated development plan should be provided which shows how the unconsolidated parcel(s) could be developed at a similar intensity and be integrated into the other development through a shared circulation system."

The Comprehensive Plan map shows that the property is planned for residential use at 1-2 dwelling units per acre.

PLANNING ANALYSIS:

The application and development plan have been evaluated according to the Comprehensive Plan guidance cited above. The proposed use and density are in harmony with the Comprehensive Plan recommendations for this site. There are no significant design or compatibility issues posed by the development plan. No significant environmental impacts are anticipated.

BGD:ALC

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 2000-MV-057), (RZ 2001-MV-039)

SUBJECT: Transportation Impact

REFERENCE: RZ/FDP 2001-MV-039, PCA/FDPA 2000-MV-057, Lorton Valley L. C.
Land Identification Maps:
PCA/FDPA 2000-MV-057: 107-3 ((1)) 13, 14 and 16
RZ/FDP 2001-MV-039: 107-3 ((1)) 15
Traffic Zone: 1636

DATE: February 13, 2002

The following comments supersede the prior comments of the Department of Transportation. These comments are based on the revised development plan submission dated January 25, 2002, and draft proffers dated December 21, 2001. *This Department recommends denial of the application as now submitted, as discussed below.*

The initial review of the subject application was completed based on meetings with the applicant, the initial development plan submission dated November 15, 2001, and subsequent submissions dated December 7, 2001, December 11, 2001, December 14, 2001, and December 21, 2001. As such, the memorandum from this department dated February 4, 2002 was based on the premise that changes delineated on the January 25, 2002 revised submission related to the addition of lot 107-3 ((1)) 15. However, it is now apparent that turn around areas provided at the western portion of the site, which were approved with rezoning RZ 2000-MV-057 and delineated on every prior submission to this department, have been deleted with the current submission.

The development plan proposes three private streets which will serve a total of 17 residences (depending on house orientation) located west of the planned extension of Fifth Place. The single family residences fronting on these streets are sited on narrow lots and two of the three private streets are proposed to be only 24 feet in width. The intense development of residences in the subject area is less than optimum from a traffic circulation perspective. Now the current submission, which eliminates turn around areas and delineates on-street parking on the widest of the three streets, creates a safety hazard which can not be overlook. The dense development, narrow streets and on-street parking will require any vehicles entering these streets to back into

Fifth Place. Note that Fifth Place, per the adopted Comprehensive Plan, will tie to an east-west roadway connection to Furnace Road. As such, vehicles backing from this roadway will be backing into a local collector roadway intended and designed to funnel traffic into and from the community. Backing vehicles such as an SUV with a parent and small children or a delivery truck will impose a danger not only to the occupants of the vehicles, but to residents and children who live on these streets and to drivers using Fifth Place. As such, this department must strongly recommend denial of the application.

Note that in meetings with the applicant during review of the initial RZ 2000-MV-57 and RZ 2001-MV-039 applications, staff from this department requested information relating to the placement of driveways and homes on the proposed lots at the end of private streets, so that vehicle movements at the end of these roadways could be evaluated for operations and conflicts. At that time the applicant indicated that site details had not yet been completed. However, it is the understanding of this department that engineered plans have now been developed for these areas of concern. Therefore, the applicant should submit a revised plan which reinstates turn around areas and provides drawing details which delineate the footprint and driveways of residences at the end of these streets. Such a submission would permit an evaluation of the operational safety of these private streets, and reconsideration of the departments' recommendation concerning these applications.

AKR/CAA

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

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 2000-MV-057), (RZ 2001-MV-039)

SUBJECT: Transportation Impact

REFERENCE: RZ/FDP 2001-MV-039, PCA/FDPA 2000-MV-057, Lorton Valley L. C.
Land Identification Maps:
PCA/FDPA 2000-MV-057: 107-3 ((1)) 13, 14 and 16
RZ/FDP 2001-MV-039: 107-3 ((1)) 15
Traffic Zone: 1636

DATE: February 4, 2002

The following comments reflect the position of the Department of Transportation. These comments are based in part on plans last revised to January 25, 2002, and draft proffers dated December 21, 2001.

The applicant is seeking to revise the approved RZ 2000-MV-057 plans in order to incorporate the development proposed with RZ 2001-MV-039. The proposed rezoning and final development plan amendment calls for a total of 7 single family detached homes to parcel 15, and provides for minor modifications to the number and design of the affordable dwelling units initially provided with RZ 2000-MV-057. There are no significant transportation issues associated with the applications.

AKR/CAA

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

December 13, 2001

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

Ms. Barbara A. Byron
Director of Zoning Evaluation
Office of Comprehensive Planning
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

Re: PCA/FDPA 2000-MV-057
Lorton Valley South

Dear Ms. Byron:

With reference to the above application which proposes addition of 2 affordable dwelling units to the existing approved zoning, this office has reviewed the Conceptual/Final Development Plan and supports approval of the additional ADU's.

Should you have any questions, please feel free to call me at (703) 383-2058.

Sincerely,

A handwritten signature in black ink, appearing to read "A.R. Kaub".

A.R. Kaub, P.E.
Transportation Engineer Senior

ARK/ss
cc: Ms. D.A. Purvis

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: ENVIRONMENTAL ASSESSMENT for: **RZ/FDP 2001-MV-039**
Dowdy Addition – The Village at Lorton Valley

DATE: 6 February 2002

This memorandum, prepared by Mary Ann Welton, 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 revised development plan dated, October 17, 2001. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources.
Protect and restore the integrity of streams in Fairfax County.**

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

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: ...those which preserve as much undisturbed open space as possible; and those which contribute to ecological diversity...”

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

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

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

On page 95 of the 2000 Edition of the Policy Plan under the heading “ Noise ”, the Comprehensive Plan states:

" . . . Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are 65 dBA L_{dn} for outdoor activity areas; 50 dBA L_{dn} for office environments; and 45 dBA L_{dn} for residences, schools, theaters and other noise sensitive uses.

Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

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

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of 45 dBA L_{dn}, or to noise in excess of 65 dBA L_{dn} in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between 65 and 75 dBA L_{dn} will require mitigation...”

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

“It is desirable to conserve a portion of the County's land in a condition that is as close to a predevelopment state as is practical. A conserved network of different habitats can accommodate the needs of many scarce or sensitive plant and animal species. Natural open space also provides scenic variety within the County, and an attractive setting for and buffer between urban land uses. In addition, natural vegetation and stream valleys have some capacity to reduce air, water and noise pollution.

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

ENVIRONMENTAL ANALYSIS:

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

Environmental Quality Corridor/Resource Protection Area

Issue:

The subject property is a 2.57-acre tract of land and it is located within the Mill Branch Watershed of Fairfax County as well as within the County's Chesapeake Bay Preservation Area. The subject property is surrounded on the north, west and south by the development known as the Village at Lorton Valley (RZ 2000-MV-057) which was reviewed and approved by the Board of Supervisors last year. This development proposal would add the last out-parcel of land making this a cohesive unit. Approximately forty percent of this parcel is Environmental Quality Corridor/ Resource Protection Area, which is associated with Sandy Run. The applicant has accurately delineated the EQC/RPA feature. Stormwater management has been depicted on lots 6&7 in the event that DPWES does not grant a waiver of this requirement.

Highway Noise

Issue:

A highway noise analysis was performed for Interstate 95. Assuming that truck traffic comprises 10 percent of the traffic volume and considering both the HOV and conventional lanes, the analysis produces the following noise contour projections (note DNL dBA is equivalent to dBA L_{dn}):

65 dBA L_{dn}	2000' feet from centerline
70 dBA L_{dn}	930' feet from centerline

The entire site, which is west of Interstate 95, may be adversely affected by highway noise. All structures built within on this tract will fall within the 65-70 dBA L_{dn} impact area of Interstate 95.

Resolution:

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential structure that will be located within two thousand feet (2000') of the centerline of Interstate 95 should be constructed with building materials that are sufficient to provide this level of acoustical mitigation.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70 dBA L_{dn} impact area, one or more noise barriers should be provided.

The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may use rear yard privacy fencing as a noise barrier as long such fencing will meet the above guidelines.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated through an independent noise study for review and approval by the Department of Public Works and Environmental Services (DPWES), that these methods will be effective in reducing exterior noise levels to 65 dBA L_{dn} or less and interior noise levels to 45 dBA L_{dn} or less.

Tree Preservation

Issue:

Dense deciduous tree cover characterizes the subject property particularly on the eastern portion of the site where the Giles Run EQC/RPA is situated.

Resolution:

The area preserved as EQC will be adequate to protect tree cover on site.

TRAILS PLAN:

The Trails Plan Map does not depict any trails immediately adjacent to the subject property. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements may apply to the subject property.

BGD: MAW

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

September 6, 2001

MEMORANDUM

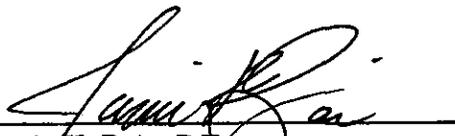
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-MV-039
FDP 01-MV-039

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 water service is not available at the site.
3. An offsite water main extension extension from the existing 6" water main located on Dixon Street will be required to serve the subject site. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary.



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

Attachment

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

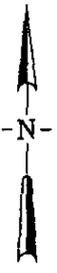
SEP 6 2001

ZONING EVALUATION DIVISION
12055 GOVERNMENT CENTER PARKWAY
FAIRFAX, VA 22035-5505
(703) 289-6000

Fairfax County Water Author
 Planning and Engineering Divi
 Technical Services Branch

F.C.W.A. Revised to: June 9

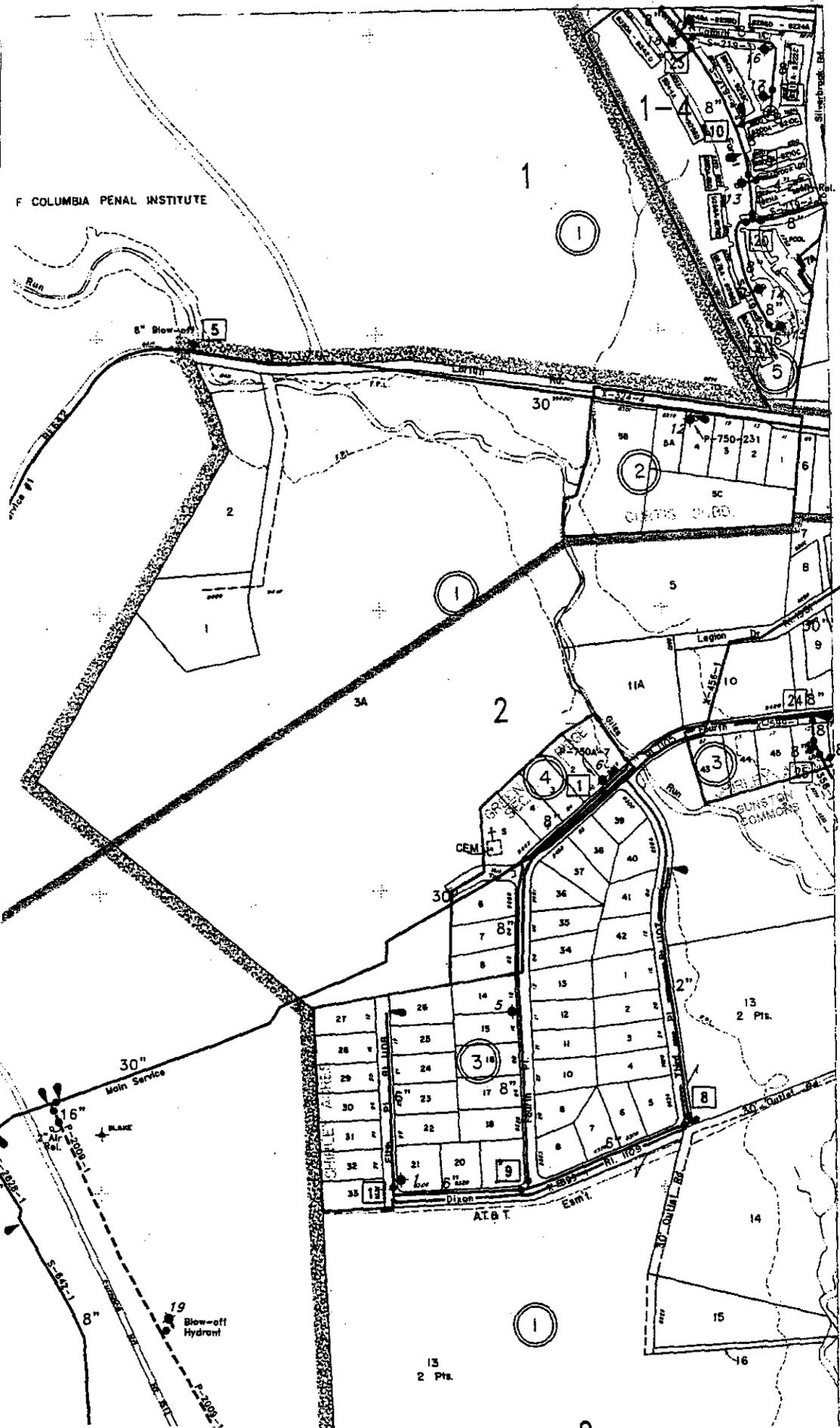
LEGEND
 ——— EXISTING WATER MAJ
 - - - - PROPOSED WATER MAJ



Pressure Zones
 On This Sheet

- 1
- 1-4
- 2

FAIRFAX COUN
 SECTION
 107-3



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

December 17, 2001

MEMORANDUM

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

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

SUBJECT: Water Service Analysis, Rezoning Application PCA 00-MV-057
FDPA 00-MV-057

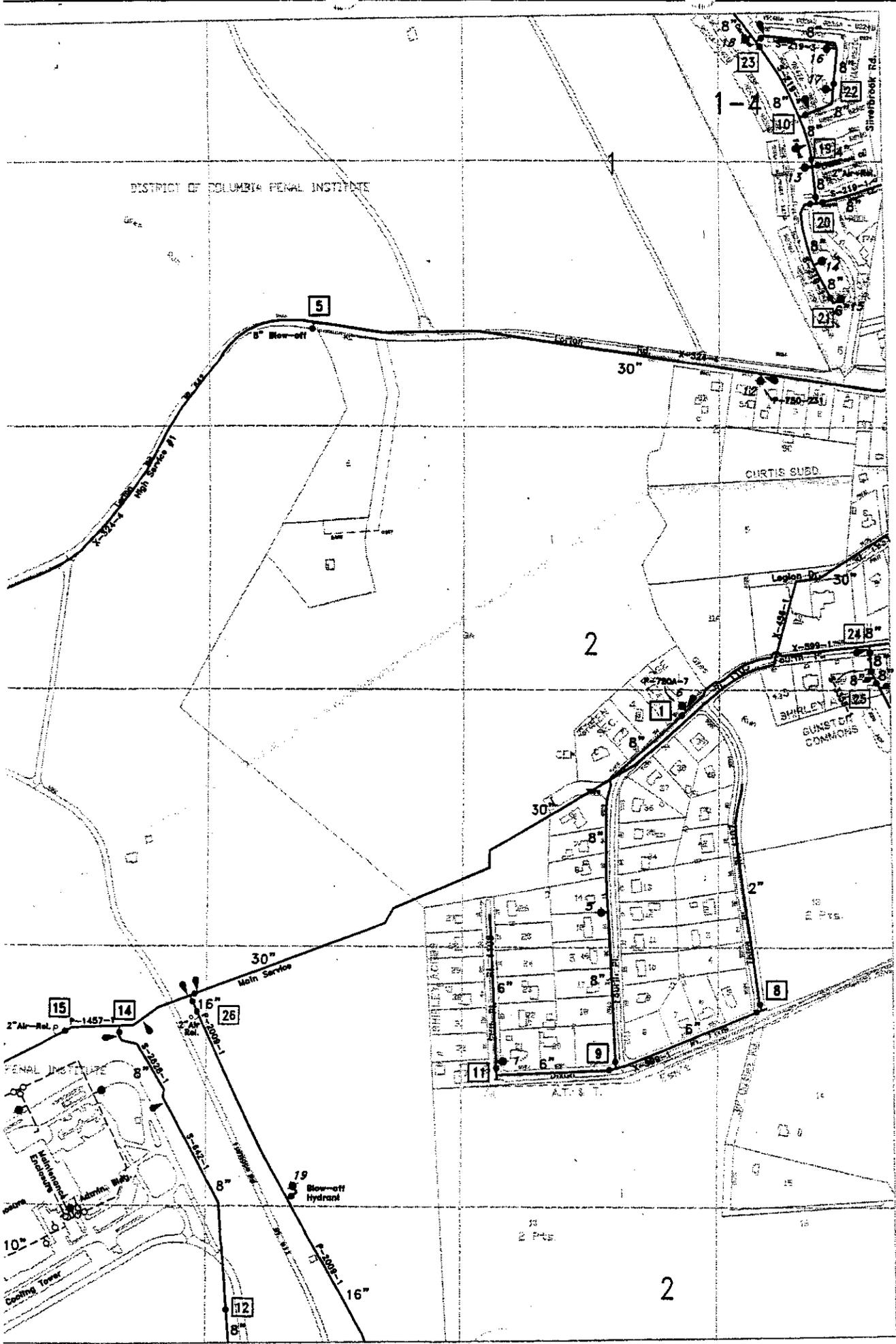
CC: Submitting Engineering Firm: Urban Engineering, Inc.

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 water service is not available at the site. See enclosed property map and Generalized Development Plan.
3. An offsite water main extension will be required to serve the subject site. Depending upon the configuration of the onsite water mains, additional water main extension may be necessary.


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

Attachment



VCS-83 COO
VIRGINIA

10
10
11

FAIR



USERS NOTE:
MAP, PLEASE!

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: September 29, 2001
zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ FDP 2001-MV-039 _____

Tax Map No. 107-3- /01/ /0015

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 MILL BRANCH (P1) watershed. It would be sewerred into the Noman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. THE PROPOSED SANITARY SEWER FACILITIES WITHIN THE VICINITY OF THE PROPERTY FOR THE REFERENCED REZONING APPLICATION ARE adequate for the proposed use at this time.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: January 18, 2002
 Zoning Evaluation Division, OCP

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA/FDPA 2000-MV-057
 Tax Map No. 107-3- /01/ /0013,0014,0016

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 MILLS BRANCH(P1) watershed. It would be sewered into the Noman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or the Board of Supervisors has established priority reservations. 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. A PROPOSED 15 inch line located in EASEMENT and APPROX. 600 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: _____

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

September 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 Rezoning
Application RZ 2001-MV-039 and Final Development Plan FDP 2001-MV-039

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

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 12, 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 Proffered Condition
Amendment 2000-MV-057 and Final Development Plan Amendment FDPA
2000-MV-057

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #19, Lorton.
2. After construction programmed for FY 20__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 2/21/02

FROM: Carl Bouchard, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Lorton Valley East L.C.

Application Number: RZ/FDP2001-MV-039

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

Date Received in SWPD: 9/12/01

Date Due Back to DPZ: 9/20/01

Site Information: Location - 107-3-01-00-0015
 Area of Site - 2.26 acres
 Rezone from - R-1 to PDH-4
 Watershed/Segment - Mill Branch / Giles Run

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

I. Drainage:

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

II. Trails (PDD):

Yes 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: **Lorton Valley East L.C. / RZ/FDP2001-MV-039**

******* 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) _____

SRS/RZ/FDP2001-MV-039

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

Date: 1/31/01

Case # RZ-00-SU-057

Map: 107-3

PU 1481

Acreage: 60.87

Rezoning
From :R-1 To: PDH-4

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
Halley 1336	K-6	830	927	973	-143	1043	-213
Hayfield 1811	7-8	1100	1124	1304	-204	1585	-485
Hayfield 1160	9-12	2125	2119	2124	1	2497	-372

II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	200	X.4	80	SF	60	X.4	24	56	80
7-8	SF	200	X.069	13	SF	60	X.069	4	9	13
9-12	SF	200	X.159	31	SF	60	X.159	9	22	31

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 (Halley Elementary, Hayfield Middle, Hayfield High) are currently projected to be near or above capacity.

The 87 students generated by this proposal would require 3.48 additional classrooms (87 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$1,218,000 based upon a per classroom construction cost of \$350,000 per classroom.

The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.


FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

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

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

DATE: November 21, 2001

SUBJECT: RZ/FDP 2001-MV-039
Lorton Valley East L. C.
TM:107-3((1))15

BACKGROUND:

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated August 23, 2001 for the above referenced application. The Development Plan shows 9 proposed homes on approximately 2.26 acres. The proposal will add approximately 25 residents to the current population of Mount Vernon District.

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

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

Policy a: Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...

Policy b: Mitigate the cumulative impacts of development that exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as

determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

2. Development of Park Lands (The Policy Plan, Parks and Recreation Objective 5, p. 181)

Policy b: “Enhance existing recreation and resource protection opportunities through acquisition of adjacent lands...”

ANALYSIS AND RECOMMENDATIONS

- Request dedication of approximately 1 acre of open space, including the Giles Run, for an addition to the Giles Run Stream Valley, to the FCPA.
- The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Section 16-404, the applicant shall provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 9 non-ADUs proposed, the cost to develop outdoor recreational facilities is \$8,595. Since the development plan shows one tot lot, the applicant can subtract the cost of developing the tot lot from the expected pro-rata contribution. Remaining pro-rata funds should be dedicated to the FCPA.

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



FAIRFAX COUNTY PARK AUTHORITY

.....
MEMORANDUM

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

FROM: *LS* Lynn S. Tadlock, Director *Kirk HOLLEY FOR*
Planning and Development Division

DATE: December 27, 2001

SUBJECT: PCA/FDPA 2000-MV-057
Lorton Valley, L.C.
Loc: 107-3((1)) 13,14,16

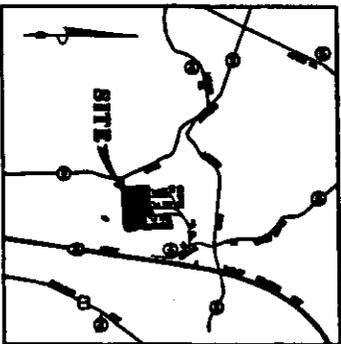
The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application. Based upon that review, staff has determined that this application bears no adverse impact on land or resources of the Fairfax County Park Authority.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Team, Planning and Land Management Branch
Allen Scully, Plan Review Team, Planning and Land Management Branch
Marjorie Pless, Resource Management Division
File Copy

CONCEPTUAL/FINAL DEVELOPMENT PLAN

The Village at Lorton Valley

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
RZ/FDP 2000-MV-057



VICINITY MAP
SCALE: 1"=500'

NOTES:

1. THE PROPOSED DEVELOPMENT OF THE PLAN AND CONCEPTY STAGE 2-1-1 AND 2-1-2 IS DESCRIBED AS FOLLOWS:
2. THE DEVELOPMENT IS TO BE LOCATED ON THE EAST SIDE OF ROUTE 28, BETWEEN ROUTE 28 AND ROUTE 28 B, AND BETWEEN ROUTE 28 AND ROUTE 28 C.
3. THE DEVELOPMENT IS TO BE LOCATED ON THE EAST SIDE OF ROUTE 28, BETWEEN ROUTE 28 AND ROUTE 28 B, AND BETWEEN ROUTE 28 AND ROUTE 28 C.
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19. THE DEVELOPMENT IS TO BE LOCATED ON THE EAST SIDE OF ROUTE 28, BETWEEN ROUTE 28 AND ROUTE 28 B, AND BETWEEN ROUTE 28 AND ROUTE 28 C.
20. THE DEVELOPMENT IS TO BE LOCATED ON THE EAST SIDE OF ROUTE 28, BETWEEN ROUTE 28 AND ROUTE 28 B, AND BETWEEN ROUTE 28 AND ROUTE 28 C.

APPLICANT:
LORTON VALLEY, L.C.
C/O KSI SERVICES, INC.
6041 WOLFTRAP ROAD
VIENNA, VIRGINIA 22182
(703) 841-9000

PREPARED BY:
BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA 20151

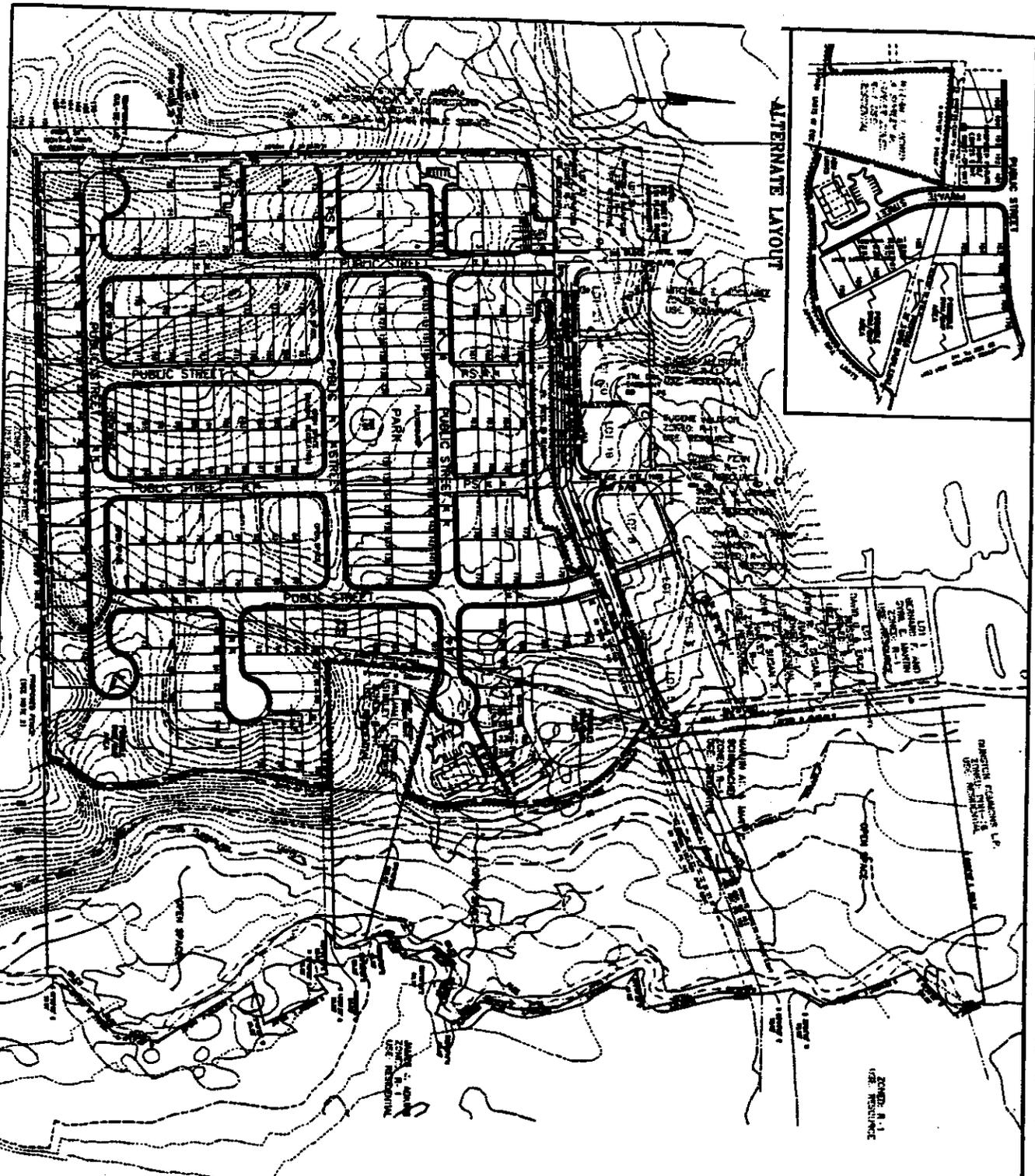
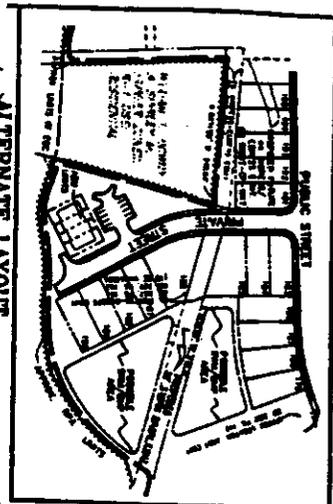
IN COORDINATION WITH:
DREBERRY & DAVIS
8401 ARLINGTON BLVD.
FAIRFAX VA 22031
STUDIO 39
LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, 100-A
ALEXANDRIA, VA 22310

- SHEET INDEX**
- | | |
|---|---------------------------------------|
| 1 | COVER SHEET |
| 2 | CONCEPTUAL/FINAL DEVELOPMENT PLAN |
| 3 | ILLUSTRATIVE LANDSCAPE PLAN |
| 4 | PEDESTRIAN CIRCULATION PLAN |
| 5 | EXISTING VEGETATION MAP |
| 6 | POST PLACE IMPROVEMENTS PLAN |
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- THIS VILLAGE AT LORTON VALLEY**
RZ/FDP 2000-MV-057

COVER SHEET
THE VILLAGE AT LORTON VALLEY
MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

BOWMAN CONSULTING GROUP

1 of 7



GENERAL NOTES:

1. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SHOWN OTHERWISE.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPE FEATURES UNLESS OTHERWISE SHOWN OTHERWISE.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE SHOWN OTHERWISE.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES UNLESS OTHERWISE SHOWN OTHERWISE.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC STRUCTURES UNLESS OTHERWISE SHOWN OTHERWISE.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES UNLESS OTHERWISE SHOWN OTHERWISE.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ENVIRONMENTAL FEATURES UNLESS OTHERWISE SHOWN OTHERWISE.

LEGEND:

- Public Street
- Private Street
- Proposed Street
- Proposed Lot
- Proposed Building Footprint
- Proposed Parking
- Proposed Open Space
- Proposed Utility
- Proposed Erosion Control
- Proposed Flood Control
- Proposed Historic Structure
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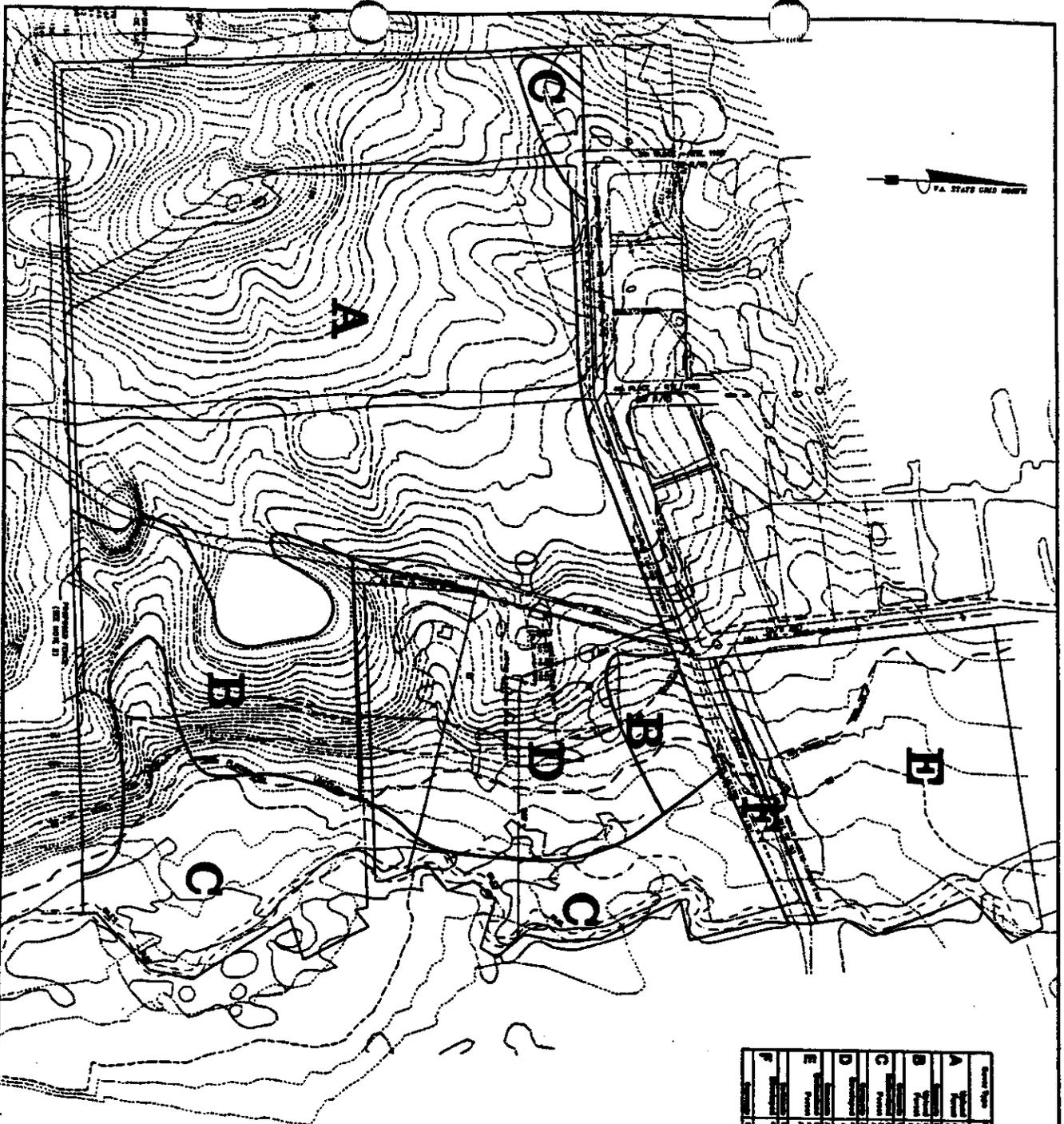
CONCEPTUAL/FINAL DEVELOPMENT PLAN

THE VILLAGE AT LORTON VALLEY

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

BOWMAN CONSULTING GROUP

PLANNING ENGINEERING ARCHITECTURE



EXISTING VEGETATION LEGEND

Plant Type	Survey Number	Vegetation Number	Area (Acres)	Percentage
A
B
C
D
E
F

SOILS



- 1A+ - UNED ALLUVIAL SAND
- 484+ - HYALINITE FINE SANDY LOAM
- 4981 - LIGHT FINE SANDY LOAM, UNROLLING PHASE
- 4823 - LIGHT FINE SANDY LOAM, ROLLING PHASE
- 4902 - LIGHT FINE SANDY LOAM, HALLY PHASE
- 6122 - ROLLING SAND, LOAMY & GRAVELLY SEDIMENTS

LEGEND

- SURVEY BOUNDARY
- SURVEY POINT
- EXISTING VEGETATION
- LIMIT OF SURVEY
- PROPERTY OWN
- LIMIT OF PLANNING AREA

GRAPHIC SCALE



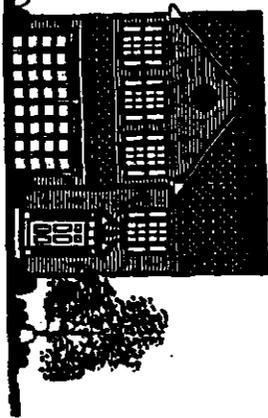
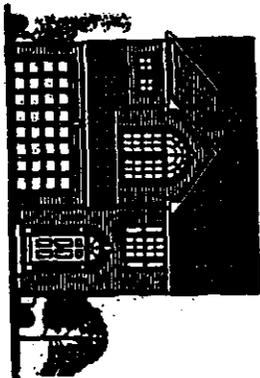
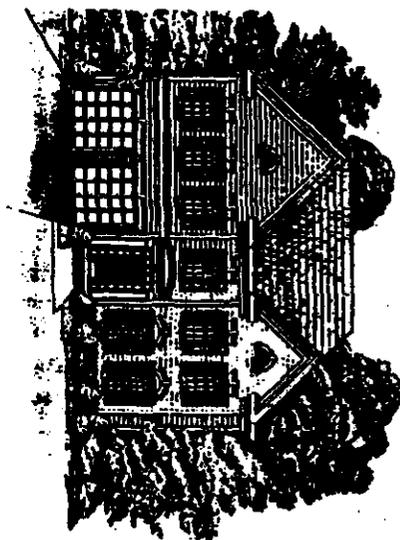
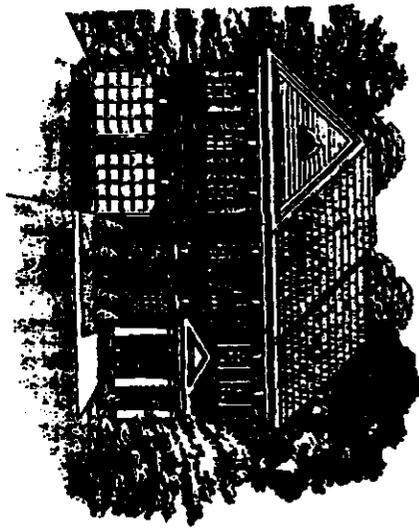
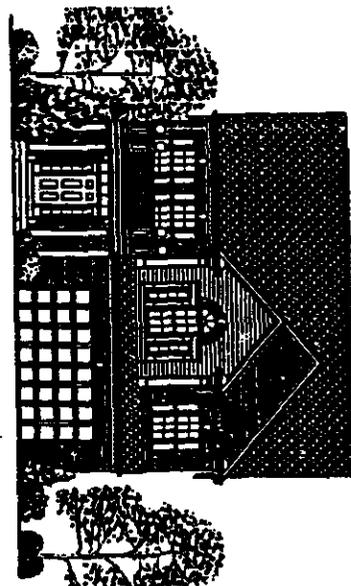
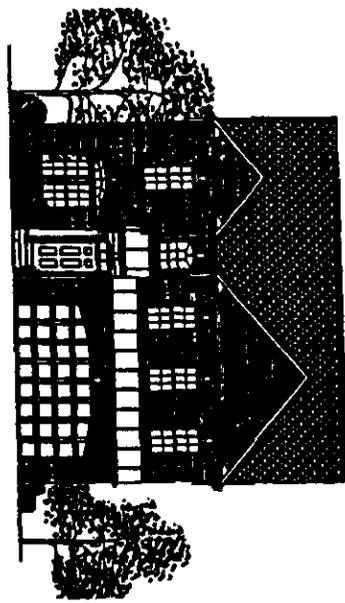
**EXISTING VEGETATION MAP
THE VILLAGE AT LORTON VALLEY**

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

BOWMAN
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GROUP

6 of 7

SINGLE FAMILY UNIT ILLUSTRATIVES



NO.	DATE	REVISION
1	7-77	
2		
3		
4		
5		
6		
7		
8		
9		
10		

ILLUSTRATIVE ARCHITECTURAL ELEVATIONS
 THE VILLAGE AT LORTON VALLEY

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

BOWMAN ▲
CONSULTING
GROUP

ARCHITECTS
 PLANNERS
 ENGINEERS

PROFFERS

LORTON VALLEY, L.C.

LORTON VALLEY III, L.C.

RZ 2000-MV-057

May 23, 2001

Pursuant to Section 15.1-2303 (A), Code of Virginia, 1950, as amended, the undersigned Applicant and property owners for themselves and for their successors and assigns (hereinafter "Applicant"), filed for a rezoning and final development plan approval for property identified as Tax Map reference 107-3 ((1)), Parcels 13, 14 and 16 (hereinafter referred to as "Application Property") hereby agree to the following proffers, provided the "Board of Supervisors" (hereinafter referred to as "Board") approves the rezoning of the Application Property to the PDH-4 Zoning District.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- a. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP sheets 1 - 7), prepared by Bowman Consulting Group, dated April 30, 2001.
- b. Site amenities, including benches, fencing, decorative lighting, entry monument, special paving and mailboxes, in general character with those shown on the CDP/FDP Exhibit entitled "Illustrative Site Details" shall be provided within the Application Property.

2. FINAL DEVELOPMENT PLAN AMENDMENT

- a. Notwithstanding that the CDP/FDP is the subject of Proffer 1 as set forth above, it shall be understood that the CDP shall be the entire Plan relative to the points of access, the maximum total number and type of units, the limits of clearing and grading, general location of residential lots and the location and amount of common open space, and that the Applicant has the option to request a Final Development Plan Amendment (FDPA) for elements of other than the CDP elements from the Planning Commission for all of, or a portion of the CDP/FDP in accord with the provisions as set forth in Section 16-402 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended ("Ordinance").
- b. Public street access to Tax Map 107-3 ((1)) Parcel 15 will be provided via the cul-de-sac to be constructed at/near the northern property line as generally shown on the CDP/FDP. An ingress/egress easement or public right-of-way forty-four feet in width will also be provided to Parcel 15 as determined by DPWES in coordination with the developer of Parcel 15 at such time as it redevelops if redevelopment occurs

- e. With regard to road and sidewalk improvements along existing 5th Place:
 - i. Prior to the issuance of the first building permit, 5th Place as it exists north of the Application Property shall be improved with new pavement within the existing 50 foot right of way and open to traffic as shown on Sheet 6 of the CDP/FDP contingent upon granting of all necessary easement for grading, utilities, etc. at no cost or at appraised cost to the Applicant.
 - ii. Prior to the bond release on the public road extension of 5th Place within the Application Property, a sidewalk will be constructed within the existing 50 foot right of way as shown on Sheet 6 of the CDP/FDP contingent upon granting of all necessary easements for grading, utilities, etc. at no cost or at appraised cost to the Applicant.

Applicant shall make all reasonable efforts to acquire the property necessary for the reconstruction of existing 5th Place as shown on the CDP/FDP. In the event the Applicant is not able to acquire the right-of-way and associated utility and construction easements necessary for the 5th Place construction, Applicant shall submit a written request to Fairfax County to acquire the right-of-way and associated utility and construction easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (1) plat, plans and profiles showing the necessary right-of-way and/or easements to be acquired; (2) an appraisal, prepared by an independent appraiser approved by the County, of the value of the property to be acquired and of all damages, if any, to the residue; (3) a sixty (60) year title search certificate of the property to be acquired; and (4) cash in an amount equal to the appraised value of the property and of all damages to the residue. In the event the owner of the property is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award in excess of cash amount shall be paid to the County by the Applicant within fifteen (15) calendar days of said award. It is understood that all other costs incurred by the County in acquiring the property shall be paid to the County by the Applicant upon demand. Prior to and during the contemplated condemnation proceedings described above, the Applicant, its successors and assigns, shall be permitted to submit, process and receive approval of subdivision plat(s) or site plan(s) and development permits for other portions of the Application Property as described herein. If the County cannot obtain necessary easements, or chooses not to utilize its power of eminent domain to do so, the Applicant shall undertake any road/sidewalk improvements for which easements are not necessary.

- f. Prior to the issuance of the first building permit, the Applicant shall construct a 20-foot wide ditch section roadway within the existing right of way of Dixon Street along the Application Property's Dixon Street frontage.
- g. Prior to the issuance of the first building permit, the Applicant shall construct 5th

- swings, slides, crawl tubes, age appropriate climbing and fitness/activity apparatus.
- b. Trail connections shall be made through the open space/EQC area of the Application Property as generally shown on the CDP/FDP.
 - c. The Applicant shall contribute \$500 per unit excluding ADU units, to the cost of construction of the pool and bath house approved with RZ 2000-MV-045, and provided pursuant to the provisions of Article 16-404 of the Ordinance for the use and enjoyment by the residents of this development and other residents as may become members of the same Homeowner's Association. The contribution shall be made on a per unit basis and shall be paid to the Application Property's HOA upon issuance of each RUP. When submitting requests for credit for recreation facilities under this paragraph, the Applicant shall coordinate its request with the request of the Applicant in RZ 2000-MV-045, so that DPWES can review a combined request for credit for the facilities where both developments are entitled to a credit. All credit requests shall be accompanied by the documentation required by DPWES in its administration of the park contribution.
 - d. In the event that the sum of the facilities noted in a., b., and c. above do not equal or exceed the sum of \$955.00 per unit, as required in Article 6 of the Zoning Ordinance, then the Applicant shall contribute the difference between the value of the recreational improvements and \$955.00 per unit to the Fairfax County Park Authority for use in a nearby park.

7. ARCHITECTURE

- a. The illustrative architectural renderings as shown on the CDP/FDP are provided to illustrate the design intent of the proposed units. The front elevations shall be generally consistent in terms of character and quality with the illustration. The specific features such as the exact location of windows, doors, shutters, number of stories, and roofline and other architectural details are subject to modification with final engineering and architectural design.
- b. Variations in architectural features such as porches, stoops, elevations, fenestration, trim, shutters, and garage door treatments, and variable building setbacks shall be implemented along individual streets as a means of creating visually appealing and varied streetscape views.
- c. In the event end units are located in a manner, which results in the side of units facing the public street, a minimum of fifty-percent (50%) of the side facade of each such unit shall be constructed of brick, stucco, or other masonry type finish. Such end units shall either include side entries or shall incorporate windows and architectural detailing on end walls.

Department of Public Works and Environmental Services (DPWES). Any such utilities shall be located and installed in the least disruptive manner possible to minimize damage to trees as determined by DPWES. A replanting plan in accordance with the Public Facilities Manual shall be developed and implemented, as approved by the Urban Forestry Division for any areas outside the limits of clearing and grading that must be disturbed. The EQC shall remain as undisturbed open space with the exception for removal of dead or dying vegetation, roadway crossings, and clearing and grading as shown on the CDP/FDP, Archaeology Activities, and subject to the necessary installation of utilities as described above.

- e. Prior to the issuance of the first building permit, Applicant shall remove debris and trash within the RPA and tree preservation areas in a manner that minimizes the impact on trees within the areas in coordination with the Urban Forestry Division.
- f. Prior to any clearing or grading on the site, the limits of the EQC and wetlands protected from clearing and grading as shown on the CDP/FDP, shall be fenced and flagged to prevent intrusions into these areas, subject to DPWES approval. The fencing or other suitable barriers shall remain in place during all phases of construction in the adjacent area, as determined by DPWES.

9. HOMEOWNER'S ASSOCIATION

The Applicant shall incorporate the Application Property into one Community Association in coordination with the property that is subject to RZ/FDP 2000 MV-045 if approved by the Board, to own, manage and maintain the open space, private streets, recreational facilities and all other community owned land and improvements. All residents shall have all rights and privileges of use of all open space and recreational facilities that are contributed to, pursuant to Paragraph 6. (c) above. In the event that RZ/FDP 2000-MV-045 is not approved and the Application Property is not incorporated into the same Association, subject to RZ 2000-MV-045 the Applicant shall establish separate homeowners' associations for each development to own, manage and maintain the open space, private streets, recreational facilities and all other community owned land and improvements. Joint use of the pool and recreation facilities will be insured in both sets of Association documents.

10. ENVIRONMENTAL

- a. In order to reduce interior noise to a level of approximately Ldn 45 dBA, units within a highway noise impact zone of Interstate 95 of Ldn 65-70 dBA (2,000 feet from the centerline of I-95) shall employ the following acoustical treatment measures:
 - i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - ii. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any facade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20 percent

among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Homeowner's Association and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of this use restriction prior to entering into a contract of sale.

- d. Applicant shall disclose in writing to all initial unit purchasers and within the HOA documents that major landfill operations are located nearby (the I-95 landfill complex located west of Furnace Road approximately ½ mile from the Application Property and the construction demolition debris landfill facility located south of the Application Property) and the methane gas pipeline within Dixon Street right-of-way and the potential future westward extension of the public road to Furnace Road by others per the approved Comprehensive Plan prior to entering into contracts of sale.
- e. With the exception of the aboveground stormwater management facility, all utilities on the Application Property shall be placed underground.

13. PARK DEDICATION

Subsequent to recordation of necessary easements and installation of any utility crossings, subject to paragraph 8.d. above, Applicant shall dedicate and convey in fee simple to the Board the EQC open space portion of the Application Property as shown on the CDP/FDP.

14. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his or her successors and assigns.

15. LORTON VALLEY SOUTH SEWER CONTRIBUTION

Upon completion of the Shirley Acres Sanitary Sewer Extension & Improvement Project by Fairfax County, the Applicant will provide for the payment of remaining Availability Fees or an amount of money equivalent to the fee where it has already been paid, to eligible homeowners within the Shirley Acres Sanitary Sewer Extension & Improvement District.

Homeowners will be eligible if:

- i. The property owner owns a R-1 zoned lot which is occupied at the time of the Application Property's rezoning approval; and
- ii. No other provisions have been made by Fairfax County or others to pay the Availability Fee or excuse payment of the fee; and
- iii. An agreement is signed by the property owner confirming that the property owner's land has not been subdivided or is not the subject of a rezoning request.

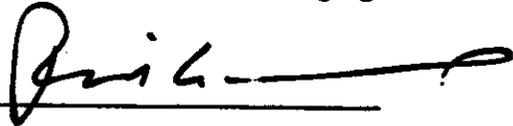
Proffers/RZ 2000-MV-057

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 107-3 ((1)), PARCELS 13, 14

LORTON VALLEY, L.C.

by: KSI SERVICES, INC., Managing Member

By: _____

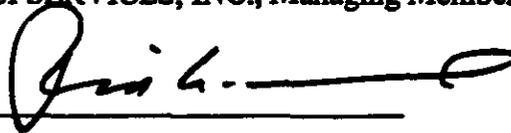

Richard W. Hausler, President

Proffers/RZ 2000-MV-057

CO-APPLICANT/CONTRACT PURCHASER OF
TAX MAP 107-3 ((1)), PARCEL 16

LORTON VALLEY III, L.C.

by: KSI SERVICES, INC., Managing Member

By: _____

Richard W. Hausler, President

TITLE OWNER OF
TAX MAP 107-3 ((1)), PARCEL 16


James J. Adkins


Judy C. Adkins

[END SIGNATURES]

PLANNING COMMISSION FDP DEVELOPMENT CONDITIONS

FDP 2000-MV-057

May 23, 2001

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2000-MV-057 in the PDH-4 District for single-family residential development located at Tax Map 107-3 ((1)) 13, 14, 16, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the FDP entitled "The Village at Lorton Valley," prepared by Bowman Consulting Group. Ltd., dated September, 2000, and revised to April 30, 2001.
2. The location of the methane gas pipeline located within the Dixon Street right-of-way shall be identified on the record plat, prior to its approval. The location of the pipeline shall also be disclosed in the HOA documents.
3. The affordable dwelling units, whether designed as single-family attached units or provided within one structure, as referenced in Proffer 17, shall be designed so that any privacy yards are fully enclosed by fencing a minimum of six (6) feet in height. Additional planting consisting of evergreen trees and/or shrubs shall be planted along the north side of the affordable dwelling units to provide screening from the adjacent single family detached units, subject to Urban Forestry Division approval.
4. The fence located in the open space along the southern and western property boundaries shall be constructed of solid wood, board-on-board, masonry, or other similar materials to provide effective screening of the adjacent landfill operations.
5. A 4 foot wide sidewalk shall be provided along one side of all of the private streets.
6. Prior to subdivision plan approval, a wetlands study shall be submitted to DPWES in order to determine the presence of wetlands in the northwest corner of the site. In the event Non-Tidal Wetlands are disturbed to accommodate the proposed site layout, the applicant shall demonstrate to the satisfaction of DPWES compliance with Sect. 404 of the Clean Water Act.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

- B. The Director of the Department of Animal Control shall review the operation of the zoological park on a quarterly basis and shall have the right to conduct unannounced inspections of the facility during daylight hours.
 - C. The keeping of all animals including wild or exotic animals as defined in Chapter 41 of The Code may be permitted with the approval of the Director of the Department of Animal Control, upon a determination that the animal does not pose a risk to public health, safety and welfare and that there will be adequate feed and water, adequate shelter, adequate space in the primary enclosure for the particular type of animal depending upon its age, size and weight and adequate veterinary care.
11. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

6-107 Lot Size Requirements

- 1. Minimum district size: Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
- 2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
- 3. Minimum lot width: No requirement for each use or building.

6-108 Bulk Regulations

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

6-109 Maximum Density

- 1. For purposes of computing density, the PDH District is divided into subdistricts in which the residential density is limited as set forth below, except that the maximum density limitations may be increased in accordance with the requirements for affordable dwelling units set forth in Part 8 of Article 2.

Subdistrict	Density
PDH-1	1 dwelling unit per acre

LANDSCAPING AND SCREENING

PART 3 13-300 TRANSITIONAL SCREENING AND BARRIERS

13-301 Transitional Screening and Barriers, General Provisions

1. Transitional screening and barriers shall be provided in accordance with the matrix presented at the end of this Article and in accordance with the provisions of this Section and Sections 302 and 303 below.
2. Transitional screening and barriers shall be provided within the zoning district and on the lot of the use indicated in the left column of the matrix where it is contiguous or across the street from land used or zoned for uses indicated across the top of the matrix.
3. Where the structure is to contain more than one use or category of uses as presented in the matrix, the more stringent requirements of the matrix shall apply; provided, however, that the Director may allow the lesser requirements of the matrix upon a finding that the need for the more stringent requirements has been eliminated by the arrangement of the uses.
4. The uses in the matrix are listed in abbreviated form. Other similar uses, as may be included in a listing presented in the district regulations, shall be subject to the same regulations as are presented for a use listed on the matrix.
5. In those instances where a proposed use and/or an existing use on the abutting property is not listed in the matrix, the Director, using the matrix as a guide, shall determine whether or not and to what extent transitional screening and barriers shall be provided.
6. In addition to the standards set forth in Articles 8 and 9 for a particular use, all uses allowed by special permit or special exception in a given district shall be required to provide transitional screening and barriers as determined by the BZA or Board, as the case may be, using the matrix as a guide.
7. In affordable dwelling unit developments which contain a mixture of different dwelling unit types, transitional screening and barriers shall not be required between different dwelling unit types within the affordable dwelling unit development.
8. In a Commercial Revitalization District, transitional screening and barriers shall be provided in accordance with the provisions of that district.

13-302 Transitional Screening Requirements

1. Transitional screening shall be required only at the outer boundaries of a lot and shall be provided except where driveways or other openings may be required.
2. Transitional screening may be provided within the required minimum yard.
3. There shall be three (3) different transitional screening requirements as identified on the matrix, which shall be provided as follows:

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening

FAIRFAX COUNTY ZONING ORDINANCE

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
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

