FAIRFAX COUNTY

VIRGINIA

APPLICATION FILED: September 21, 2001
APPLICATION AMENDED: February 1, 2002
PLANNING COMMISSION: April 25, 2002
BOARD OF SUPERVISORS: April 29, 2002
@ 3:30

April 10, 2002

STAFF REPORT

APPLICATION RZ/FDP 2001-SU-044

SULLY DISTRICT

APPLICANT:	Ratcliffe Associates, L.C.
PRESENT ZONING:	R-1, HC, WS
REQUESTED ZONING:	PDH-8, HC, WS
PARCELS:	54-4 ((6)) 1-20, 31-50, 56-73, 73A, 73B, 81-95
ACREAGE:	26.61 acres
DENSITY:	6.65 du/ac
OPEN SPACE:	31.3%
PLAN MAP:	Residential, 8-12 dwelling units/acre
PROPOSAL:	Request approval to rezone 26.61 acres from the R-1 District to the PDH-8 District to permit development of 94 single family attached dwelling units and 83 single family detached dwelling units for a total of 177 units at an overall density of 6.65 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-SU-044 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

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

Staff recommends approval of the request for a modification of transitional screening along a portion of the northern property boundary in favor of the landscaping shown on the CDP/FDP.

Staff recommends approval of the request for a waiver of the service drive requirement along Lee Highway.

Staff recommends approval of the request for a variance to allow a six foot high fence along Lee Highway per Par. 3F of Sect. 10-104.

Staff recommends approval of FDP 2001-SU-044 subject to the development conditions found in Appendix 2 of this report.

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

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

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

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

REZONING APPLICATION / RZ 2001-SU-044

FILED 09/21/01

AMENDED 2/1/02

RATCLIFFE ASSOCIATES, L.C.
TO REZONE: 26.61 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-12 DISTRICT
LOCATED: NORTHEAST QUADRANTOF LEE HIGHWAY AND PICKWICK ROAD
ZONING: R- 1
TO: PDH-8
OVERLAY DISTRICT(S): HC WS

MAP REF 054-4- /06/ /0001- .0002- .0003- .0004- .0005
054-4- /06/ /0006- .0007- .0008- .0009- .0010
054-4- /06/ /0011- .0012- .0013- .0014- .0015
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054-4- /06/ /0090- .0091- .0092- .0093- .0094
054-4- /06/ /0095-

FINAL DEVELOPMENT PLAN FDP 2001-SU-044

FILED 09/21/01

AMENDED 2/1/02

RATCLIFFE ASSOCIATES, L.C.
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 26.61 ACRES OF LAND; DISTRICT - SULLY
LOCATED: NORTHEAST QUADRANT OF LEE HIGHWAY AND PICKWICK ROAD
ZONING: PDH-8
OVERLAY DISTRICT(S): HC WS

MAP REF 054-4- /06/ /0001- .0002- .0003- .0004- .0005
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054-4- /06/ /0090- .0091- .0092- .0093- .0094
054-4- /06/ /0095-

PORTIONS OF JOHNSON AVE., MOSBY LANE, BRADLEY RD., & NEWGATE BLVD. TO BE VACATED &/ OR ABANDONED.

REZONING APPLICATION / RZ 2001-SU-044

FILED 09/21/01

AMENDED 2/1/02

RATCLIFFE ASSOCIATES, L.C.
TO REZONE: 26.61 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-12 DISTRICT
LOCATED: NORTHEAST QUADRANTOF LEE HIGHWAY AND PICKWICK ROAD
ZONING: R- 1
TO: PDH-8
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054-4- /06/	/0078-	.0071-	.0072-	.0073-	.0075 A	
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APPROX. 26.61 ACRES OF LAND; DISTRICT - SULLY
LOCATED: NORTHEAST QUADRANT OF LEE HIGHWAY AND PICKWICK ROAD
ZONING: PDH-8
OVERLAY DISTRICT(S): HC WS

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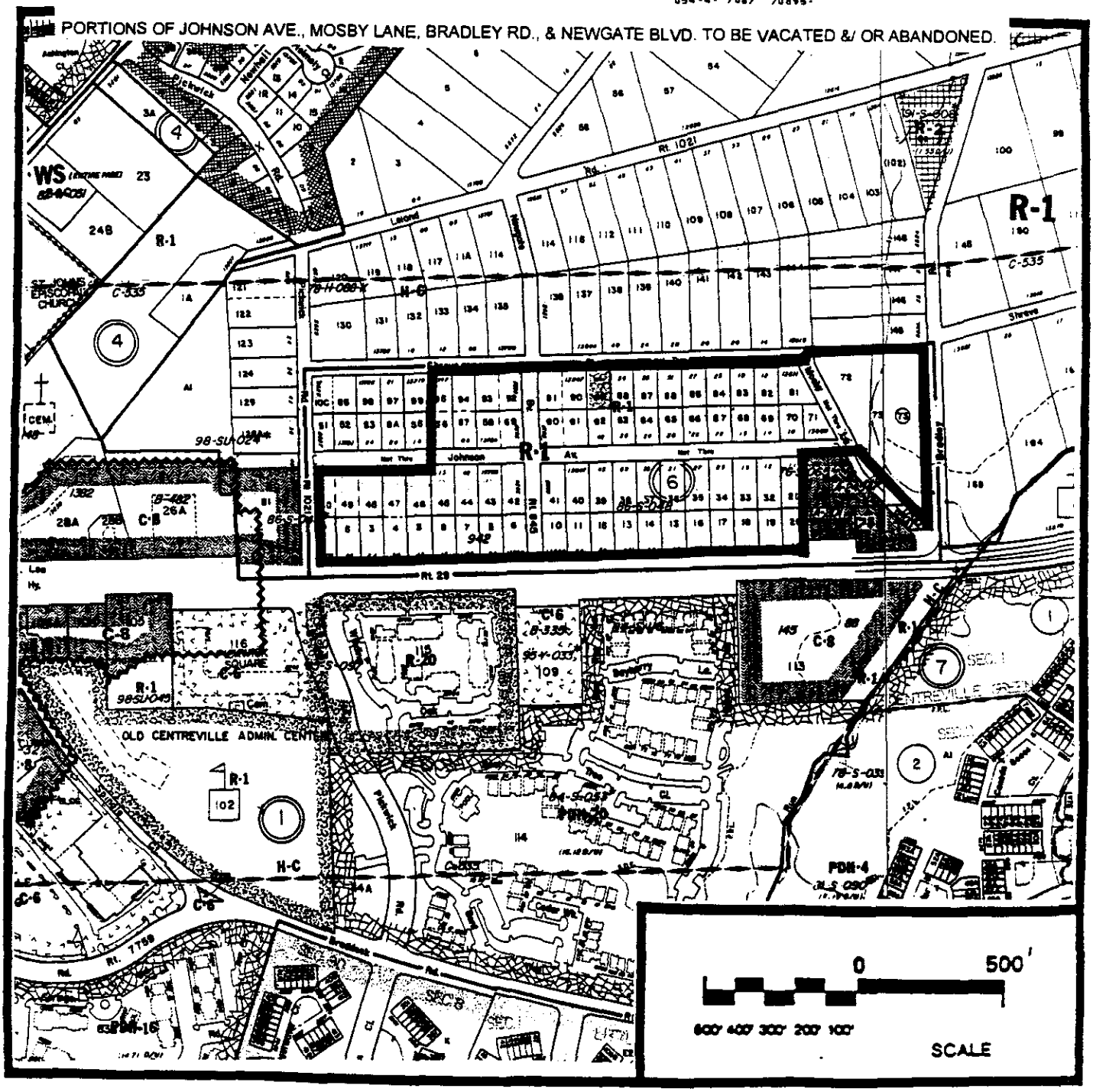
PORTIONS OF JOHNSON AVE., MOSBY LANE, BRADLEY RD., & NEWGATE BLVD. TO BE VACATED &/ OR ABANDONED.



CONCEPTUAL/FINAL DEVELOPMENT PLAN

SULLY MANOR

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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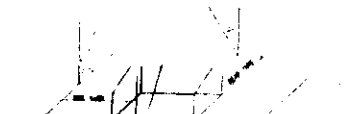
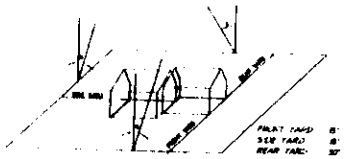


ANGLE OF BULK PLANE DETAIL FOR SINGLE-FAMILY DETACHED



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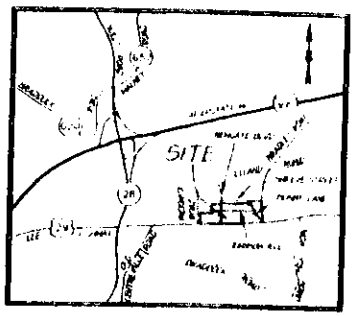
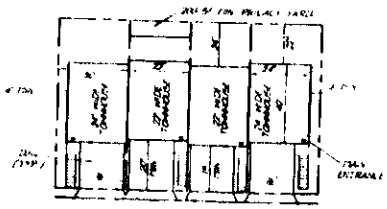


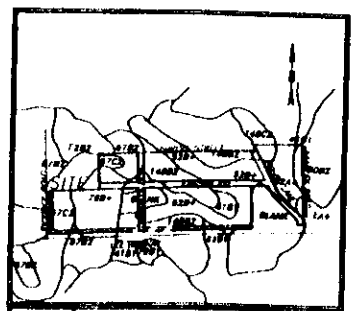
VICINITY MAP

SCALE 1" = 2000'



TYPICAL LOT LAYOUT: SINGLE-FAMILY ATTACHED SCALE N.T.S.

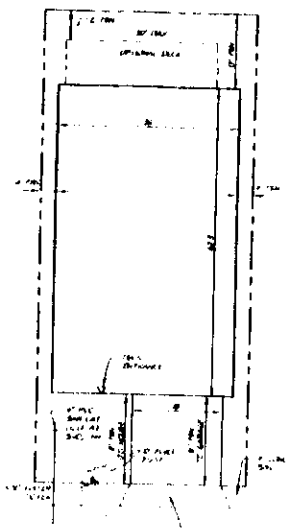
NOTE: BAY WINDOW, CHIMNEY THAT ENCROACH PRIVATE YARDS AS ALLOWED BY ZONING



SOIL NO	SOIL NAME	PROBLEM CLASS
87C2	MEAN FINE SANDY LOAM	C
26B+	CALVERTON LOAM	A
14B2	MATAPONI FINE SANDY SILT LOAM	B
4B+	HURST LOAM, UNDULATING PHASE	A
53B+	ELIBERT SILT LOAM UNDULATING PHASE	A
53A+	ELIBERT SILT LOAM NEARLY LEVEL PHASE	A

SOILS MAP

SCALE 1" = 2000'



TYPICAL LOT LAYOUT SINGLE-FAMILY DETACHED SCALE N.T.S.

PREPARED BY:

christopher consultants
engineering surveying land planning

ZONING TABULATION:

AREA TABULATION

EXISTING LOTS:
TAX MAP 54-4-006 56-69, 72-76
TAX MAP 54-4-006 1-9, 20-50
TAX MAP 54-4-006-60-71, 80-98
TAX MAP 54-4-006-10-20, 9-6
TAX MAP 54-4-006-79
TAX MAP 54-4-006-79
TAX MAP 54-4-006-79A & 79B

SUB TOTAL 25.6086 AC

VACATION OF PORTIONS OF
MOSBY STREET - + 0.149 AC
JOHNSON AVENUE - + 1.1401 AC
NEWGATE BOULEVARD - + 0.6883 AC
BRADLEY ROAD + 0.1986 AC
TOTAL AREA OF APPLICATION = 26.6074 AC
(GROSS SITE AREA)

PROPOSED APPROXIMATE STREET DEDICATIONS:
LEE HIGHWAY 0.1621 AC ±
PICKWICK ROAD 0.1548 AC ±
JOHNSON AVENUE 0.4861 AC ±

NET SITE AREA (APPROXIMATE) = 25.7014 AC ±

EXISTING ZONE: R-1
PROPOSED ZONE: PDH 8

TOTAL (PROPOSED) NUMBER OF DWELLING UNITS: 177 UNITS
OF DWELLING UNITS: SINGLE-FAMILY DETACHED 83 UNITS; SINGLE-FAMILY ATTACHED 94 UNITS

PROPOSED DENSITY: 177 UNITS/26.6074 AC = 6.65 D.U./AC

MINIMUM LOT AREA FOR SINGLE-FAMILY ATTACHED REQUIRES 300 SF MIN. PRIVATE YARD

MINIMUM YARD REQUIREMENTS AS PER Z.O. 16-101

PERIPHERAL SETBACKS AS REQUIRED WITH R-8:

		PROVIDED
SINGLE-FAMILY DETACHED FRONT: 30' ANGLE OF BULK PLANE BUT NOT LESS THAN 30 FEET	JOHNSON AVENUE LEE HIGHWAY SHREVE STREET PICKWICK ROAD	20 FEET MIN
SINGLE-FAMILY ATTACHED FRONT: 25 FEET	SHREVE STREET	25 FEET
SIDE: 8 FEET	N/A	—
REAR: 25 FEET	ADJACENT TO EXISTING SERVICE STATION (SINGLE FAMILY ATTACHED)	30 FEET
	SINGLE FAMILY DETACHED	25 FEET

MAXIMUM BUILDING HEIGHT PERMITTED: 35 FEET
MAXIMUM BUILDING HEIGHT PROPOSED: 35 FEET

OPEN SPACE REQUIRED PER Z.O. 6-100: 30% OF NET SITE AREA (279,486 SF)

(PARCELS A, B, AND C) OPEN SPACE TABULATION: 340,464 SF (30.5%)

PARCEL A: SWM/BMP POND 68,678 SF
PARCEL B: MAIN CENTRAL PARK AREA 69,766 SF
PARCEL C: PERIPHERAL BUFFERS AND OTHER LANDSCAPED COMMON AREAS 108,076 SF

PRIVATE OPEN SPACE WITHIN SF LOTS (EXCLUDES BUILDING PADS AND DRIVEWAYS) 222,344 SF

TOTAL OPEN SPACE (EXCLUDES STREET AREAS) 566,710 SF

PARKING TABULATION

REQUIRED FOR SINGLE FAMILY DETACHED: 2.0 SPACES/D.U. 2.0 x 83 = 166 SPACES
PARKING PROVIDED (GARAGE) 166 SPACES

REQUIRED FOR SINGLE FAMILY ATTACHED: 2.3 SPACES/D.U. 2.3 x 94 = 217 SPACES
PARKING PROVIDED (GARAGE) 188 SPACES
PARKING PROVIDED (SITE) 85 SPACES

WAIVERS/MODIFICATIONS TO BE REQUESTED

- PERMISSION FOR TRANSITIONAL SCREENING AND BUFFERING REQUIREMENTS TO THAT SHOWN HEREON
- WAIVER OF 600' MAXIMUM LENGTH FOR PRIVATE STREETS
- SERVICE DRIVE CONSTRUCTION AND SERVICE DRIVE DEDICATION ON LEE HIGHWAY
- WAIVER TO ALLOW A FLAT TOTAL ACRE ON LEE HIGHWAY PER SEC. 10-104 PARAGRAPH 1 OF THE ZONING ORDINANCE

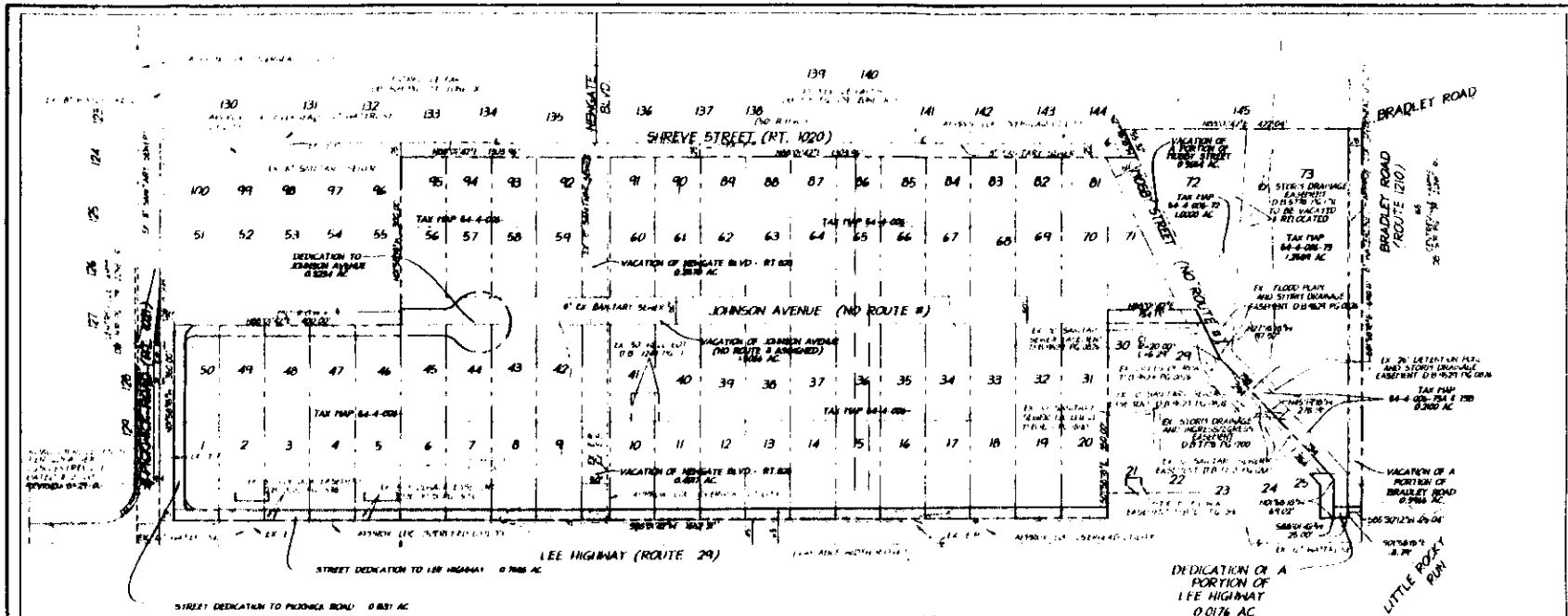
NOTES

1. CURRENT OWNERS: SEE APPLICATION FORM, LISTING OF ALL OWNERS, OWNERS
   CONTRACT OWNER: BRADLEY ASSOCIATES, L.P.
   C/O: STONEGATE DEVELOPMENT CORPORATION
   9651 STONEGATE LANE
   FAIRFAX, VIRGINIA 22030
2. CURRENT ZONE: R-1
   PROPOSED ZONE: PDH-8
3. AREA OF APPLICATION = 26.6074 ACRES WHICH CONSISTS OF 77 LOTS TO BE CONSOLIDATED PLUS PARCELS A, B, C, 72, 73, 79A, & 79B. PORTIONS OF JOHNSON AVENUE, MOSBY LANE, BRADLEY ROAD AND NEWGATE BOULEVARD ARE PROPOSED TO BE VACATED AND/OR ABANDONED AND BECOME PART OF THE GROSS SITE AREA FOR THIS APPLICATION.
4. BOUNDARY SURVEY BY christopher consultants, INC. DATED 2/3/00. TOPOGRAPHY FROM FAIRFAX COUNTY MAPPING. CONTOUR INTERVAL = 5'.
5. THE COMPREHENSIVE PLAN SHOWS A 6 FOOT BICYCLE/PEDESTRIAN TRAIL ALONG THE LEE HIGHWAY FRONTAGE OF THIS SITE. A TRAIL MEETING THIS REQUIREMENT IS SHOWN HEREON.
6. COMMUNITY AND PUBLIC FACILITIES TO BE PROVIDED: (1) ON-SITE SWIMMING FACILITY, (2) 8' BICYCLE AND PEDESTRIAN TRAIL ALONG THE LEE HIGHWAY FRONTAGE.
7. THE FAIRFAX COUNTY COMPREHENSIVE PLAN INDICATES DEVELOPMENT OF THIS SITE AT A DENSITY RANGE OF 8 - 12 DWELLING UNITS PER ACRE IS APPROPRIATE, SUBJECT TO CONSIDERATION OF PROPERTIES FRONTING ON LEE HIGHWAY, SUBSTANTIAL LANDSCAPE BUFFERS AND COORDINATED VEHICULAR ACCESS. THIS PLAN PROVIDES A LOWER DENSITY THAN THE MAXIMUM ALLOWED.
8. STORMWATER MANAGEMENT AND BMP AND TO BE PROVIDED IN AN ON SITE DRY POND, TO BE MAINTAINED BY FAIRFAX COUNTY. ADEQUATE OUTFALL WILL BE PROVIDED IN FLOODPLAIN.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER.
10. ALL EXISTING UTILITY LOCATIONS AND EXISTING STRUCTURES SHOWN ARE APPROXIMATE FROM EXISTING RECORDS.
11. ALL STRUCTURES CURRENTLY EXISTING ON THE PROPERTY ARE TO BE DEMOLISHED. ALL EXISTING STRUCTURES WERE CONSTRUCTED OF THE 1960'S AND 1970'S, AND ARE NOT UNDER CONSIDERATION FOR HISTORIC SIGNIFICANCE.
12. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTY OR ANY INTERFERENCE WITH THIS DEVELOPMENT.
13. THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS SPECIFICALLY NOTED HEREON.
14. CONSTRUCTION SHALL COMMENCE AS SOON AS ALL NECESSARY APPROVALS HAVE BEEN OBTAINED, SUBJECT TO CHARTER CONDITIONS. SITE PLAN MAY BE REVISED TO THIS OR NEXT PHASES.
15. PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN ARE TO BE PROVIDED SIMULTANEOUSLY WITH SITE CONSTRUCTION.
16. NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
17. FLOODPLAIN AND ASSOCIATED RESOURCE PROTECTION AREAS ARE EXISTING ON THIS PROPERTY. THE FLOODPLAIN LIMITS AND AIM LINES SHOWN HEREON HAVE BEEN PLOTTED FROM COUNTY MAPS. A FIELD RUN SURVEY AND ANALYSIS WILL BE PROVIDED WITH FINAL ENGINEERING IN ORDER TO DETERMINE ACTUAL LIMITS OF THESE AREAS.
18. TO THE BEST OF OUR KNOWLEDGE, NO EVIDENCE OF GRAVES OR BURIAL MARKERS HAS BEEN IDENTIFIED ON THIS PROPERTY.
19. EXISTING WELLS AND DRAINFIELDS SHALL BE LOCATED AND ABANDONED IN ACCORDANCE WITH FAIRFAX COUNTY HEALTH DEPARTMENT STANDARDS. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
20. THIS PROPERTY IS LOCATED WITHIN THE LITTLE DIXIE RUN WATERSHED.
21. OPEN SPACE TO BE PRIVATELY OWNED AND MAINTAINED BY THE FUTURE OWNERS ASSOCIATION OF THE COMMUNITY.
22. NOTWITHSTANDING THE EXHIBIT RESULTS AND RELATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN COMPONENTS, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED CONCEPTS.
23. BUILDING FOOTPRINTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN IF IN SUBSTANTIAL CONFORMANCE WITH CONCEPTS. IT SHOULD BE UNDERSTOOD THAT FINAL BUILDING LOCATIONS AND FOOTPRINTS WILL ADHERE TO THE PERIPHERAL BUILDING SETBACKS ALONG PERIPHERAL BOUNDARIES AND LIMITS OF CLEARING AND GRADING AS SHOWN HEREON.
24. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
25. DECKS AND SUNROOMS CAN ENCROACH IN REAR YARDS.
26. DRAINAGE EASEMENT VARIATION (RELOCATION NOTE).
27. SINGLE FAMILY ATTACHED REQUIRED 300 SQ. FT. PRIVATE AREA YARD MAY NOT BE ENCROACHED BY DECKS OR ACCESSORY STRUCTURES.

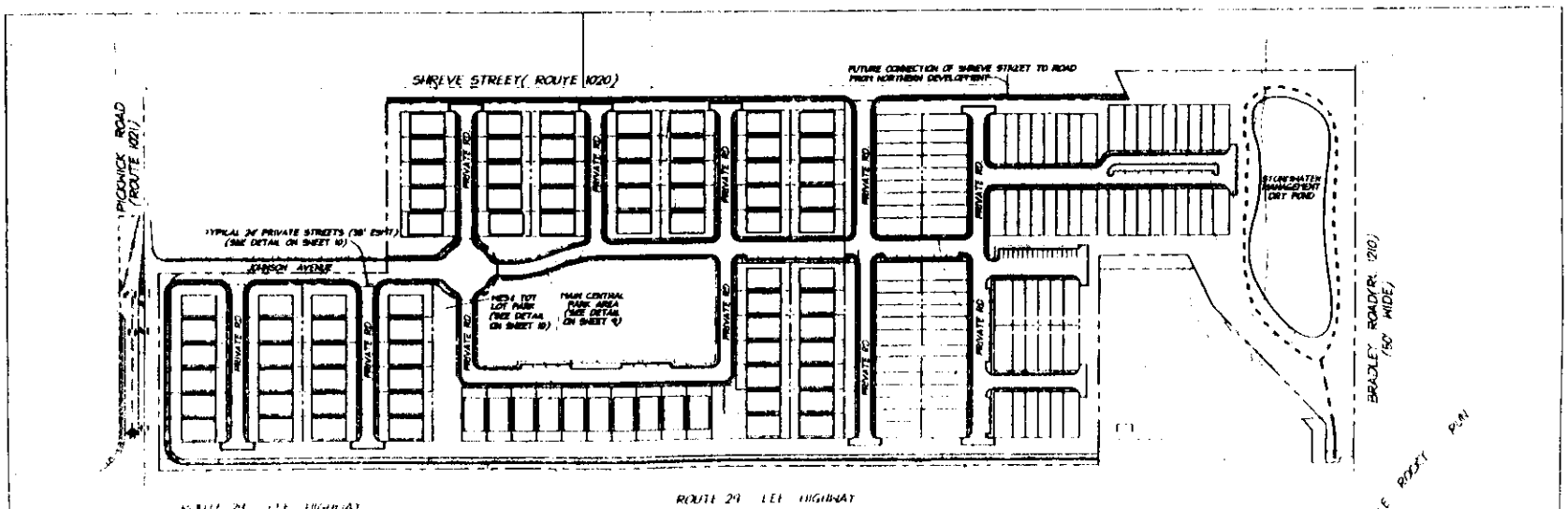
SHEET INDEX

No.	TITLE
1.	COVER SHEET
2	OVERALL PLAN & EXISTING CONDITIONS
3.	CONCEPTUAL/FINAL DEVELOPMENT PLAN WEST
4.	CONCEPTUAL/FINAL DEVELOPMENT PLAN EAST
5	EXISTING VEGETATION PLAN
6	LANDSCAPE PLAN WEST
7	LANDSCAPE PLAN EAST
8	SITE DETAILS ONE
9.	SITE DETAILS TWO
10	HOUSING ELEVATIONS

COMMONWEALTH OF VIRGINIA
WILLIAM G. THOMAS
No. 21814
PROFESSIONAL ENGINEER



DETAIL SHOWING EXISTING CONDITIONS
AND PROPOSED VACATION AND DEDICATION OF RIGHTS-OF WAY



DETAIL SHOWING PROPOSED DEVELOPMENT

DATE	REVISION

AREA TABULATION

christopher consultants

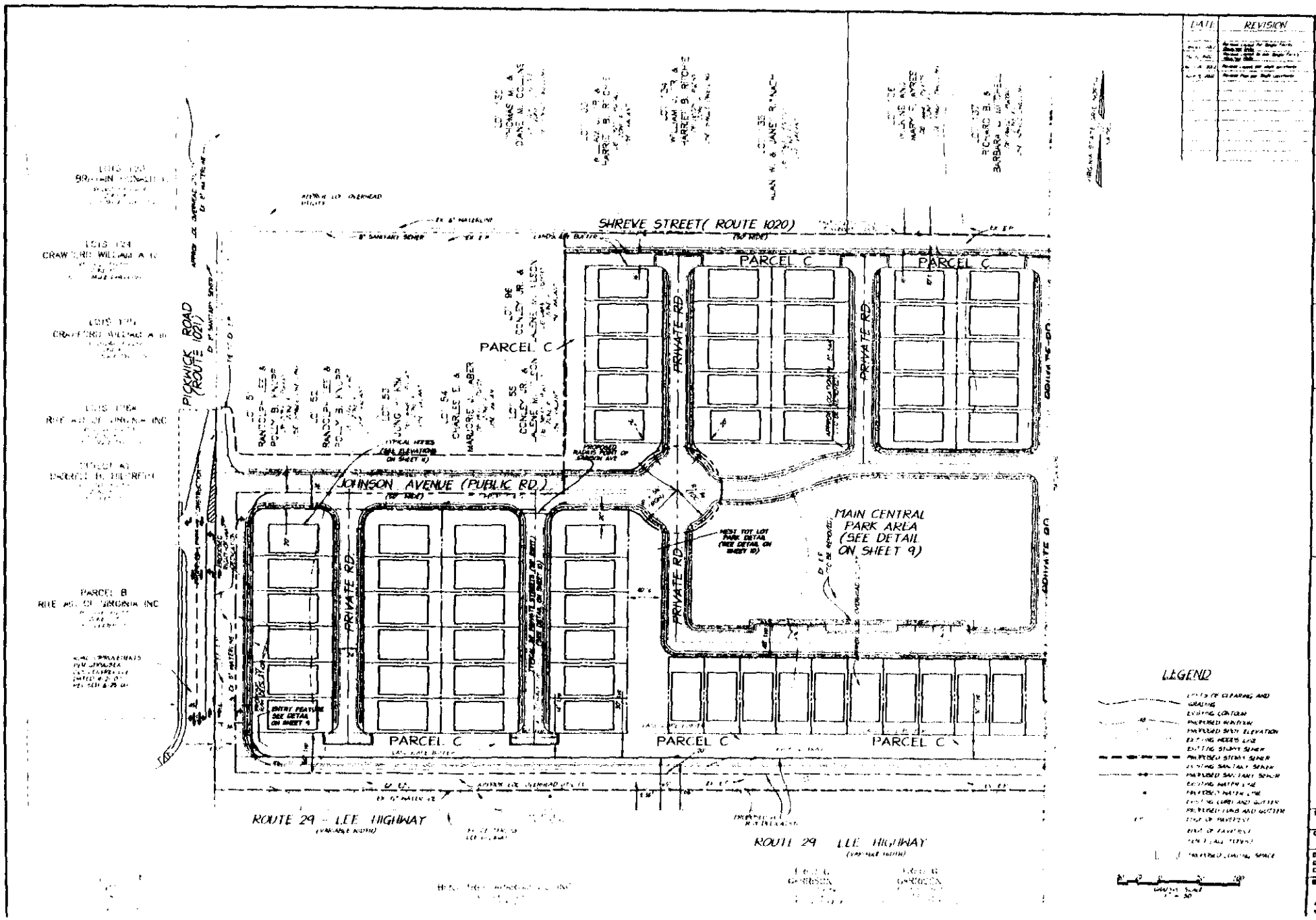
COMMONWEALTH OF VIRGINIA
WILLIAM R. BINK
PROFESSIONAL ENGINEER

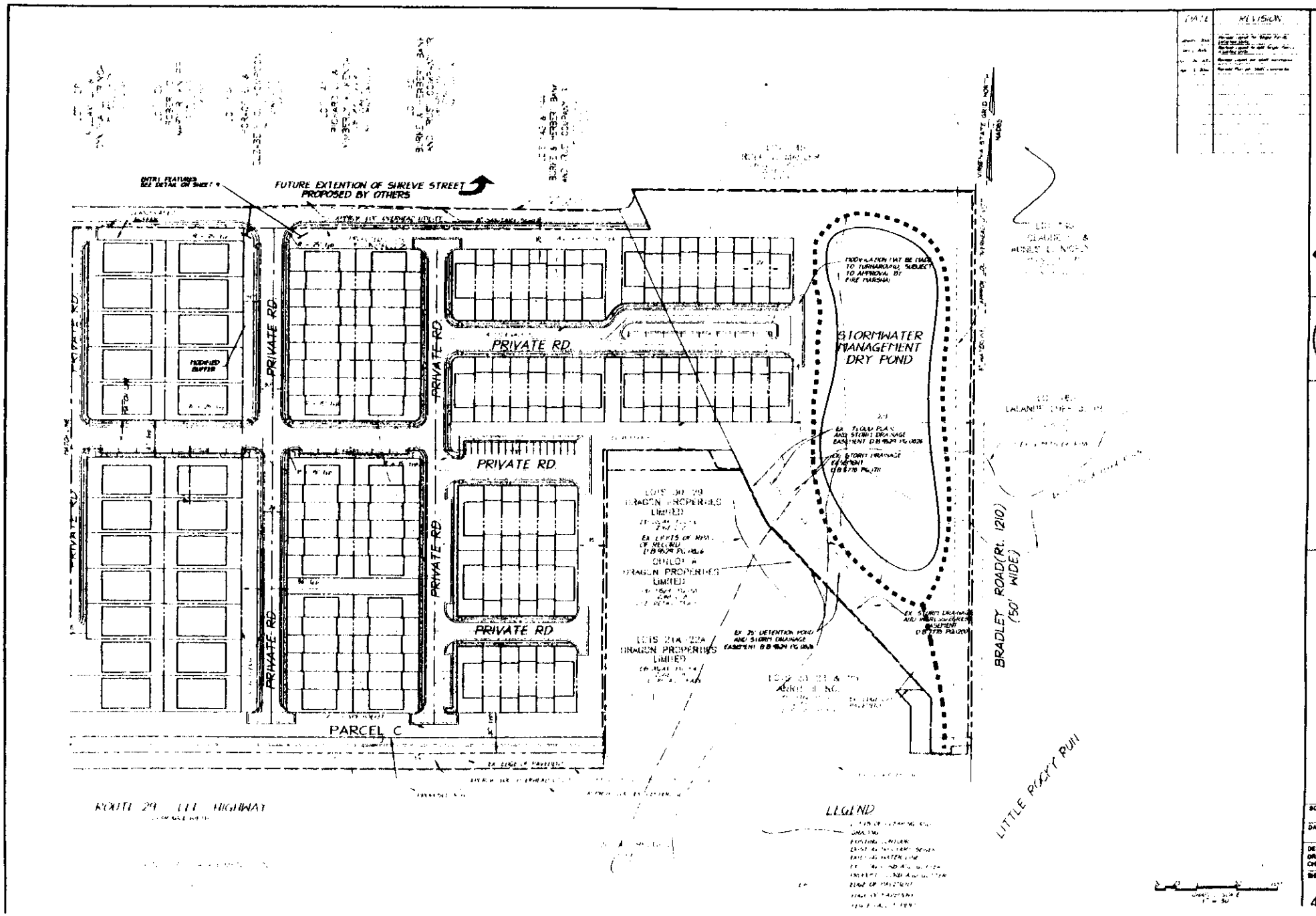
OVERALL PLAN
EXISTING CONDITIONS

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

SCALE
DATE
DESIGN
DRAWN
CHECKED
PROJ. No.


SHREVE STREET (ROUTE 1020)
PICKWICK ROAD (ROUTE 1021)
JOHNSON AVENUE (PUBLIC RD.)
PARCEL C
PRIVATE RD.
MAIN CENTRAL PARK AREA (SEE DETAIL ON SHEET 9)
PARCEL B
RITE AID OF VIRGINIA INC
ROUTE 29 - LEE HIGHWAY
LEGEND
DATE
REVISION
istopher consultants
CONCEPTUAL/FINAL DEVELOPMENT PLAN WEST
SULLY MANOR
SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA
SCALE
DATE
DESIGN
DRAWN
CHECKED
SHEET No.
3 of 10


FUTURE EXTENTION OF SHREVE STREET
PROPOSED BY OTHERS
PRIVATE RD
PRIVATE RD
PRIVATE RD
PRIVATE RD
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PRIVATE RD
PRIVATE RD
STORMWATER
MANAGEMENT
DRY POND
BRADLEY ROAD (RT. 1210)
(50' WIDE)
PARCEL C
ROUTE 29 LEE HIGHWAY
LITTLE PIGGY RUN
LEGEND
istopher consultants
CONCEPTUAL/FINAL
DEVELOPMENT
PLAN EAST
SULLY MANOR
SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA
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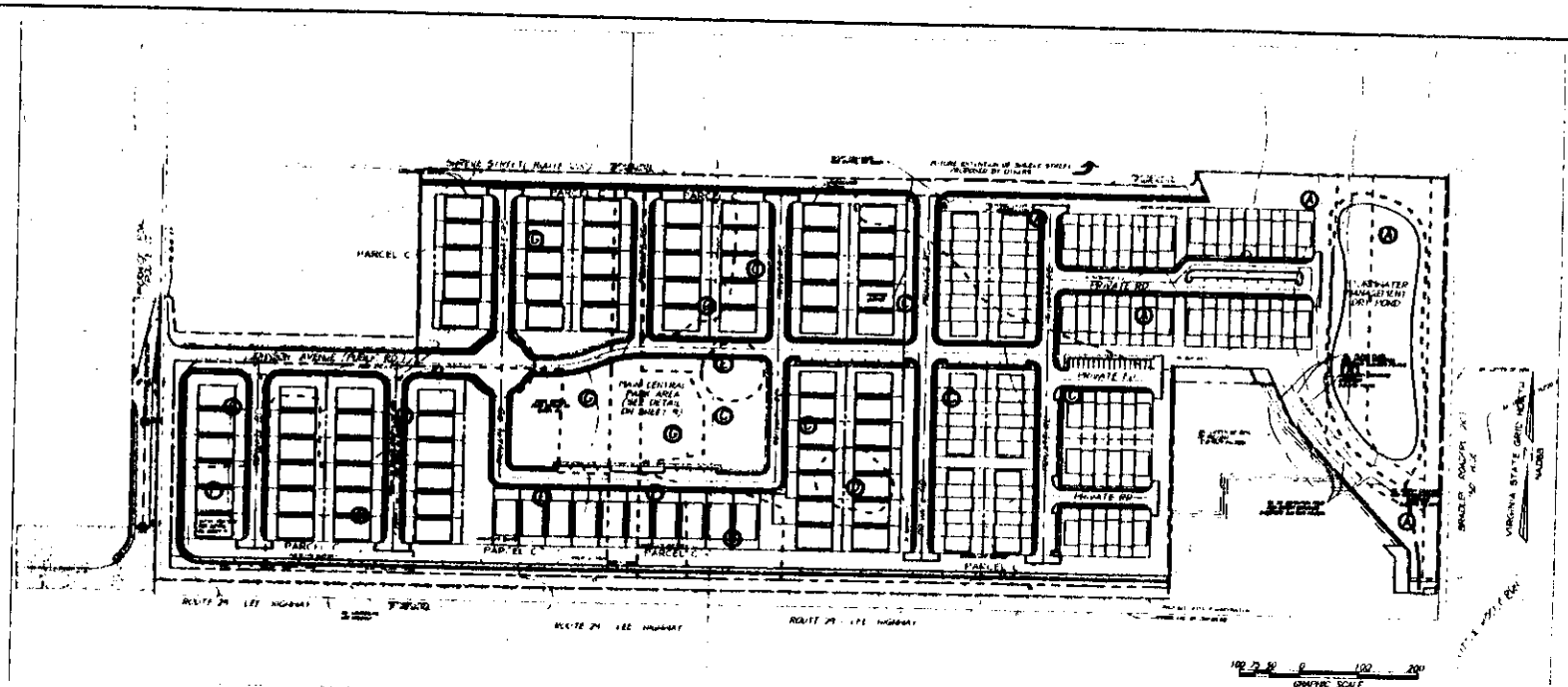

EVT COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SECONDARY STAGE	CONDITION (SEE NOTES BELOW)	ACREAGE	COMMENTS
A	BOTTOMLAND FOREST	VIRGINIA PINE	EARLY	FAIR TO POOR	0.7 AC	SEE CONDITION
B	OLD FIELD	SWEETGUM VIRGINIA PINE	PIONEER	FAIR	0.9 AC	SEE CONDITION
C	BOTTOMLAND FOREST	SWEET GUM, SWEETGUM, PIN OAK	SUBCLIMAX	GOOD	0.5 AC	SEE CONDITION
D	UPLAND FOREST	WHITE OAK HICKORY	SUBCLIMAX	FAIR	0.4 AC	SEE CONDITION
E	UPLAND FOREST	WHITE OAK	CLIMAX	GOOD	0.3 AC	SEE CONDITION
F	UPLAND FOREST	VIRGINIA PINE, RED MAPLE BLACK CHERRY	EARLY	POOR	1.0 AC	SEE CONDITION
G	MAINTAINED GRASSLAND	VARIOUS	N/A	POOR TO FAIR	0.8 AC	SEE CONDITION
H	N/A	NONE	N/A	N/A	1.1 AC	EXISTING RIGHT-OF WAY
	TOTAL				5.0 AC	

CONDITION DESCRIPTIONS

A. COVER TYPE A IS A BOTTOMLAND FOREST WITH FAIR EARLY SUCCESSIONAL SPECIES. THE STAND IS OPEN WITH LOW BASAL AREA. VIRGINIA PINE IS THE DOMINANT SPECIES WITH VARIOUS HARDWOOD SPECIES EXISTING IN THE UNDERSTORY. THERE IS A FAIR AMOUNT OF THE DEADFALL ON THE GROUND, BUT AN APPARENT INSECT PROBLEM. THIS STAND IS NOT WORTHY OF PRESERVATION.

B. COVER TYPE B IS AN OLD FIELD CONSISTING OF PIONEER AND EARLY SUCCESSIONAL SPECIES. THE AREA WAS CLEARED SOME TIME AGO FOR INSTALLATION OF A DRAINAGE DITCH AND HAS SPROUTED UP WITH SWEETGUM AND PINE.

C. COVER TYPE C IS A BOTTOMLAND HARDWOOD FOREST IN A SUBCLIMAX STAGE. THE DOMINANT SPECIES ARE SWEET GUM, PIN OAK, AND WILLOW OAK. THE STAND IS IN GOOD CONDITION WITH LOW BASAL AREA. THE UNDERSTORY IS OPEN WITH SPECIES CONSISTING OF AMERICAN HORNBEAM, AND MAPLE, AND ELM. THIS SITE IS VERY SUITABLE FOR PRESERVATION.

D. COVER TYPE D IS AN UPLAND HARDWOOD FOREST IN A SUBCLIMAX STAGE. THE DOMINANT SPECIES ARE WHITE OAK, HICKORY, OAK. THE STAND IS IN FAIR CONDITION WITH LOW BASAL AREA AND OPEN UNDERSTORY CONDITIONS OF [illegible] HARDWOOD SEEDLINGS. THIS AREA HAS LITTLE INSECT OF PRESERVATION.

E. COVER TYPE E IS AN UPLAND FOREST WITH DOMINANT OAKS. THIS PAST HAVE BEEN AN OLD HOMESITE. THE STAND IS IN A CLIMAX STAGE AND IN GOOD CONDITION. THE STAND IS WORTHY OF PRESERVATION.

F. THIS AREA CONSISTS OF EARLY SUCCESSIONAL SPECIES SUCH AS VIRGINIA PINE, RED MAPLE, AND BLACK CHERRY. THE TREES ARE IN GENERALLY POOR CONDITION AND WOULD NOT BE WORTHY OF PRESERVATION.

G. THE MAINTAINED GRASSLAND IS THE AREAS ADJACENT TO THE MAIN AREAS OF THE EXISTING HOUSES IN THE [illegible] THE SITES HERE ARE WELL KEPT. THESE CONDITIONS WERE NOT TAKEN INTO CONSIDERATION DUE TO ACCESS TO THE PROPERTIES.

EVT DATA PROVIDED BY [illegible]

LEGEND

- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EDGE OF PAVEMENT
- FENCE (ALL TYPES)

EVT DESIGNATION

DATE	REVISION
[illegible]	[illegible]

christopher consultants

COMMONWEALTH OF VIRGINIA
WILLIAM B. [illegible]
No. [illegible]
PROFESSIONAL ENGINEER

EXISTING VEGETATION PLAN

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

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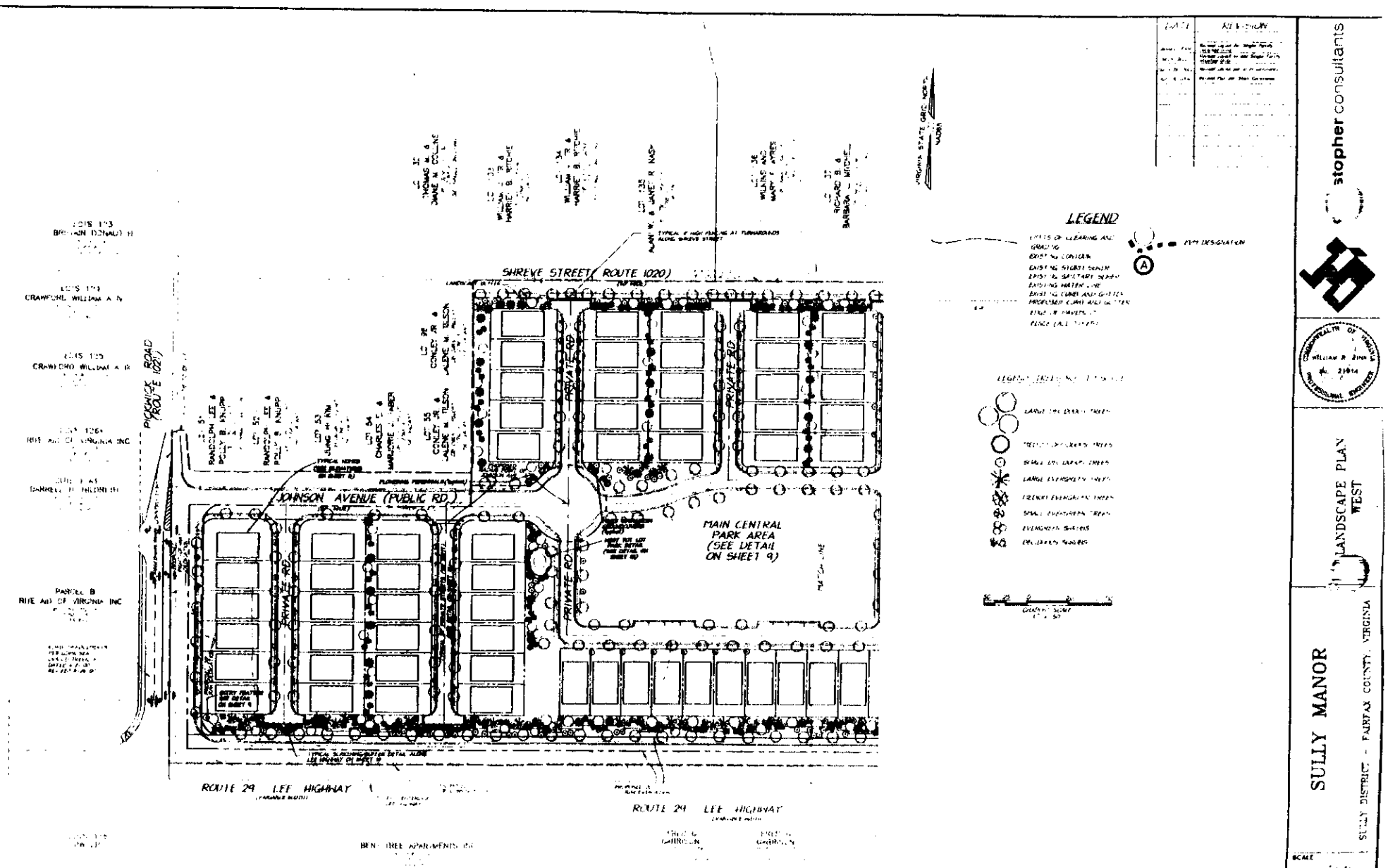
5 OF 10


SHREVE STREET (ROUTE 1020)
JOHNSON AVENUE (PUBLIC RD.)
PICKNICK ROAD (ROUTE 1021)
ROUTE 29 LEE HIGHWAY
ROUTE 29 LEE HIGHWAY
PRIVATE RD.
MAIN CENTRAL PARK AREA (SEE DETAIL ON SHEET 9)
LEGEND
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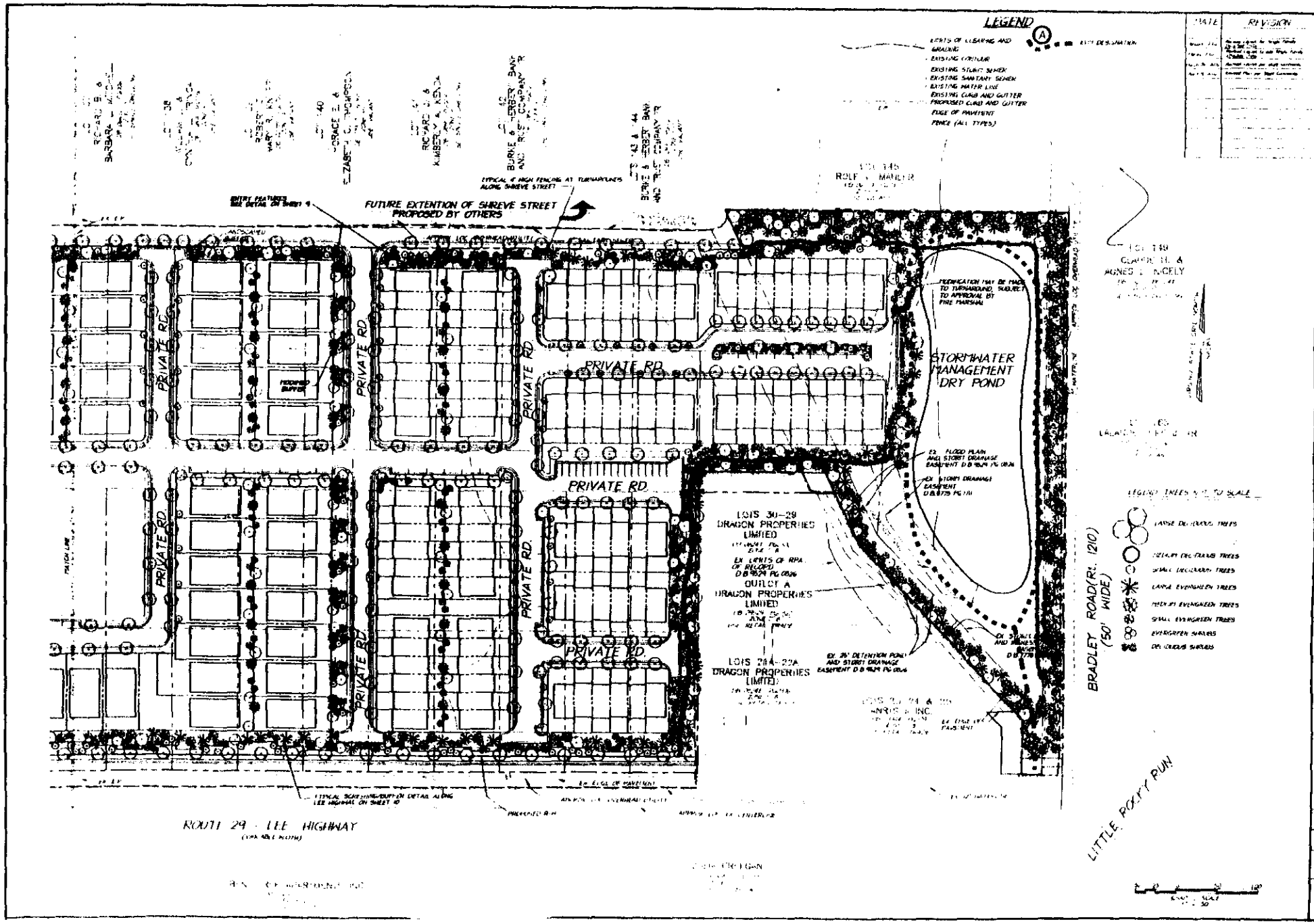
SULLY MANOR
LANDSCAPE PLAN WEST
SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA


LEGEND
FUTURE EXTENTION OF SHREVE STREET PROPOSED BY OTHERS
PRIVATE RD.
STORMWATER MANAGEMENT DRY POND
LOTS 30-29 DRAGON PROPERTIES LIMITED
OUTLOT A DRAGON PROPERTIES LIMITED
LOTS 28A-27A DRAGON PROPERTIES LIMITED
BRADLEY ROAD (RT. 1210) (50' WIDE)
LITTLE ROCKY RUN
ROUTE 29 - LEE HIGHWAY
LANDSCAPE PLAN EAST
SULLY MANOR
SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA
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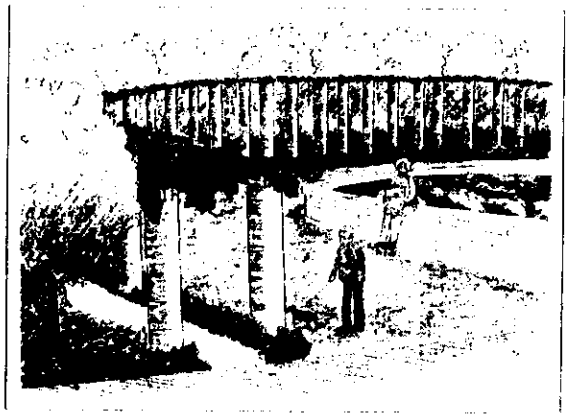

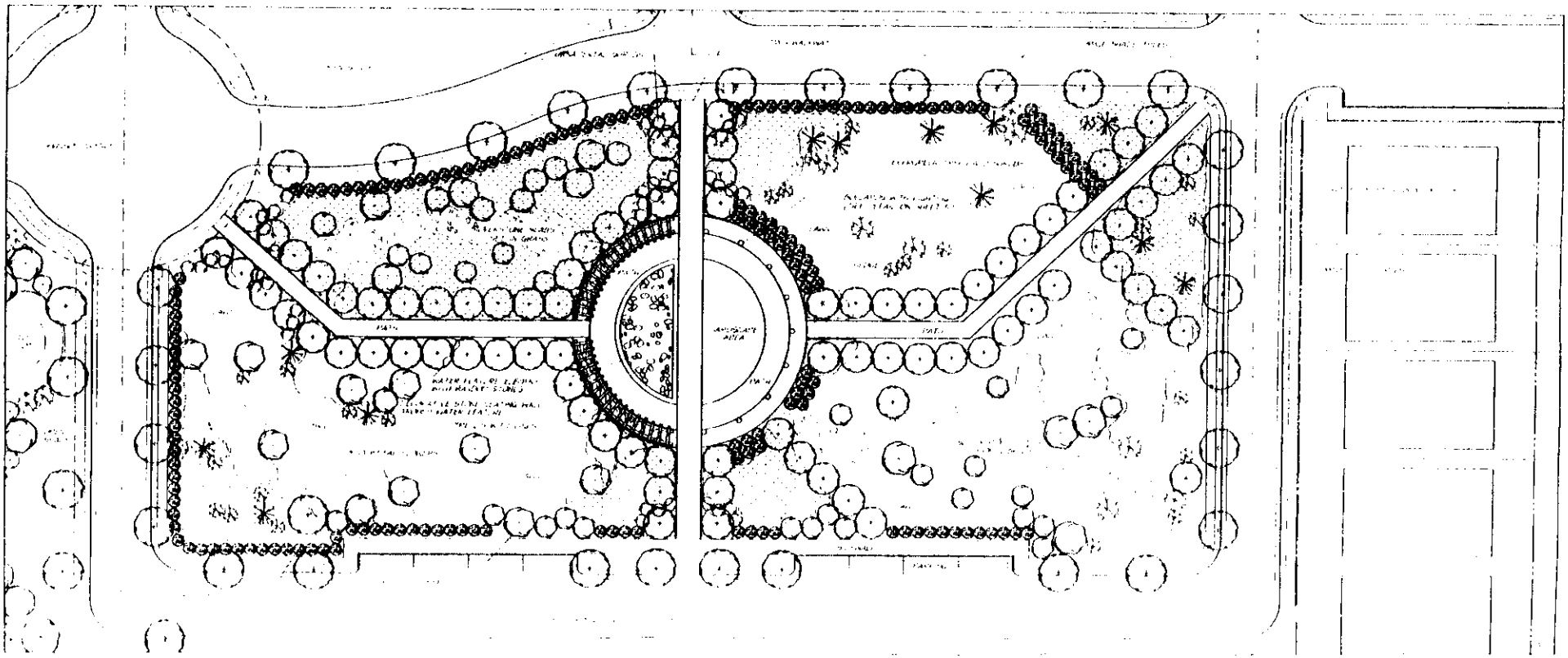

christopher consultants

SITE DETAILS
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SULLY MANOR

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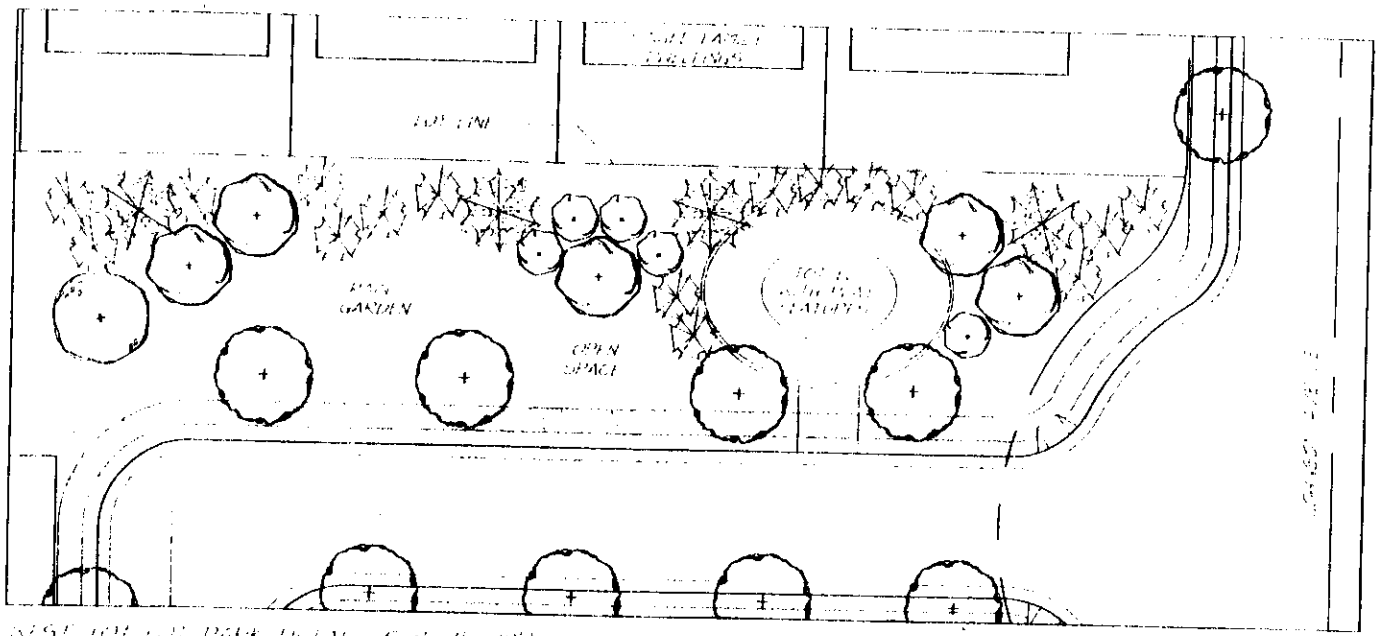
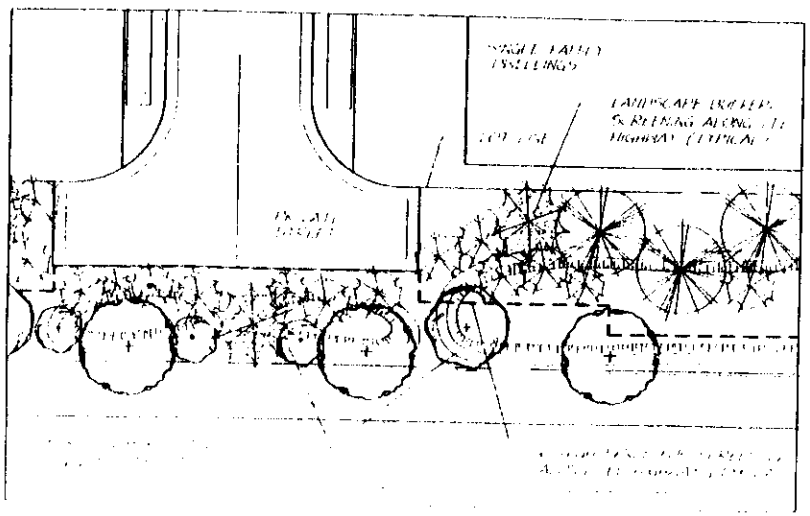
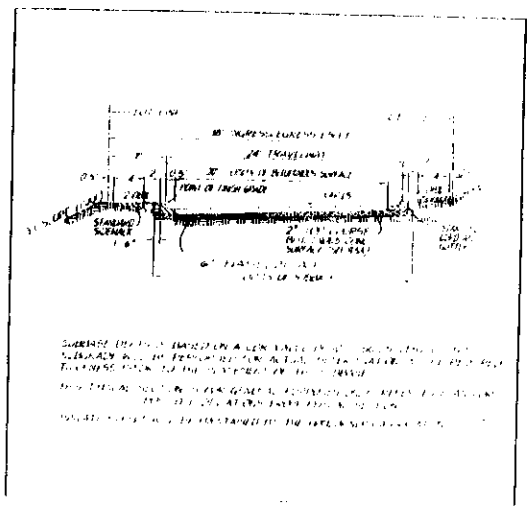
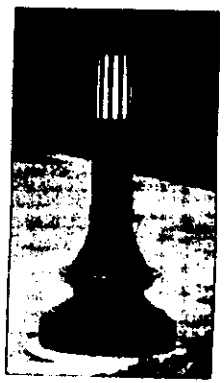






LIGHT DETAIL



LANDSCAPE DETAIL

NOTE
LANDSCAPE DETAILS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING

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SITE DETAILS TWO

SULLY MANOR

SULLY DISTRICT - FAIRFAX COUNTY, VIRGINIA

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SHEET No

Christopher consultants

SULLY MANOR

HOUSING ELEVATIONS

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

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Ratcliffe Associates, L.C., requests approval to rezone 26.61 acres from the R-1 (Residential, One Dwelling Unit/Acre) District, to the PDH-8 (Planned Development Housing – Eight Dwelling Units/Acre) District to permit development of 94 single family attached dwelling units (townhouses) and 83 single family detached dwelling units. WS (Water Supply Protection) and HC (Highway Corridor) Zoning Districts will remain unchanged. The application proposes an overall density of 6.65 dwelling units per acre (du/ac). The applicant is requesting approval of a combined Conceptual/Final Development Plan (CDP/FDP).

The applicant's draft proffers, staff's proposed development conditions, the applicant's affidavit and the statement of justification can be found in Appendices 1-4, respectively.

This application must also comply with certain Zoning Ordinance Provisions found in Article 6, Planned Development Districts, and Article 16, Development Plans, excerpts of which are found in Appendix 13.

Waivers and Modifications Requested:

- Waiver 600' Maximum Private Street Length Requirement
- Modification of Transitional Screening along a portion of the northern property boundary in favor of the landscaping shown on the CDP/FDP
- Waiver of the Service Drive requirement along Lee Highway
- Variance to allow a six foot high fence for noise attenuation purposes along Lee Highway, per Par. 3F of Sect. 10-104

LOCATION AND CHARACTER

Site Description:

The 26.61 acre application property is located on the north side of Lee Highway, between Pickwick Road and Bradley Road. The site is part of the Ratcliffe Subdivision, and currently consists primarily of one-quarter to one-third acre lots, some of which are developed with single family homes. Portions of Johnson Avenue. Mosby Lane (neither constructed) and Newgate Boulevard and Bradley Road (to be abandoned) are also included in the application. The majority of the site is characterized by scrubby, re-growth forest.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North & East	Single Family Detached	R-1	Residential, 1-2 du/ac
South	Commercial/auto-oriented (N. side of Rt. 29) Multi family residential Veterinary office Townhouses Commercial/retail	C-8 R-20 C-6 PDH-20 C-8	Alternative Uses Residential, 16-20 du/ac Residential, 16-20 du/ac Residential, 16-20 du/ac Residential, 16-20 du/ac
West	Commercial/pharmacy	C-8	Retail and other

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area: III

Planning District: Bull Run Planning District (BR6)

Planning Sector: Centreville Area and Suburban Center
Land Unit B-6

Plan Map: Residential, 8-12 du/ac

Plan Text: On Page 20 of the Area III volume of the Comprehensive Plan, 2000 Edition, the Plan states:

"B-6 (27 Acres) Suburban Center

This land unit contains the Ratcliffe subdivision, a community containing a number of small lots facing Route 29 and abutting a right-of-way known as Johnson Avenue. Its Route 29 frontage will be directly affected by widening this road. Direct access to Route 29 cannot be provided. Consolidation of lots is necessary for development. A small floodplain and wetlands area exists near Bradley Road. Residential land use at a density range of 8-12 dwelling units per acre or a townhouse-style office use may be appropriate subject to the following conditions:

- Consolidation of all properties fronting on Route 29, except the commercial property near Bradley Road;
- Provision of a site plan with reverse frontage onto Route 29, with a substantial landscape buffer along the periphery. An effective transition to the low density area to the north is necessary; and
- Provision of coordinated vehicular access and circulation to minimize vehicle access points, and

- Access to Route 29 shall be provided via a new public street to be connected in the area between Newgate Boulevard and Bradley Road, subject to VDOT approval of a median break at the intersection of the new public street and Lee Highway. The location shall be determined at the time of zoning in conjunction with planed improvements to Lee Highway. This will provide an additional access to properties located on the north side of Lee Highway, including the Ratcliffe Subdivision and the Centreville Farms area."

...

See Appendix 5 for further plan text.

ANALYSIS

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

Title of CDP/FDP:	Conceptual/Final Development Plan, Sully Manor
Prepared By:	Christopher Consultants
Original and Revision Dates:	June 15, 2001, as revised through April 9, 2002

The combined CDP/FDP consists of ten sheets.

Sheet 1 is a cover sheet including an index, a vicinity map, a soils map, zoning tabulations, and notes. Sheet 1 also includes typical lot layouts for both the single family attached units and the single family detached units.

The single family attached typical lot layout shows 22 foot and 24 foot wide townhouses, with staggered facades, 4 foot minimum side yards, 22 foot minimum rear yards, 200 square foot minimum privacy yards in the rear, and 18 foot minimum driveways.

The single family detached typical lot layout shows units measuring 36 feet by 62.3 feet, with front loading two car garages. Side yards are shown to be a minimum of 4 feet on each side, rear yards are shown to be a minimum of 13 feet, with optional decks, but with a minimum 6 foot rear yard with no intrusions. Front yards are shown to be a minimum of 8 feet, with driveways a minimum of 18 feet in length.

Sheet 2 shows a reduction of the overall plan, and the existing conditions, including rights-of-way to be vacated or abandoned with this application. Vacations include Newgate Boulevard and a portion of Bradley Avenue (both existing) and portions of Mosby Street and Johnson Avenue (not constructed).

Sheets 3 and 4 show the eastern and western halves of the CDP/FDP, with details as follows:

- 83 lots for single family detached units on the western two-thirds of the property.
- 94 single family attached units on the eastern third of the property.
- A private road system in a grid pattern, with one point of access to Pickwick Road via a section of Johnson Avenue (to remain public), and one point of access to Shreve Street. No access is provided directly to Lee Highway (Rt. 29). The majority of the streets are deadends, not connecting through to Shreve Street on the north or Lee Highway on the south (except as noted above). These streets end with hammerhead turnarounds.
- Johnson Avenue (existing public street right-of-way) to be constructed as a public street for the western section, ending in a cul-de-sac bulb, accessing private street system.
- Sidewalks along both sides of all interior streets (both private streets and public rights-of-way) and along Pickwick Road and Shreve Street.
- Six foot wide trail along Rt. 29.
- Main central park of approximately 2 acres, located in the center of the site. This park is designed on the "public square" model, surrounded by streets for full public access. Eight parking spaces are located along the southern edge of the park. Details are shown on Sheet 8.
- A tot-lot located adjacent to the main central park, across the street on the western side of the park. Details are shown on Sheet 8.
- Stormwater management dry pond on the eastern end of the site.

Sheet 5 is the Existing Vegetation Map (EVM) for the property.

Sheets 6 and 7 show the western and eastern halves of the landscape plan, including street trees, screening along the rear lot lines of the single family lots, and a landscaped buffer along Rt. 29 (more details on Sheet 9). Dense plantings are shown along the boundary of the property directly adjacent to the commercial property on the north side of Rt. 29.

Sheets 8 and 9 show site details, including:

- A monument sign to be located at Shreve Street and Pickwick Road entrances
- An illustrative view of the interior of the central park
- A detail of the central park, including lawn, planting beds, shrubbery, paths, and a circular central feature including a water element surrounded by a stone seating wall and a trellis, and a hardscape area with bollard lighting
- A detail of the west tot lot area showing a rain garden, open space, and tot lot area
- A detail of the buffering to Rt. 29, including earthen berms, plantings, and a six foot high fence (subject to Board approval of a variance)
- A cross-section of the proposed private streets

- Proposed street lights and bollard lighting
- Proposed bench

Sheet 10 shows typical housing elevations showing the fronts of the proposed, three-story, single family units, showing double garages with separate doors, hipped and gabled roofs, and porch features.

Transportation Analysis (See Appendix 6)

Earlier submissions were reviewed and identified as having several transportation issues, including the need for a contribution to the Centreville Road Fund and provision of frontage improvements on Shreve Street. The applicant and staff also had extensive discussions concerning direct access to Route 29 (Lee Highway). Earlier versions of the proposed development were considerably more intense, and requested direct access to Lee Highway. The applicant successfully pursued a Comprehensive Plan amendment to amend language that prohibited direct access to Lee Highway. Further amendments to the plan reduced the expected number of trips from the site, and rendered the need for that direct access unnecessary.

In addition, the transportation analysis identifies issues which have been addressed by revisions to the CDP/FDP as follows: The proposed north-south private road directly accessing Shreve Street has been widened to 28 to 30 feet; the applicant has proffered to construct a lesser width section on the public portion of Johnson Avenue, if approved by VDOT, in order to reduce impervious surface; and a note has been added to the hammerhead turn-around at the eastern edge of the site (adjacent to the stormwater management pond), indicating that the hammerhead may be deleted, subject to approval by the Fire Marshal.

Finally, transportation staff has indicated that it would be desirable to provide a service drive connection to the commercial properties to the east of the application property. With the deletion of direct access to Rt. 29 for the application property, these commercial properties will have the ability to access at a median break. Service drive access, however, would provide residents in the proposed development and the residential properties to the north with access to the commercial uses without requiring travel on Rt. 29. The applicant has requested a waiver of this service drive connection.

Environmental Analysis (See Appendix 5)

Issue: *Stormwater Management Facility*

The development plan indicates that stormwater management and BMPs will be provided with an on-site, regional dry detention pond to be located in the eastern corner of the property. The Regional Stormwater Management Plan Map indicates that Regional Pond R16 is proposed in the location depicted on the development plan, and is planned to be a dry detention facility. The applicant has proffered to construct

the regional pond, and will be required coordinate with DPWES to address the requirements of the Regional Pond Plan. Upon completion, the pond should be planted with trees and other plantings in accordance with the County's Public Facilities Manual.

Resolution:

The applicant has proffered to build stormwater management facilities, which may include BMP alternatives such as rain gardens. The applicant has also proffered to landscaping the stormwater management facility in accordance with Board policy. Staff feels this issue has been addressed.

Issue: *Hydric Soils*

Approximately 9 acres of the 26 acre site contain hydric soils, which may be associated with wetlands. The applicant's statement indicates that "all designated wetland areas have been preserved", however, the development plan does not indicate the presence of any preserved wetland areas. At the time of site development, the applicant will be required demonstrate that they have contacted the Corps of Engineers to ensure compliance with Sect. 404 of the Clean Water Act for any proposed filling of wetlands, should they be determined to exist on the site.

Resolution:

Staff has proposed a development condition requiring the applicant to demonstrate that they have complied with Sect. 404.

Public Facilities Analyses (Appendices 7 – 13)

Sanitary Sewer Analysis (Appendix 7)

The subject property is located within the Little Rocky Run (S-1) watershed and would be sewered into the UOSA Treatment Plant. An existing 8 inch line, located in Newgate Boulevard, Shreve Street, and within the property, is adequate for the proposed use.

Water Service Analysis (See Appendix 8)

The analysis states that the application is located within the franchise area of Fairfax County Water Authority. Adequate water service is available at the site from existing 6 and 12 inch water mains located at the property.

Fire and Rescue Analysis (See Appendix 9)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #17, Centreville. The application property currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

Schools Analyses (See Appendix 10)

The proposed development would be served by the Greenbriar West Elementary, Southwest County Intermediate, and Centreville High Schools. The enrollment at the elementary and high schools is currently projected to be near or above capacity. The new Southwest County Intermediate School will be opening September 2002; enrollment data is not available at this time. The analyses indicates that the single family attached and single family detached portions of proposed development would, together, generate an additional 36 elementary students, 7 intermediate, and 17 high school students, above what would be generated by the existing zoning.

Utilities Planning and Design Analysis (See Appendix 11)

The analysis indicates that the applicant should commit to constructing Pond R-16, proposed by the County's Regional Stormwater Management Pond Plan for the property. The applicant has proffered to do so; no other issues were identified by the analysis.

Park Authority Analysis (See Appendix 12)

The proposed development is projected by the Park Authority to add 819 persons to the current population of the Sully District. The CDP/FDP shows passive recreation on-site. In addition, residents of this development will need outdoor facilities including picnic, playground/tot lot, tennis, multi-use courts and athletic fields. The applicant has proffered the required $955 per unit contribution required of PDH Districts.

Land Use Analysis (See Appendix 5)

The proposed residential use and development intensity are below the planned residential density range for site. Appropriate consolidation of all properties along Route 29 has been achieved, per Plan recommendation.

The Plan recommends a substantial landscaped buffer around the periphery of the site, reverse frontage along Route 29 and effective transition to the lower density residential area which abuts the property to the north. The layout of the single family attached units along Route 29 is oriented towards an interior open green space. It would be desirable for those units along Rt. 29 to have dual façade treatments to address the Plan recommendation for reverse frontage and improve the views into the site from Rt. 29. In order to take advantage of the central park design, staff believes that all units around the park should face onto the open space instead of current

design which present the sides of the units. It is further noted that minimal building setbacks and peripheral screening are provided along the periphery. Limited landscaping is provided as a transition between single family development to the north and the proposed units along the northern edge of the property; no transition is provided along the Johnson Avenue frontage. It would be desirable for improved buffers and edge treatments to be provided to address this concern. Although the development is below the planned density range, these design elements should be implemented as part of the "P" district zoning requested by the applicant which allows improved design through flexibility.

Based on earlier submissions, staff suggested that the layout was too congested and would benefit from increased open space and better access to green areas and open space for all units. In response, the applicant has revised the CDP/FDP to increase the central park area to approximately 2 acres. Much of the open space for the site is contained in the proposed regional stormwater management pond in the eastern portion of the site. It was requested that the stormwater facility be designed with additional landscaping to make the proposed trail system more attractive and pleasant to use. The applicant has proffered to landscape the stormwater facility to the extent possible, and staff has included a development condition requiring the trail surrounding the facility to be designed in coordination with the trail system for the Centreville Farms development to the north (the CDP/FDP already indicates that the trail will be linked to Rt. 29).

The applicant is not required to provide Affordable Dwelling Units because the proposal falls below the recommended Plan Range identified in the Comprehensive Plan. The applicant has also not proffered to provide a contribution to the Housing Trust Fund.

ZONING ORDINANCE PROVISIONS (Appendix 13)

The requested rezoning of the 26.61 acre site to the PDH-8 District must comply with the applicable regulations of the Zoning Ordinance found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

Sect. 6-101. Purpose and Intent: This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units. The development proposes 83 single family detached units and 94 single family attached units at a total density of 6.65 du/ac. The mix of units provided allows a transition from the commercial properties to the east. The provision of single family detached units, albeit on small lots, creates a transitional area from Rt. 29 to the south to the single family neighborhoods to the north. Approximately Thirty-one percent of the site is proposed

as open space. The proposed unit types allow for a two acre central park area, designed to be similar to the urban "squares" found in places like Savannah, GA. In staff's evaluation, the proposal offers significant public open space which would not be provided with a conventional district, as well as a mix of unit types in one coordinated development. In addition, the applicant will be constructing Pond R-16, identified in the County's Regional Stormwater Management Plan. Staff therefore believes that the request for rezoning to the PDH-8 District is appropriate.

Sect. 6-107 (Par. 1) Minimum District Size: This section states that a minimum of two (2) acres is required for approval of a PDH District. The area of this rezoning application is 26.61 acres; therefore this standard has been satisfied.

Sect. 6-107 (Par. 2) Minimum Lot Area: There is no specific requirement for a minimum lot size in a "P" District. The lot sizes proposed, approximately 4,300 square feet in area, are smaller than the adjacent developments to the north, but serve as a transition from the townhouses, multi-family, and commercial developments to the south of Rt. 29. While the proposed lots are smaller than the adjacent single family lots to the north, the site has the unusual circumstance of being planned for 8-12 du/ac while being located directly adjacent to land planned for 1-2 du/ac; the proposal does provide for single family lots facing single family lots. A minimum 200 square foot rear yard is provided with the townhouse units as required.

Sect. 6-109. Maximum Density: The maximum density for the PDH-8 District is 8 dwelling units per acre (du/ac). The proposed density is 6.65 du/ac; therefore, this standard has been satisfied.

Sect. 6-110. Open Space: Par. 1 requires a minimum of 25% open space for a PDH-8 District. Par. 2 requires recreational facilities be provided in the amount of $955/unit. The application proposes to provide 31.3% of the site in open space, including a large central park area, and landscaping and trail treatments around the proposed stormwater management facility. The draft proffers include a provision to contribute any remaining funds from the required $955 per unit to the Park Authority for park facilities in the area. Staff believes this standard has been satisfied.

Article 16. Sections 16-101 and 16-102

Sect. 16-101 General Standards

Par. 1 requires conformance with the Comprehensive Plan recommendations. The 26.61 acre property is located in Sub Unit B-6 of the Centreville Area and Suburban Center in Area III. The Comprehensive Plan states that this area is planned for residential development at 8-12 dwelling units per acre. The applicant proposes to develop the property with 94 single family attached units and 83 single family detached units at an overall density of 6.65 du/ac which is below the Plan recommendation. The proposal meets the site specific text as discussed in the Land

Use Analysis. In addition, the applicant is dedicating the site for Regional Pond R-16, as found in the County's Regional Stormwater Management Plan. Therefore, this standard has been satisfied.

Par. 2 requires that the proposed design achieve the stated purposes of the PDH district more than would development under a conventional zoning district. The proposed design allows for a development that provides a transition between higher density and commercial areas to the south and east and the lower density areas to the north. The mix of units allows for a design including a large park in the center of the site. Illustrations provided by the applicant (but not proffered) show an innovative unit type that provides for the popular single family detached unit while still allowing the "clustering" of units to provide large open spaces. In addition, the planned regional pond will be constructed by the applicant as part of the application. In staff's evaluation, this standard has been satisfied.

Par. 3 requires protection and preservation of scenic assets. The site is not characterized by high quality tree cover. The plan provides for the provision of street trees and landscaping throughout the development, including berming and buffering along Rt. 29. Staff believes this standard has been satisfied.

Par. 4 requires a design which prevents injury to the use of existing development and does not deter development of undeveloped properties. The proposal is for single family detached and attached residential development which provides a transition zone between surrounding developments as discussed earlier. Almost the entire area has been consolidated, with the remaining unconsolidated parcels located in a single, square corner. The proposal provides for the construction of Johnson Avenue as a public street along the frontage of the unconsolidated parcels. Staff believes this standard has been addressed.

Par. 5 requires that adequate transportation and other public facilities are or will be available to serve the proposed use. The development is proposed to be served by a private road system with access to Shreve Road and to Pickwick Road via Johnson Avenue. Sidewalks are provided along both sides of all internal streets. Right of way and frontage improvements are provided along all external streets, including sidewalks. Direct access is not provided to Rt. 29. Staff believes this standard has been satisfied.

Par. 6 requires that coordinated linkages among internal facilities and services as well as connections to major external facilities and services be provided. As noted, the development plan depicts pedestrian sidewalks along both sides of the internal roadways and on the public streets surrounding the site. A trail system is shown around the stormwater management facility and connecting to the trail on Rt. 29. Staff has also proposed a final development plan condition requiring the trail design to be coordinated with the Centreville Farms development to the north, to provide for coordinated linkages. Staff believes this standard has been satisfied.

Sect. 16-102 Design Standards

Par. 1 states that at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform with the provisions of the most comparable conventional district. In this instance, the most comparable conventional district is the R-8 District. A comparison of the requirements for the R-8 and the proposed bulk regulations for those lots at the periphery (as noted on Sheet 1 of the CDP/FDP) is shown in the table below.

	R-8 Provisions	**Proposed, Periphery of Site**
Attached Units		
Lot Width	18 feet	22 feet
Front Yard	15° ABP, not less than 5 ft.	25 feet
Rear Yard	30° ABP, not less than 20 ft.	35 feet
200 sq. ft. privacy yards	Required	Provided
Detached Units		
Lot Size	5,000 sq. ft.	4,275 sq. ft.
Lot Width	50	36 feet
Front Yard	30° ABP, not less than 20 ft.	20 feet
Rear Yard	25	25 feet

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

Par. 3 states that streets and driveways shall be designed to generally conform to the provisions of the Ordinance. The internal roadway system is proposed to be private. The applicant has requested a waiver of the 600 foot maximum length of private streets. The applicant has proffered to driveways with a minimum length of 18 feet. This standard has been satisfied.

Par. 4 states that emphasis should be placed on the provision of recreational amenities and pedestrian access. The development plan includes sidewalks along the internal private streets and external public streets. The plan also includes a large central park feature, a smaller tot lot, and a trail system around the proposed stormwater facility. Staff believes this standard has been satisfied.

Waivers/Modifications

Waiver 600' Maximum Private Street Length Requirement

Staff does not object to a waiver of the private street length, provided that the applicant notifies potential homebuyers in writing prior to purchase that the

responsibility for street maintenance lies with the property owners, which has been included in the proffers.

Modification of Transitional Screening

The applicant is requesting a modification of the transitional screening requirement in favor of that shown on the CDP/FDP. The only area with a transitional screening requirement is that portion of the northern property boundary where the proposed attached units abut the existing single family detached units. The 25 foot wide transitional screening strip meets the width requirement; the modification is a request to allow the landscaping shown to serve in lieu of the planting requirements in the ordinance. Staff does not object to this request.

Waiver of Service Drive Requirement on Lee Highway (Route 29)

The applicant has chosen not to show a service drive requirement along Rt. 29, which would allow access to those commercial properties surrounded by this development. While transportation staff would prefer to provide this access, the commercial properties will be able to have a median break with access to their site, eliminating the danger of U-turns to reach the commercial properties. Staff therefore does not object to this request.

Variance to allow a six-foot high fence along Lee Highway (Route 29) per Par. 3F of Sect. 10-104

The applicant has requested a waiver to allow a six-foot high fence along Lee Highway, for noise abatement purposes, as shown on the CDP/FDP and as proffered. Par. 3F of Sect. 10-104 provides that the Board has the authority to approve an increase in height for noise abatement fences as part of a proffered rezoning. The applicant has provided a detail showing the location of the fence and coordinated landscaping, and has proffered to additional noise abatement measures for the homes impacted by noise from Rt. 29, Therefore, staff supports the variance request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's evaluation, the proposal is in conformance with the Comprehensive Plan recommendations and satisfies all applicable Zoning Ordinance standards. The proposal provides a cohesive development with amenities for future residents that serves as a transitional area between higher density and commercial properties to the south and east, and lower density areas to the north. Significant open space and park resources have been provided, although additional buffering and landscaping would be desirable along Lee Highway. Finally, the proposal provides for the construction of

regional pond R-16, as identified in the County's Regional Stormwater Management Plan.

Staff Recommendations

Staff recommends approval of RZ 2001-SU-044 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

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

Staff recommends approval of the request for a modification of transitional screening along a portion of the northern property boundary in favor of the landscaping shown on the CDP/FDP.

Staff recommends approval of the request for a waiver of the service drive requirement along Lee Highway.

Staff recommends approval of the request for a variance to allow a six foot high fence along Lee Highway per Par. 3F of Sect. 10-104.

Staff recommends approval of FDP 2001-SU-044 subject to the development conditions found in Appendix 2 of this report.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Plan Citations and Land Use Analysis, and Environmental Analysis
6. Transportation Analysis
7. Sanitary Sewer Analysis
8. Water Service Analysis
9. Fire and Rescue Analysis

APPENDICES (Cont.)

10. Schools Analysis
11. Utilities Planning and Design Analysis (DPWES)
12. Park Authority Analysis
13. Applicable Zoning Ordinance Provisions Checklist
14. Glossary of Terms

DRAFT PROFFERS

Ratcliffe Associates, L.C.

RZ 2001-SU-044

April ~~9~~ 11, 2002

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, the owners and Ratcliffe Associates, L.C. (hereinafter referred to as the "Applicant"), for themselves, successors and assigns in RZ 2001-SU-044, filed for property identified as Tax Map 54-4 ((6)) 1-20, inclusive, 31-50, inclusive, 56-73, inclusive, 81-95, inclusive, 73A and 73B, and portions of Johnson Avenue, Mosby Lane, Bradley Road and Newgate Boulevard, proposed to be vacated and/or abandoned (hereinafter referred to as the "Application Property") hereby proffer the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-8 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development. These proffers shall replace and supersede any previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN -

   a. Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of ten sheets prepared by Christopher Consultants dated June 15, 2001 and revised through April 9, 2002.

   b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed subdivision at time of subdivision plat or site plan submission based on final house locations, building footprints, utility locations, and final engineering design, provided that such adjustments do not materially decrease the amount and location of open space, tree save areas, or distances to peripheral lot lines.

   c. Notwithstanding that the CDP/FDP is presented on ten sheets and said CDP/FDP is the subject of Proffer 1a. above, it shall be understood that the CDP shall be the entire plan shown on Sheet 2 relative to the points of access, open space and the total number and general location of units and type of units. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if the amendment is in conformance with the approved CDP and proffers.

2. TRANSPORTATION -

a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, Applicant shall dedicate and convey in fee simple to the Board of Supervisors right of way up to a width of sixty-five (65) feet from the design centerline along the Application Property's Lee Highway frontage as shown on the CDP/FDP. Dedication shall be made at time of recordation of the final subdivision plat or final site plan, or upon demand from either Fairfax County or VDOT, whichever shall first occur.

b. Subject to VDOT and DPWES approval, Applicant shall dedicate and convey in fee simple to the Board of Supervisors right of way up to a width of forty-five (45) feet from the existing centerline along the Application Property's Pickwick Road frontage as shown on the CDP/FDP. Dedication shall be made at time of recordation of the final subdivision plat or final site plan, or upon demand from either Fairfax County or VDOT, whichever shall first occur.

c. Subject to VDOT and DPWES approval, Applicant shall construct frontage improvements to Lee Highway measuring approximately fifty-six (56) feet from the design centerline within the dedicated right of way as shown on the CDP/FDP.

d. Subject to VDOT and DPWES approval, Applicant shall construct frontage improvements to Pickwick Road measuring approximately thirty-six (36) feet from existing centerline within the dedicated right of way as shown on the CDP/FDP. Construction of improvements shall be completed prior to the issuance of the first Residential Use Permit issued for the Application Property.

e. Subject to VDOT and DPWES approval, Applicant shall construct frontage improvements to Shreve Street measuring approximately eighteen (18) feet from the existing centerline within the dedicated right of way as shown on the CDP/FDP.

f. At time of final subdivision plat or final site plan recordation, Applicant shall make an appropriate monetary contribution per approved residential unit to the Centreville Area Road Fund in conformance with the policy of the Board of Supervisors. Applicant shall be permitted to credit the costs of the construction of improvements to Lee Highway.

g. Subject to VDOT and DPWES approval, the Applicant shall construct a six (6) foot wide bike trail within the dedicated right of way of Lee Highway as shown on the CDP/FDP. Said trail shall be constructed concurrent with the improvements to Lee Highway.

h. Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of subdivision plat or site plan approval.

i. Applicant shall construct a four (4) foot concrete sidewalk throughout the residential community as shown on the CDP/FDP to facilitate pedestrian access.

j. At time of subdivision plat or site plan submission, Applicant shall submit to VDOT and Fairfax County suggested traffic signal timing modifications to improve traffic flow at the intersections of Pickwick Road and Lee Highway, and Union Mill Road and Lee Highway. This proffer is limited to the preparation and submission of suggested traffic signal timing modifications. Pursuit of said timing modifications shall not delay subdivision plat or site plan approval, issuance of building permits or issuance of Residential Use Permits.

k. Applicant has applied for the abandonment/vacation of portions of Johnson Avenue, Mosby Lane, Bradley Road and Newgate Boulevard. If abandoned/vacated, Applicant shall develop these areas as shown on the CDP/FDP. Should the Board of Supervisors deny the abandonment/vacation, the Applicant shall apply for and receive approval of a Proffered Condition Amendment/Final Development Plan Amendment. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right of way vacation and/or abandonment request.

l. Subject to VDOT approval, the Applicant shall construct the public street portion of Johnson Avenue to a lesser width than that shown on the CDP/FDP.

m. Subject to DPWES approval, the Applicant shall construct a trail around the proposed stormwater management pond as shown on the CDP/FDP. The trail shall be located outside of the final limits of the pond and designed in coordination with the trail system proposed in conjunction with the residential development to the north. The trail shall be constructed of materials as determined by the Applicant at time of subdivision plat or site plan submission in coordination with DPWES, and shall be maintained by the homeowners association established for the residential development.

3. LANDSCAPING AND OPEN SPACE -

a. Applicant shall provide landscaping on the Application Property as shown on the CDP/FDP. Additional landscaping shall be provided on individual lots in

accordance with a landscape plan to be submitted at time of subdivision plat or site plan submission.

b. Applicant shall install entrance features which may include decorative walls, fencing and/or landscaping as conceptually shown on sheet 8 of the CDP/FDP.

c. Applicant shall provide a central landscaped area in general conformance to the detail shown on sheets 8 and 9 of the CDP/FDP.

d. Applicant shall incorporate a thick hedge of planting materials as reasonably determined by Applicant in the landscape screening to be provided along the Application Property's Shreve Street frontage to discourage pedestrian access other than at those locations identified on the CDP/FDP. Applicant may incorporate fencing elements with the plant materials based on final landscaping design.

4. PARKS AND RECREATION -

Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall at a minimum expend the sum of nine hundred fifty-five dollars ($955.00) per approved lot for on-site recreation facilities consisting of a tot lot, benches, bike racks, and pedestrian paths/trails as shown on the CDP/FDP. The final location of recreation facilities shall be determined by the Applicant in coordination with DPWES at time of subdivision plat or site plan submission. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority at time of subdivision plat or site plan approval for recreation facilities in the Sully District, and in the vicinity of the Application Property.

5. STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICE

a. The Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP), which may include BMP alternatives such as bio-retention facilities (rain gardens), and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is waived or modified by DPWES, removal or modification of the SWM pond, or removal or modification of lots due to final engineering of the facility, as shown on the CDP/FDP shall not require the approval of a proffered condition amendment or an amendment to the CDP/FDP and the area shall remain as open space.

b. Applicant shall dedicate sufficient land area for a regional dry pond as shown on the CDP/FDP. Said pond shall be constructed in accordance with the requirements of DPWES. Applicant shall receive all appropriate credits for pro-rata contributions in accordance with the provision of a regional pond.

c. The Applicant shall provide landscaping around the SWM pond as shown on the CDP/FDP and to the extent possible in keeping with the planting policies of Fairfax County.

6. NOISE ATTENUATION -

a. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within 365 feet of the centerline of Lee highway shall include the following acoustical treatment measures:

1. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

2. Doors and windows shall have a laboratory STC of at least 28 unless windows constitute more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed facade, then the windows should have a STC rating of at least 39.

3. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

b. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within 170 feet of the centerline of Lee Highway shall include the following acoustical treatment measures:

1. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

2. Doors and windows shall have a laboratory STC rating of at least 37 unless windows constitute more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the windows should have an STC rating of at least 45.

3. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

c. In order to reduce exterior noise levels in rear/side yard recreational areas to 65 dBA Ldn or less, a wooden or masonry fence up to six (6) feet in height, berm, landscaping, or combination thereof, in accordance with Zoning Ordinance regulations, shall be provided generally along Lee Highway to mitigate exterior

noise levels emanating from traffic on Lee Highway. Fencing shall be architecturally solid, flush with the ground, with no gaps or openings.

d. Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units.

e. The Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated, through an independent noise study as reviewed and approved by DPWES, that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less.

7. DESIGN -

a. Residential dwellings constructed on the Application Property shall comply with the CABO Model Energy Code for energy efficient homes.

b. Applicant shall design the residential dwellings on the Applications Property as conceptually shown in the architectural renderings on sheet 10 of the CDP/FDP. All single family attached residential dwelling units shall have brick fronts. The side elevation of any single family attached unit facing a public street shall be brick. The rear or side of any single family attached or detached unit facing Lee Highway or Shreve Street shall include architectural features similar to a front façade, such as windows, shutters, arches, window heads, and balconies. Single family detached residential dwelling units with brick fronts and a side or rear adjacent to a street shall include brick returns and a brick water table. Single family detached residential dwelling units without brick fronts shall be constructed of materials that are the same on any side or rear adjacent to a street as the front.

c. Each residential dwelling shall have a minimum driveway length of eighteen (18) feet.

d. A minimum distance of eight (8) feet shall be provided between single family detached residential dwellings, exclusive of Zoning Ordinance extensions permitted in Article 2 for bay windows, chimneys, roof overhangs and similar features.

e. A minimum rear yard of thirteen (13) feet shall be provided for the single family detached residential dwellings, exclusive of Zoning Ordinance extensions permitted in Article 2, including decks. For those single family detached residential dwelling units with buried basements, patios shall be provided in lieu of decks. Landings and stairs shall be permitted to access patios. All decks constructed on the Application Property shall have a maximum area of two hundred (200) square feet. A minimum rear yard of six (6) feet without

encroachments shall be provided for all single family detached residential dwellings.

f. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and the Fairfax County Board of Supervisors. Purchasers shall be advised of the use restriction prior to entering into contract of sale. This restriction shall also be included in the homeowners association documents.

g. Applicant shall install a sign on the Application Property welcoming visitors to Centreville and a sign acknowledging the contributions of Robert Randolph Dye. Text shall be coordinated with the office of the Sully District Supervisor, the West Fairfax County Citizens Association, and the Centreville Community Foundation. Should the sign(s) not be endorsed by the West Fairfax County Citizens Association, or any other group having jurisdiction over the installation of the sign(s) prior to the issuance of the first Residential Use Permit on the Application Property, said sign(s) shall not be installed and there shall be no further obligations under this proffer.

h. Applicant, within its sole discretion, may install an identification sign for the proposed residential development along the Application Property's Lee Highway frontage. Said sign shall conform with Zoning Ordinance requirements.

i. All lighting, including security, pedestrian and/or other incidental lighting, shall include full cut-off fixtures and be directed downward to prevent off-site glare. Applicant reserves the right to install typical ornamental lights within the central park area.

8. MISCELLANEOUS -

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

b. 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.

c. The Applicant shall establish a homeowners' association for the proposed development to own, manage and maintain the open space including the common areas, and all other community owned land and improvements. Maintenance responsibilities of the homeowners' association shall specifically include cutting the grass surrounding the proposed stormwater management pond and landscape

maintenance. Restrictions placed on the use of the open space/buffer areas, and maintenance responsibilities of the homeowners association, including maintenance of sidewalks, private streets, and landscaping, shall be disclosed to all prospective homeowners in a disclosure memorandum at time of contract execution and included in the homeowners' association documents.

d. No temporary signs (including "popsicle" style 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 by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Application Property to adhere to this proffer.

e. At time of site development, Applicant shall demonstrate compliance with Section 404 of the Clean Water Act for any proposed filling of wetlands, should they be determined to exist on the Application Property.

f. The Applicant has entered into an agreement with the Board of Supervisors to acquire that portion of the Application Property identified as 54-4 ((6)) 89 ("Parcel 89"). If acquired, Parcel 89 shall be developed as shown on the CDP/FDP. Should the Applicant fail to acquire Parcel 89, the Applicant shall apply for and receive approval of a Proffered Condition Amendment/Final Development Plan Amendment prior to development of the ~~single-family detached portion of the~~ Application Property as shown on the CDP/FDP. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such acquisition, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny the acquisition.

g. All of the improvements described herein shall be constructed concurrent with development of the Application Property.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

DRAFT PROFFERS

Ratcliffe Associates, L.C.

RZ 2001-SU-044

April 11, 2002

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, the owners and Ratcliffe Associates, L.C. (hereinafter referred to as the "Applicant"), for themselves, successors and assigns in RZ 2001-SU-044, filed for property identified as Tax Map 54-4 ((6)) 1-20, inclusive, 31-50, inclusive, 56-73, inclusive, 81-95, inclusive, 73A and 73B, and portions of Johnson Avenue, Mosby Lane, Bradley Road and Newgate Boulevard, proposed to be vacated and/or abandoned (hereinafter referred to as the "Application Property") hereby proffer the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-8 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development. These proffers shall replace and supersede any previous proffers approved on the Application Property.

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m. Subject to DPWES approval, the Applicant shall construct a trail around the proposed stormwater management pond as shown on the CDP/FDP. The trail shall be located outside of the final limits of the pond and designed in coordination with the trail system proposed in conjunction with the residential development to the north. The trail shall be constructed of materials as determined by the Applicant at time of subdivision plat or site plan submission in coordination with DPWES, and shall be maintained by the homeowners association established for the residential development.

3. LANDSCAPING AND OPEN SPACE -

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accordance with a landscape plan to be submitted at time of subdivision plat or site plan submission.

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c. Applicant shall provide a central landscaped area in general conformance to the detail shown on sheets 8 and 9 of the CDP/FDP.

d. Applicant shall incorporate a thick hedge of planting materials as reasonably determined by Applicant in the landscape screening to be provided along the Application Property's Shreve Street frontage to discourage pedestrian access other than at those locations identified on the CDP/FDP. Applicant may incorporate fencing elements with the plant materials based on final landscaping design.

4. PARKS AND RECREATION -

Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall at a minimum expend the sum of nine hundred fifty-five dollars ($955.00) per approved lot for on-site recreation facilities consisting of a tot lot, benches, bike racks, and pedestrian paths/trails as shown on the CDP/FDP. The final location of recreation facilities shall be determined by the Applicant in coordination with DPWES at time of subdivision plat or site plan submission. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority at time of subdivision plat or site plan approval for recreation facilities in the Sully District, and in the vicinity of the Application Property.

5. STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICE

a. The Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP), which may include BMP alternatives such as bio-retention facilities (rain gardens), and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is waived or modified by DPWES, removal or modification of the SWM pond, or removal or modification of lots due to final engineering of the facility, as shown on the CDP/FDP shall not require the approval of a proffered condition amendment or an amendment to the CDP/FDP and the area shall remain as open space.

b. Applicant shall dedicate sufficient land area for a regional dry pond as shown on the CDP/FDP. Said pond shall be constructed in accordance with the requirements of DPWES. Applicant shall receive all appropriate credits for pro-rata contributions in accordance with the provision of a regional pond.

c. The Applicant shall provide landscaping around the SWM pond as shown on the CDP/FDP and to the extent possible in keeping with the planting policies of Fairfax County.

6. NOISE ATTENUATION -

a. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within 365 feet of the centerline of Lee highway shall include the following acoustical treatment measures:

1. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.

2. Doors and windows shall have a laboratory STC of at least 28 unless windows constitute more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed facade, then the windows should have a STC rating of at least 39.

3. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

b. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within 170 feet of the centerline of Lee Highway shall include the following acoustical treatment measures:

1. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.

2. Doors and windows shall have a laboratory STC rating of at least 37 unless windows constitute more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the windows should have an STC rating of at least 45.

3. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

c. In order to reduce exterior noise levels in rear/side yard recreational areas to 65 dBA Ldn or less, a wooden or masonry fence up to six (6) feet in height, berm, landscaping, or combination thereof, in accordance with Zoning Ordinance regulations, shall be provided generally along Lee Highway to mitigate exterior

noise levels emanating from traffic on Lee Highway. Fencing shall be architecturally solid, flush with the ground, with no gaps or openings.

d. Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units.

e. The Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated, through an independent noise study as reviewed and approved by DPWES, that these methods will be effective in reducing exterior noise levels to 65 dBA Ldn or less and interior noise levels to 45 dBA Ldn or less.

7. DESIGN -

a. Residential dwellings constructed on the Application Property shall comply with the CABO Model Energy Code for energy efficient homes.

b. Applicant shall design the residential dwellings on the Applications Property as conceptually shown in the architectural renderings on sheet 10 of the CDP/FDP. All single family attached residential dwelling units shall have brick fronts. The side elevation of any single family attached unit facing a public street shall be brick. The rear or side of any single family attached or detached unit facing Lee Highway or Shreve Street shall include architectural features similar to a front façade, such as windows, shutters, arches, window heads, and balconies. Single family detached residential dwelling units with brick fronts and a side or rear adjacent to a street shall include brick returns and a brick water table. Single family detached residential dwelling units without brick fronts shall be constructed of materials that are the same on any side or rear adjacent to a street as the front.

c. Each residential dwelling shall have a minimum driveway length of eighteen (18) feet.

d. A minimum distance of eight (8) feet shall be provided between single family detached residential dwellings, exclusive of Zoning Ordinance extensions permitted in Article 2 for bay windows, chimneys, roof overhangs and similar features.

e. A minimum rear yard of thirteen (13) feet shall be provided for the single family detached residential dwellings, exclusive of Zoning Ordinance extensions permitted in Article 2, including decks. For those single family detached residential dwelling units with buried basements, patios shall be provided in lieu of decks. Landings and stairs shall be permitted to access patios. All decks constructed on the Application Property shall have a maximum area of two hundred (200) square feet. A minimum rear yard of six (6) feet without

encroachments shall be provided for all single family detached residential dwellings.

f. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners association, which shall be established, and the Fairfax County Board of Supervisors. Purchasers shall be advised of the use restriction prior to entering into contract of sale. This restriction shall also be included in the homeowners association documents.

g. Applicant shall install a sign on the Application Property welcoming visitors to Centreville and a sign acknowledging the contributions of Robert Randolph Dye. Text shall be coordinated with the office of the Sully District Supervisor, the West Fairfax County Citizens Association, and the Centreville Community Foundation. Should the sign(s) not be endorsed by the West Fairfax County Citizens Association, or any other group having jurisdiction over the installation of the sign(s) prior to the issuance of the first Residential Use Permit on the Application Property, said sign(s) shall not be installed and there shall be no further obligations under this proffer.

h. Applicant, within its sole discretion, may install an identification sign for the proposed residential development along the Application Property's Lee Highway frontage. Said sign shall conform with Zoning Ordinance requirements.

i. All lighting, including security, pedestrian and/or other incidental lighting, shall include full cut-off fixtures and be directed downward to prevent off-site glare. Applicant reserves the right to install typical ornamental lights within the central park area.

8. MISCELLANEOUS -

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

b. 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.

c. The Applicant shall establish a homeowners' association for the proposed development to own, manage and maintain the open space including the common areas, and all other community owned land and improvements. Maintenance responsibilities of the homeowners' association shall specifically include cutting the grass surrounding the proposed stormwater management pond and landscape

maintenance. Restrictions placed on the use of the open space/buffer areas, and maintenance responsibilities of the homeowners association, including maintenance of sidewalks, private streets, and landscaping, shall be disclosed to all prospective homeowners in a disclosure memorandum at time of contract execution and included in the homeowners' association documents.

d. No temporary signs (including "popsicle" style 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 by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Application Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Application Property to adhere to this proffer.

e. At time of site development, Applicant shall demonstrate compliance with Section 404 of the Clean Water Act for any proposed filling of wetlands, should they be determined to exist on the Application Property.

f. The Applicant has entered into an agreement with the Board of Supervisors to acquire that portion of the Application Property identified as 54-4 ((6)) 89 ("Parcel 89"). If acquired, Parcel 89 shall be developed as shown on the CDP/FDP. Should the Applicant fail to acquire Parcel 89, the Applicant shall apply for and receive approval of a Proffered Condition Amendment/Final Development Plan Amendment prior to development of the Application Property as shown on the CDP/FDP. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such acquisition, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny the acquisition.

g. All of the improvements described herein shall be constructed concurrent with development of the Application Property.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/CONTRACT PURCHASER

RATCLIFFE ASSOCIATES, L.C.

_____

Robert C. Burgess, Manager/Member

[SIGNATURES CONTINUE ON NEXT PAGE]

CONTRACT PURCHASER

ENGLE HOMES VIRGINIA, INC.

_____

Bruce Leinberger, President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 1

THE ATWELL SOMERVILLE, JR. TRUST

_____

By: Atwell C. Somerville, Trustee

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) parcels 2, 3, 56, 57, 94, 95

_____
Thomas C. Clemens

_____
Rosa A. Clemens

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 4, 47

Charles E. Johnson

Patricia A. Johnson

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 5, 46

_____
Gunter Erich Liermann

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 6, 45

_____
Hinton H. Harris

_____
Alice D. Harris

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 7, 8, 9

THE MARTHA M. BLY TRUST

_____

Martha M. Bly, Trustee

THE BLY FAMILY REVOCABLE LIVING TRUST

_____

Martha M. Bly, Trustee

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 10,11,12

_____
Orien V. Swartzwelder

_____
Juanita D. Swartzwelder

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 13,14,15

_____
Charles W. King

_____
Gilbert L. King, Jr.

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 16, 17, 18, 19, 20, 31-35

_____

Robert C. Kertscher

TITLE OWNER: Tax Map 54-4 ((6)) 38, 39, 40

_____

Robert C. Kertscher, Trustee

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 36, 37, 69, 70, 71

_____
Robert A. Sheals

_____
Linda L. Smith

_____
Anne M. Sheals

_____
Ralph V. Sheals

_____
Judith L. Copans

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 36, 37, 69, 70, 71

THE DYE FAMILY TRUST FOR THE BENEFIT OF
E. LOUISE THOMPSON

BY: FIRST UNION BANK, its Trustee

_____
By: Paul E. Bernett
Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 36, 37, 69, 70, 71

THE DYE FAMILY TRUST FOR THE BENEFIT OF
SHIRLEY D. BLUNK

BY: FIRST UNION BANK, its Trustee

_____

By: Paul E. Bernett
Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 36, 37, 69, 70, 71

THE DYE FAMILY TRUST FOR THE BENEFIT OF
V. VIRGINIA DYE

BY: FIRST UNION BANK, its Trustee

_____

By: Paul E. Bernett
Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 41

Joseph A. Roberts

Natalie A. Roberts

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 42, 43, 44

_____
Carroll T. Jones, Jr.

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 48, 49, 50

_____
Herbert E. Hunter

_____
Julia C. Hunter

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNERS: Tax Map 54-4 ((6)) 58, 59, 60, 61, 62, 90, 91

_____

Kelly M. Kyle

_____

Faye J. Kyle

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 63, 64, 65, 66, 67, 68, 83, 84, 85, 86, 87, 88

_____

Maxine L. Faircloth

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 72, 73, 73A, 73B

_____
William Robert Powers

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 81, 82

_____

Paul Kenneth Ellison

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 89
and portions of Johnson Avenue, Mosby Lane, Bradley Road and Newgate Boulevard to be vacated/abandoned

BOARD OF SUPERVISORS OF FAIRFAX COUNTY

_____

Anthony H. Griffin, County Executive

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER: Tax Map 54-4 ((6)) 92, 93

ESTATE OF EDITH BRUCE HALL

_____

By: Larry C. Hall, Trustee

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS

FDP 2001-SU-044

April 10, 2002

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2001-SU-044 for residential development located at Tax Map 54-4 ((6)) 1-20, 31-50, 56-73, 73A, 73B, 81-95, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Conceptual Development Plan/Final Development Plan, Sully Manor", prepared by: Christopher Consultants and dated June 15, 2001, as revised through April 9, 2002.

2. Bike racks shall be provided at or within the central park feature.

APPENDIX 3

REZONING AFFIDAVIT

DATE: March 27, 2002
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[XX] applicant's authorized agent listed in Par. 1(a) below 2001-149c

in Application No(s): RZ/FDP 2001-SU-044
(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	ADDRESS	RELATIONSHIP(S)
Ratcliffe Associates, L.C.	3631 Embassy Lane Fairfax, Virginia 22030	Applicant/Contract Purchaser
Robert C. Burgess		Agent
Engle Homes Virginia, Inc.	46950 Community Plaza Suite 233 Sterling, Virginia 20167	Contract Purchaser
John W. Maestri		Agent
Bruce Leinberger (nmi)		Agent
Lance D. Liebler		Agent
Embassy Development Corp.	3631 Embassy Lane Fairfax, Virginia 22030	Agent for Applicant/Contract Purchaser
Robert C. Burgess		Agent
Trident Development Corp.	13197 Ladybank Lane Oak Hill, Virginia 20171	Agent for Applicant/Contract Purchaser
Jon K. Ericson		Agent
Jaguar Homes, L.C.	10364 Main Street Fairfax, Virginia 22030	Agent for Applicant/Contract Purchaser
Edmea Cettina (NMI)		Agent

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

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

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

DATE: March 27, 2002
(enter date affidavit is notarized)

2001-149c

for Application No(s): RZ/FDP 2001-SU-044
(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.)

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))
Devereaux & Associates, P.C.	1489 Chain Bridge Road, Suite 104 McLean, Virginia 22101	Architects/ Planners/Agents for Applicant/Contract Purchaser
William J. Devereaux, Jr.		Agent
Victoria G. Erickson		Agent
Christopher Consultants, Ltd.	9900 Main Street, Suite 400 Fairfax, Virginia 22031	Civil Engineer/Agent for Applicant/Contract Purchaser
Michael S. Kitchen		Agent
Robert J. LoConte		Agent
Wells & Associates, LLC	1420 Spring Hill Road Suite 600 McLean, Virginia 22102	Former Transportation Consultant/ Agent for Applicant/Contract Purchaser
Martin J. Wells		Agent
Robin L. Antonucci		Agent
Gorove/Slade Associates, Inc.	1140 Connecticut Avenue, NW Suite 700 Washington, DC 20036	Transportation Consultant/Agent for Applicant/Contract Purchaser
Christopher M. Tacinelli		Agent
The Atwell Somerville, Jr. Trust	7446 Spring Village Drive, # T-09 Springfield, Virginia 22150	Title Owner-Tax Map 54-4 ((6)) 1
Trustee: **Atwell C. Somerville** **Beneficiaries:** **Barbara S. Fox** **Thomas A. Somerville** **Joan S. Cambias** **Matthew C. Somerville**		
Thomas C. & Rosa A. Clemens	10910 Oakton Road Oakton, Virginia 22124	Title Owners-Tax Map 54-4 ((6)) 2, 3, 56, 57, 94, 95
Charles E. & Patricia A. Johnson	14906 Cranoke Street Centreville, Virginia 20120	Title Owners-Tax Map 54-4 ((6)) 4, 47
Gunter Erich Liermann	4 Alice Court Stafford, Virginia 22554	Title Owner-Tax Map 54-4 ((6)) 5, 46
Hinton H. & Alice D. Harris	6615 Braddock Road Annandale, Virginia 22003	Title Owners-Tax Map 54-4 ((6)) 6, 45

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

DATE: March 27, 2002
(enter date affidavit is notarized)

2001-149c

for Application No(s): RZ/FDP 2001-SU-044
(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.)

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))
The Martha M. Bly Trust **Trustee and** **Sole Beneficiary: Martha M. Bly**	7317 Franklin Road Annandale, Virginia 22003	Title Owners-Tax Map 54-4 ((6)) 7, 8, 9
The Bly Family Revocable Living Trust **Trustee and Sole Beneficiary: Martha M. Bly**		
Orien V. & Juanita D. Swartzwelder	7318 Franklin Road Annandale, Virginia 22003	Title Owners-Tax Map 54-4 ((6)) 10, 11, 12
Charles W. King **Gilbert L. King, Jr.**	13720 Shreve Street Centreville, Virginia 20120-2049	Title Owners-Tax Map 54-4 ((6)) 13, 14, 15
Robert C. Kertscher, Trustee	3821 Bosworth Court Fairfax, Virginia 22031	Title Owner-Tax Map 54-4 ((6)) 16,17,18,19,20, 31-35, 38, 39, 40
Robert A. Sheals **Linda L. Smith** **Anne M. Sheals** **Ralph V. Sheals** **Judith L. Copans**	7828 Scarborough Drive Colorado Springs, Colorado 80920	Title Owners-Tax Map 54-4 ((6)) 36, 37, 69, 70, 71
The Dye Family Trust for the benefit of **E. Louise Thompson (deceased)** **Paula Gossett (nmi), Sole Beneficiary** **First Union Bank, Trustee**	VA 1933 CMG Personal Trust Real Estate c/o Paul E. Bernett, Vice President 1751 Pinnacle Drive Third Floor North Tower McLean, Virginia 22102	"
The Dye Family Trust for the benefit of **Shirley D. Blunk** **First Union Bank, Trustee**		"
The Dye Family Trust for the benefit of **V. Virginia Dye** **First Union Bank, Trustee**		"
Joseph A. & Natalie A. Roberts	4357 Harvester Farm Lane Fairfax, Virginia 22032	Title Owners-Tax Map 54-4 ((6)) 41

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

DATE: March 27, 2002
(enter date affidavit is notarized)

2001-149C

for Application No(s): RZ/FDP 2001-SU-044
(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.)

NAME	ADDRESS	RELATIONSHIP(S)
Carroll T. Jones, Jr.	15 Lee Street Colonial Beach, Virginia 22443	Title Owner-Tax Map 54-4 ((6)) 42,43,44
Herbert E. & Julia C. Hunter	5641 Pickwick Road Centreville, Virginia 20120	Title Owners-Tax Map 54-4 ((6)) 48, 49, 50
Kelly M. & Faye J. Kyle	5630 Newgate Boulevard Centreville, Virginia 20120	Title Owners-Tax Map 54-4 ((6)) 58, 59, 60, 61, 62, 90, 91
Maxine L. Faircloth	P.O. Box 193 Goldvein, Virginia 22720	Title Owner-Tax Map 54-4 ((6)) 63, 64, 65, 66, 67, 68, 83, 84, 85, 86, 87, 88
William Robert Powers	3855 Pinewood Court Cumming, Georgia 30041	Title Owner-Tax Map 54-4 ((6)) 72, 73, 73A, 73B
Paul Kenneth Ellison	6477 Waterford Road Rixeyville, Virginia 22737	Title Owner-Tax Map 54-4 ((6)) 81, 82
Board of Supervisors **Fairfax County** Agents: James W. Patteson Anthony H. Griffin, County Executive	12000 Government Center Pkwy Fairfax, Virginia 22035-0011	Title Owner-Tax Map 54-4 ((6)) 89 & portions of Johnson Avenue, Mosby Lane, Bradley Road & Newgate Blvd to be vacated/abandoned
Estate of Edith Bruce Hall **Trustee & Sole Beneficiary:** **Larry C. Hall**	c/o Larry C. Hall 3301 Leritz Lane Edgewater, Maryland 21037	Title Owner- Tax Map 54-4 ((5)) 92, 93

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

Rezoning Attachment to Par. 1(a)

DATE: March 27, 2002
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SU-044 2001-149c
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** in Par. 1(a))
Polysonics Corp. Agents: Peter C. Brenton Scott B. Harvey	10075 Tyler Place, #16 Ijamsville, MD 21754	Noise Consultant/Agent
Wetland Studies and Solutions, Inc. Agent: Michael S. Rolband	1408-N Sullyfield Circle Chantilly, VA 22021	Consultant/Agent
Thunderbird Archeological Associates, Inc. Agents: Kimberly A. Snyder William M. Gardner Leslie Michell-Watson	126 East High Street Woodstock, Virginia 22664	Archeologist/Agent
Geotechnical Consulting & Testing, Inc. Agents: Timothy V. Farabaugh Mark S. Hood	8551 Sudley Road Manassas, Virginia 22110	Geotechnical Engineer/Agent
Walsh, Colucci, Stackhouse Emrich & Lubeley, P.C.	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for the Applicant/Contract Purchaser
Agents:		
Lynne J. Strobel		Attorney
Martin D. Walsh		Attorney
Keith C. Martin		Attorney
Timothy S. Sampson		Attorney
M. Catharine Puskar		Attorney
Elizabeth D. Baker		Planner
Susan K. Yantis		Planner
Inda E. Stagg		Planner
William J. Keefe		Planner
Former Agents:		
Rachel Howell (nmi)		
Holly A. Tompkins		

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

DATE: March 27, 2002
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SU-044 2001-149c
(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)
Ratcliffe Associates, L.C.
c/o Embassy Development Corporation
3631 Embassy Lane
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert C. Burgess, Manager/Member
Jon K. Ericson, Manager/Member
Edmea Cettina (NMI), 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 to Par. 1(b)" form.

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

DATE: March 27, 2002
(enter date affidavit is notarized)

2001-149C

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Embassy Development Corporation
3631 Embassy Lane
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert C. Burgess
Vicki Lynn Burgess

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

Robert C. Burgess, President
Vicki Lynn Burgess, Vice President

==========

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Trident Development Corporation
13197 Ladybank Lane
Oak Hill, Virginia 20171

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)

Jon K. Ericson
Laurie K. Ericson

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

Jon K. Ericson, President, Secretary
Laurie K. Ericson, Vice President

(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: March 27, 2002
(enter date affidavit is notarized)

2001-149c

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Jaguar Homes, L.C.
10364 Main Street
Fairfax, Virginia 22030

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

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

Edmea Cettina (NMI)
Emil Fish (NMI)

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Devereaux & Associates, P.C.
1489 Chain Bridge Road, Suite 104
McLean, Virginia 22101

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

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

William Joseph Devereaux, Jr.

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: March 27, 2002
(enter date affidavit is notarized)

2001-149C

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher W. Brown
William F. Goldsmith
Louis Canonico (NMI)
William R. Zink

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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: March 27, 2002
(enter date affidavit is notarized)

2001-149c

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

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

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Martin J. Wells
Carol Sargeant (NMI)

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

==========

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

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

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

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: March 27, 2002
(enter date affidavit is notarized)

2001-149C

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

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
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 & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

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)

Louis J. Slade
Frederick E. Gorove

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: March 27, 2002
(enter date affidavit is notarized)

2001-149C

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Engle Homes Virginia, Inc.
46950 Community Plaza, Suite 233
Sterling, Virginia 20167

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)

Engle Homes, Inc., Sole Shareholder

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

Bruce Leinberger (nmi) – President
Lance D. Liehler, VP
John W. Maestri – Director, Land Acquisition

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Engle Homes, Inc.
123 NW 13th Street, Suite 300
Boca Raton, Florida 33432

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)

Technical Olympic USA, Inc.

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: March 27, 2002
(enter date affidavit is notarized)

2001-149C

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Technical Olympic USA, Inc.
4000 Hollywood Boulevard, Suite 500-N
Hollywood, Florida 33021

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)

Technical Olympic U.K.

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)
Technical Olympic U.K.
3624 Long Prairie, Suite 209
Flower Mound, Texas 75022

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)

Technical Olympic S.A.

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: March 27, 2002
(enter date affidavit is notarized)

2001-149c

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Technical Olympic S.A.
20 Solomou Street
Ano Kalamaki
Athens, Greece 17456

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly Traded.

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)
Polysonics Corp.
10075 Tyler Place, # 16
Ijamsville, MD 21754

DESCRIPTION OF CORPORATION: (check one statement)

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

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

George Spano (nmi)
Scott B. Harvey
Robert M. Capozello
Peter C. Brenton
Karen Marble-Hall (nmi)
Marianne E. Blankenship
Xiangming Zhang (nmi)

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

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

Rezoning Attachment to Par. 1(b)

DATE: March 27, 2002
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SU-044 2001-149C
(enter County-assigned application number(s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Geotechnical Consulting & Testing, Inc.
8551 Sudley Road
Massasas, Virginia 22110

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)

Emad E. Saadeh

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

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

Rezoning Attachment to Par. 1(b)

DATE: March 27, 2002
(enter date affidavit is notarized)

2001-149C

for Application No(s): RZ/FDP 2001-SU-044
(enter County-assigned application number(s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Michael S. Rolband, 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)

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: March 27, 2002
(enter date affidavit is notarized)

2001-149C

for Application No(s): RZ/FDP 2001-SU-044
(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 & 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)

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

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

REZONING AFFIDAVIT

DATE: March 27, 2002
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SU-044 2001-149c
(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:

Lynne J. Strobel
(check one) [ ] Applicant [X] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 27 day of March, 2002, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly A. Klemm
Notary Public
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003

APPENDIX 4

WALSH COLUCCI
STACKHOUSE EMRICH
& LUBELEY PC

Lynne J. Strobel
(703) 528-4700 Ext. 18
ljstr@arl.wcsel.com

December 20, 2001

BY HAND DELIVERY

Amy Parker
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: RZ 2001-SU-044
Applicant: Ratcliffe Associates, L.C.

Dear Ms. Parker:

I have enclosed for your review and acceptance an amended rezoning application for RZ 2001-SU-044. The only modification is to amend the requested rezoning district from the PDH-12 District to the PDH-8 District. The Applicant is in the process of redesigning the residential development to propose a community comprised of single-family detached dwellings. A revised Conceptual/Final Development Plan will be submitted to Tracy Swagler no later than Friday, January 25, 2002. The currently scheduled hearing before the Fairfax County Planning Commission has been deferred from February 13, 2002 to March 14, 2002.

I am hopeful that a brief deferral will allow sufficient time for the Applicant to prepare and submit a revised development plan, as well as to allow the planning staff sufficient time to review that plan. All other information on the previously submitted rezoning application has been brought forward without modification.

Should you have any questions regarding the enclosed or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

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

Lynne J. Strobel

LJS/sa
Enclosure

cc: Tracy Swagler (w/enc)
Bob Burgess (w/enc)
Jon Ericson (w/enc)
Eddie Cettina (w/enc)
Bob LoConte (w/enc)
Martin D. Walsh

J:\RATCLIFFE\3230.3\parkerltr12-19-01.doc

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
COURTHOUSE PLAZA, THIRTEENTH FLOOR
2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3359
(703) 528-4700
FACSIMILE (703) 525-3197
WEBSITE http://www.wcseLcom

PRINCE WILLIAM OFFICE
VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIDGE, VIRGINIA 22192-4215
(703) 680-4664
METRO (703) 690-4647
FACSIMILE (703) 680-2412

MANASSAS OFFICE
9324 WEST STREET, SUITE 300
MANASSAS, VIRGINIA 20110-5196
(703) 330-7400
METRO (703) 909-7474
FACSIMILE (703) 330-7430

LOUDOUN OFFICE
1 E. MARKET STREET, THIRD FLOOR
LEESBURG, VIRGINIA 20176-3014
(703) 737-3633
FACSIMILE (703) 737-3632

Lynne J. Strobel
(703) 528-4700, ext. 18

July 9, 2001

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

Re: Proposed Rezoning
Applicant: Ratcliffe Associates, L.P.

Dear Ms. Byron:

Please accept the following as a statement of justification for the rezoning of approximately 26.6074 acres located in the northeast quadrant of Lee Highway and Pickwick Road.

The Applicant is the contract purchaser of approximately 26.6074 acres in the Sully Magisterial District, which are identified among the Fairfax County tax map records as 54-4 ((6)) 1-20, inclusive, 31-50, inclusive, 56-73, inclusive, 81-95, inclusive, 72, 73, 73A, and 73B, and portions of Johnson Avenue, Mosby Lane, Bradley Road and Newgate Boulevard, to be vacated and/or abandoned (the "Subject Property"). The Subject Property is located at Lee Highway and Pickwick Road, east of the intersection of Lee Highway (Route 29) and Route 28. The surrounding area is comprised of property zoned to the R-1, C-8, R-20 and C-6 Districts. The Subject Property is known as the Ratcliff Subdivision and the Applicant has assembled approximately 90% of the 85 lots within the existing subdivision, including all of the lots with frontage on Lee Highway. The existing lot sizes range from 10,000 to 14,000 square feet. The Applicant proposes a rezoning for residential development and will construct an age restricted residential community that will be compatible with the surrounding area.

The Applicant proposes a residential community that will be oriented to active older adults. The Applicant anticipates restricting the age of residents within the community to 55 or older, which is consistent with Federal programs. The Applicant has consolidated a majority of the existing subdivision, and proposes a community that will enhance the character of the area and is of a compatible use, type and intensity to the surrounding development, existing and planned. The Applicant has prepared and

submitted a Conceptual/Final Development Plan (CDP/FDP), which illustrates a residential community of 64 single family attached units and 237 multi-family units. The planned community will also include eight affordable dwelling units that will be part of the multi-family residential component. This results in a total of 309 dwelling units at a density of 11.6 dwelling units per acre.

The Subject Property is located within the Centreville Suburban Center, specifically within Land Unit B-6. Land Unit B-6 is recommended for residential development at a density of eight to 12 dwelling units per acre. The Applicant's proposal of 11.6 dwelling units per acre is within this density range recommended by the Fairfax County Comprehensive Plan (the "Plan").

The Applicant proposes to construct an independent living, active, adult community. The 64 single family attached dwelling units are villa style homes that will be one and a half stories in height. Features will include a first floor master bedroom and garage. These units have been located along Shreve Street in order to provide an appropriate transition to the single-family communities located to the north. The multi-family buildings will be four stories with elevators and secured parking located beneath each building. Access will be provided from a right-in, right-out entry and exit on Lee Highway. In addition, a full access is provided at Pickwick Road. The proposed multi-family buildings have been carefully oriented to avoid long stretches of buildings adjacent to Lee Highway.

The Applicant has incorporated large open areas throughout the community for use by residents and to achieve a "park-like" experience. The proposed stormwater management pond has been designed as a wet pond so that it will function as an amenity to the residents of the community. A central village green is provided, which provides a focal point to the community and a visual identification from Lee Highway. The Applicant is providing on site recreational amenities including a clubhouse and a swimming pool. These facilities are located at the end of the main access road to enhance the visual appearance for residents and visitors entering the Subject Property. The clubhouse will also serve as a focal point for community activities and events. Other amenities include extensive walking trails, landscaping, and entry and water features. The total landscaped open space provided is approximately 47%, which well exceeds the Ordinance requirement of 27%. A combination of surface and garage parking will yield 708 parking spaces, which exceeds Zoning Ordinance requirements. The Applicant's proposal is unique to the Centreville area and benefits include limited impacts on the transportation network during peak travel hours and no impacts on the existing school system.

The Centreville area includes numerous opportunities for shopping and personal services in proximity to the Subject Property. In addition, the Applicant will be providing on site recreational opportunities and amenities for the residents. The clubhouse may include such features as an ATM machine, a meeting room, and scheduled community activities. The proposed development is in harmony with the recommendations of the Plan and will provide an appropriate residential use adjacent to

Lee Highway. Landscaping has been provided around the perimeter of the Subject Property and the unit types have been carefully selected and located to provide a transition from taller buildings, appropriately located adjacent to Lee Highway, to one and a half story residences that transition to single family detached communities to the north. Proposed vehicular and pedestrian circulation is designed to allow residents and visitors to take advantage of amenities including entry features, landscaping, and open space. The Subject Property may also be served by existing transportation and public facilities. Direct access to Route 29, an existing arterial street, will minimize traffic impacts on adjacent stable neighborhoods.

The Applicant has designed a unique residential community that will enhance the character of the area and provide an opportunity for Centreville residents to continue to live in the area. Studies indicate that the Fairfax County population is steadily aging and that the type of housing proposed by the Applicant will be in demand, especially in the Centreville area. In addition, the proposed residential development meets the following land use objectives of the Plan:

<u>The County's land use plan should provide a clear future vision of an attractive, harmonious and efficient community.</u>

The Plan recognizes this area as appropriate for residential development at a density of eight to 12 dwelling units per acre. The Plan also includes an option for office development. The Applicant's proposal is in harmony with the Plan recommendations and a residential development is more desirable in the context of existing and planned uses. The proposed community will enhance the character of the surrounding area and may be supported by existing transportation and public facilities. Numerous opportunities exist both on and off site for recreation and shopping.

<u>Fairfax County should encourage a land use pattern that protects, enhances, and/or maintains stability in established residential neighborhoods.</u>

The Applicant's proposal enhances the mix of housing types in the Centreville Suburban Center. The assemblage of a number of parcels has provided an opportunity to create a unique residential community that will serve existing Centreville residents who wish to continue to live in the area but not maintain a large house and yard. This type of residential community is appropriate adjacent to Route 29 and does not encourage traffic through stable residential neighborhoods. The Applicant has designed a community that will transition from a more intensive unit type adjacent to Route 29 to a product that will be compatible with the single family detached communities to the north. The Applicant's proposal is also in harmony with the planned development further to the north that will include single-family detached, single-family attached and multi-family housing.

<u>Fairfax County should seek to achieve a harmonious and attractive development pattern, which minimizes undesirable, visual, auditory, environmental and other impacts, created by potentially incompatible uses.</u>

The proposed community is within the established Centreville Suburban Center, which is already developed with a number of eating establishments, recreation opportunities, and retail centers. The proposed community will result in residential density in proximity to these services, thereby creating a mixed-use environment. The Applicant has been able to consolidate sufficient property to create a well designed community with a number of visual and physical amenities. The community includes garden areas linked by pedestrian trails and on site recreation facilities. The proposal is at a compatible scale with the surrounding area and can be supported by adequate and existing public facilities and transportation systems. Open space on the Subject Property is approximately 47% and all designated wetland areas have been preserved. As a result of its careful planning, the Applicant does not anticipate any adverse impacts on adjacent communities.

The Applicant's proposal is consistent with the Plan and the purpose and intent of the Zoning Ordinance. The Applicant is enthusiastic about providing a much needed and unique type of residential housing in the Centreville area. The quality of the design will complement the area and serve as a landmark community in Centreville.

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.

Lynne J. Strobel

Lynne J. Strobel

LJS:laf

cc: Robert C. Burgess
Edmea Cettina
Victoria E. Ericson
Michael S. Kitchen
Robin Antonucci
Martin D. Walsh

J:\RATCLIFF\3230.2\letter 7-3-01.doc

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Land Use & Environmental Analysis: RZ 2001-SU-044
Ratcliffe Associates, L.C.

DATE: 3 April 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning application and the Conceptual and Final Development Plans dated June 15, 2001as revised through March 15, 2002. The extent to which the proposed use, intensity, and development plans are consistent with the environmental policies and land use guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant requests approval to rezone approximately 26.61 acres of land from the R-1 to the PDH-8 District in order to develop a mix of single family detached and attached units. The development plan proposes 84 townhouse units and 94 small lot detached houses for a total of 176 units at an overall density of 6.69 du/ac. Approximately 30% of the gross site area would be retained as open space. Access into the site is proposed to be from Pickwick Road at the western edge of the site. Stormwater detention is proposed to be accommodated with the construction of a regional dry detention pond in the northeast corner of the site.

The applicant is requesting modifications to the transitional screening and barrier requirements and a waiver of dedication and construction requirements for a service drive along Rt. 29.

LOCATION AND CHARACTER OF THE AREA

The property is generally located between Bradley Road and Pickwick Road on the north side of Rt. 29. The subject property is located in the Centreville Suburban Center and is generally known as the Ratcliffe Subdivision, a community containing a number of small lots facing Rt. 29 and abutting the Johnson Avenue right-of-way. Floodplain and wetlands exist near Bradley Road. To the north and east, the Centreville Farms subdivision is under development with a combination of single family detached attached and multi-family housing units. That area is planned for residential development up to 4 du/ac at the overlay level. To the west, properties

are developed with a variety of auto-oriented commercial uses along Rt. 29. The area is planned for retail use. A grade-separated interchange of Rts. 28 and 29 is situated just west of the site. Development south of application property, across Lee Highway has a variety of residential and commercial uses including apartments and a veterinary clinic. It should be noted that Lee Highway is planned to be widened to a six lane divided highway with consolidated access points and median breaks at major intersections and entrances.

COMPREHENSIVE PLAN CITATIONS

Plan Area: III **Planning Sector:** Bull Run Community Planning Sector (BR6)
Centerville Suburban Center, Land Unit B-6

Plan Text: On Page 20 of the Area III volume of the Comprehensive Plan, 2000 Edition, the Plan states:

> B-6 (27 Acres) Suburban Center
>
> This land unit contains the Ratcliffe subdivision; a community containing a number of small lots facing Route 29 and abutting a right-of-way known as Johnson Avenue. Its Route 29 frontage will be directly affected by widening this road. Direct access to Route 29 cannot be provided. Consolidation of lots is necessary for development. A small floodplain and wetlands area exists near Bradley Road. Residential land use at a density range of 8-12 dwelling units per acre or a townhouse-style office use may be appropriate subject to the following conditions:
>
> - Consolidation of all properties fronting on Route 29, except the commercial property near Bradley Road;
> - Provision of a site plan with reverse frontage onto Route 29, with a substantial landscape buffer along the periphery. An effective transition to the low density area to the north is necessary; and
> - Provision of coordinated vehicular access and circulation to minimize vehicle access points, and
> - Access to Route 29 shall be provided via a new public street to be connected in the area between Newgate Boulevard and Bradley Road, subject to VDOT approval of a median break at the intersection of the new public street and Lee Highway. The location shall be determined at the time of zoning in conjunction with planed improvements to Lee Highway. This will provide an additional access to properties located on the north side of Lee Highway, including the Ratcliffe Subdivision and the Centreville Farms area.
>
> Office use should not exceed .25 FAR and the following additional conditions must be met:

- Provision of an architectural character which is residential in terms of bulk, scale, height and material;
- Limitation in the height of the townhouse office units to a maximum of 35 feet; and
- Provision of lighting and signs whose size, character and location is compatible with, and has no adverse visual impact upon, nearby existing or planned residences."

OTHER PLAN CITATIONS:

The following citations on pages 31 and 35 of the Land Use Element of the Policy Plan are also applicable:

"Objective 8: **Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur."

"Objective 14: **Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening."

The following citations on pages 91 through 102 of the Environment section of the Policy Plan are also applicable:

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

Policy a: Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements."

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

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

"**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 DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . ."

"**Objective 5:** **Minimize light emissions to those necessary and consistent with general safety.**

Policy a: Recognize the nuisance aspects of unfocused light emissions."

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

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

"It is desirable to conserve a portion of the County's land in a condition that is as close to a pre-development 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 10:** **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

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

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way."

And on Page 59 of the Transportation section of the Policy Plan:

"**Objective 4:** **Fairfax County should provide a comprehensive network of trails and sidewalks as an integral element of the overall transportation network.**

Policy a: Plan for Pedestrian, bicycle, and bridle path/hiking trail system components in accordance with the Countywide Trails Plan

Policy c. Provide for bicycle and pedestrian features, including clearly marked sidewalks and trails, and marked crosswalk and pedestrian signals, in the construction and reconstruction of roads and bridges.

Policy d. Establish trails and/or sidewalks in conjunction with roads and stream valleys as indicated by the Countywide Trails Plan.

Policy e. Provide sidewalks and/or trails which link residential concentrations with transit stations, mixed-use Centers, shopping districts, recreational facilities, and major public facilities, and provide for pedestrian circulation within mixed use centers. (See Figure 5 for Countywide Trails Plan Map).

PLAN MAP: Alternative Uses

ANALYSIS

Land Use

Issue: Conformance with the Comprehensive Plan. The proposed residential use and

development intensity are below the planned residential density range for site. Appropriate consolidation of all properties along Route 29 has also been achieved, per Plan recommendation. However, the proposed access point from Lee Highway does not conform to the current Plan, which states that access shall be provided from Lee Highway, as approved by VDOT. This issue is addressed in the Transportation Analysis.

Issue: Building Orientation and Landscaped Buffers. The Plan recommends a substantial landscaped buffer around the periphery of the site, reverse frontage along Route 29 and effective transition to the lower density residential area which abuts the property to the north. The layout of the single family attached units along Route 29 is oriented towards an interior open green space. It would be desirable for those units along Rt. 29 to have dual façade treatments to address the Plan recommendation for reverse frontage and improve the views into the site from Rt. 29. In order to take advantage of the central park design, all units around the park should face onto the open space instead of the current design, which present the sides of the units. It is further noted that minimal building setback and peripheral screening is provided along the periphery. Limited landscaping is provided as transition between single family development to the north and the proposed units along the northern edge of the property. No transition is provided along the Johnson Avenue frontage. Improved buffers and edge treatments in the form of attractive fencing, landscaping and berms should be provided as part of the re-design of the property to address this Plan design concern. Although the development is below the planned density range, these design elements should be implemented as part of the "P" district zoning requested by the applicant to allow improved design through flexibility.

Issue: Open Space. The development plan indicates that approximately 30% of the site is open space. However, much of that open area is contained in the proposed regional stormwater management pond in the northeastern corner of the site or in the proposed central lawn area which is a design focal point. With the exception of these two areas, the remainder of the development appears congested and has limited visual access or physical proximity to open space within the development. It would be desirable for additional open space to be provided and designed for active use, such as an open landscaped trail or walkway system which provides a common open space internal link through the development.

Environment

Issue: Stormwater Management: The development plan indicates that stormwater management and BMPs will be provided with an on-site, regional, dry detention pond to be located in the northeastern corner of the property. The area in which the facility is to be locoated is constrained by an existing stream, hydric soils, and a portion of the RPA associated with Little Rocky Run. The Regional Stormwater Management Plan Map indicates that Regional Pond R16 is proposed in the location depicted on the development plan, but that it is planned to be a dry detention facility. The application will be required coordinate with DPWES to address the requirements of the Regional Pond Plan. Upon completion, the pond should be planted with trees and other

plantings in accordance with the County's Public Facilities Manual.

Issue: Hydric Soils. Approximately 8.81 acres of the 26-acre site contains hydric soils, which may be associated with wetlands. These soils are located primarily in the eastern half of the site. The applicant's statement indicates that "all designated wetland areas have been preserved." However, the development plan does not indicate the presence of any preserved wetland areas. The applicant should provide an appropriate study to demonstrate that significant wetland areas will not be disturbed or filled as part of the proposed development. At the time of site development, the applicant should demonstrate that they have contacted the Corps of Engineers to ensure compliance with Sect. 404 of the Clean Water Act for any proposed filling of wetlands, should they be determined to exist on the site.

Issue: Tree Preservation. The development plan indicates that the entire site is be cleared and graded. Existing trees or natural vegetation are not proposed to be preserved and incorporated as part of the development. The existing vegetation map (EVM) identifies at least three areas of trees that are worthy of preservation in the eastern half of the site. Incorporating those stands of trees identified on the EVM into the re-design of the development is highly desirable.

Issue: Noise. A preliminary highway noise analysis indicates that noise levels from existing and projected traffic levels on Route 29, Lee Highway, impact this site. The analysis provided the following noise contour projections based on soft-site conditions.

DNL 65 dBA	365 feet from centerline of Rt. 29
DNL 70 dBA	170 feet from centerline of Rt. 29

The applicant has indicated that a combination of a six-foot high fence for screening and some landscaped berms will be provided along the Rt. 29 frontage. The applicant should ensure that these or other noise mitigation or attenuation measures will be provided so that the impacted outdoor areas and interior noise levels will meet minimum County noise standards. Residential units and buildings closest to Rt. 29 will be exposed to noise levels at or above DNL 65 dBA The applicant should consider constructing a solid noise barrier (landscaped berm, solid fence, or combination berm/fence) as part of the peripheral landscaping and buffer treatment along the site's Rt. 29 frontage to mitigate outdoor noise. The structure must be architecturally solid from the ground up with no gaps or openings and of sufficient height to adequately shield the impacted area from the source of the noise (at least 6 feet high).

In order to reduce interior noise to a level of approximately DNL 45 dBA, units within the DNL 65 – 75 dBA highway noise impact zone should employ the following acoustical treatment measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.

Doors and windows should have a laboratory STC rating of at least 28 unless windows

constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above.

If windows constitute more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.

All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

Issue: Trails. The Countywide Trails Plan shows a trail along Rt. 29. The proposed development plan indicates the provision of a pedestrian and bicycle trail along the Rt. 29 frontage. It is noted that the Director of DPWES will review and determine the requirement and appropriate design for all County trails at the time of site plan review.

Issue: Light Pollution. All lighting for the development should be focused directly on parking/driving areas and sidewalks. Street lighting and house lighting should have full cut-off fixtures to prevent glare and light trespass. Up lighting for subdivision entrance signs or for illuminating landscaping or architectural elements is discouraged. The applicant is encouraged to choose luminaires for all street lighting which will be fully cut-off to ensure that no glare projects above the horizontal plane. Guidance for good lighting practices may be found in the handbook entitled "Lighting for Exterior Environments" by the *Illuminating Engineers Society of North America* (IESNA) also referred to as RP- 33.

Issue: Energy Conservation. The Plan calls for energy conservation through the use of bicycle parking facilities to encourage non-motorized transportation and by providing construction that meets the thermal guidelines of the Virginia Power Energy Saver Program. The applicant has not provided for any bike parking or storage within the development nor made any commitment for construction to meet the Energy Saver Program. It would also be desirable to coordinate the proposed trail around the stormwater management facility in order to provide a connection to the trail system to be developed in Centreville Farms to the east and north.

BGD: DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 RZ 2001-SU-044

SUBJECT: Transportation Impact

REFERENCE: CDP/FDP 2001-SU-044
Traffic Zone: 1671
Land Identification Map: 54-4 ((6)) 1 - 20, 31 - 50, 56 - 73, 73A, 73B, and 81 - 95.

DATE: March 27, 2002

Transmitted herewith are the comments of the Department of Transportation. These comments are based on the development plan revised to March 15, and draft proffers dated March 18, 2002.

The applicant is seeking to rezone the property to the PDH-8 category and to redevelop these properties as a planned residential community of 84 single family detached and 94 single family attached dwelling units. Numerous transportation issues were identified with the initial submission. Most of these issues have been addressed. The following minor site issues remain.

1. It would be desirable for the width of the proposed north/south private street which serves the site from Shreve Road, to be increased to a width of 28 - 30 feet between Shreve Road and the first east/west travel aisle within the site.

2. The applicant should commit to provide a lesser width on the proposed Johnson Avenue cul-de-sac, if a width of 28 - 30 feet is permitted by VDOT/DPWES at time of site plan review.

3. It would be desirable to eliminate the two turn around areas in the northeast corner of the site in favor of a radius and one-way operation around the landscaped island and parallel parking area.

Note that the development plan delineates the construction of a fourth lane along the entire Lee Highway frontage. The additional lane will serve as a right turn lane into Pickwick Road, and therefore does not need to extend the length of the site. The length of the turn lane can be shortened as deemed appropriate by VDOT and addressed at time of site plan review.

Also note that this Department had supported the concept of a local connection to the local serving retail located immediately east of the site along Lee Highway. However, the development with accompanying private streets does not accommodate such a connection. As such all residents who wish to access these adjoining retail uses must use a primary highway which is designed to carry through traffic. The result is an inefficient design which adds to the degradation of the arterial roadway system for the County by burdening the primary routes with trips which could and should be accomplished on the local street network.

AKR/CAA

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

APPENDIX 7

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: January 11, 2002

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP 2001-SU-044
Tax Map No. SEVERAL LOTS ON 54-4 ((06))

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 LITTLE ROCKY RUN (S1)Watershed. It would be sewered into the **UOSA** Treatment Plant.

2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8 inch line located in NEWGATE BLVD SND SHREVE STREET and WITHIN 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 Rezonings		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: LITTLE ROCKY RUN REIMBURSEMENT CHARGES ARE APPLICABLE.

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

October 19, 2001

MEMORANDUM

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

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-SU-044
FDP 01-SU-044

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

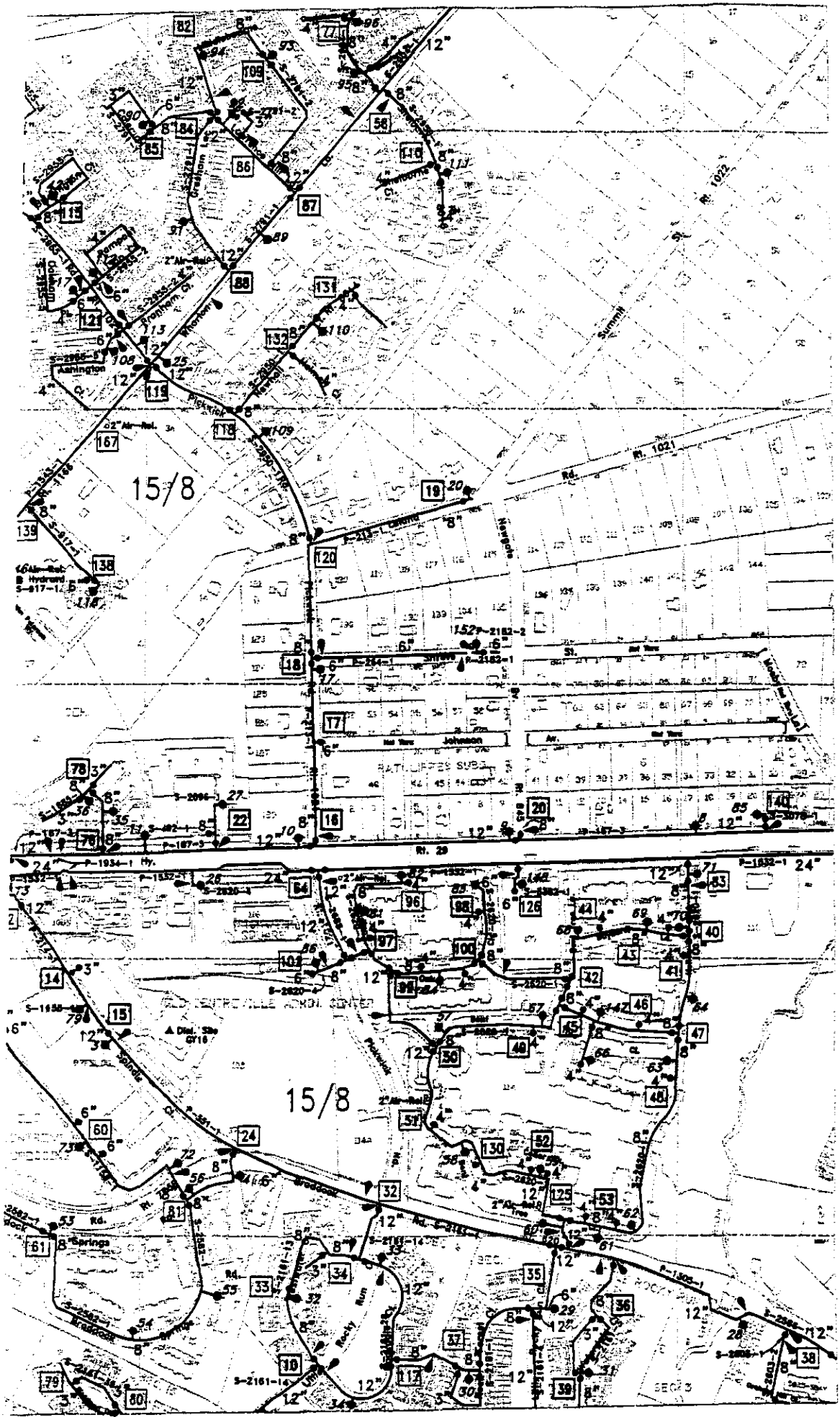
1. The application property is located within the franchise area of the Fairfax County Water Authority.

2. Adequate domestic water service is available at the site from existing 6 & 12 inch mains located at the property. See enclosed property map.

3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Attachment



Fairfax County Water A
Planning and Engineerin
Technical Services B

FIPE MATERIAL LEGEN

- A.C.P.
- C.I.P.
- D.I.P.
- P.C.C.P.
- STEEL
- COPPER
- PLASTIC
- GALVANIZED
- PROP. CONST.

XX AS-BUILT CO

XX AS-BUILT INC

XX AS-BUILT NO

-N-

VCS-83 COORDINATE SYSTEM -
VIRGINIA STATE PLANE, NO
NAD-83 DATUM

54-1	54-2	
54-3	54-4	
65-1	65-2	

FAIRFAX CO
SECTIO
54-4

USERS NOTING ERRORS OR OMI
MAP, PLEASE CONTACT SYSTEM

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

October 18, 2001

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Final Development Plan FDP 2001-SU-044 and Rezoning Application RZ 2001-SU-044

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#17, Centreville.**

2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   X a. currently meets fire protection guidelines.

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

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

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

Date: 4/1/02 **Case #** RZ-01-SU-044

Map: 54-4 **PU** 4176
Acreage: 26.60
Rezoning
From :R-1 **To:** PDH-12

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	9/30/01 Capacity	9/30/01 Membership	2002-2003 Membership	Memb/Cap Difference 2002-2003	2006-2007 Membership	Memb/Cap Difference 2006-2007
Greenbriar West 2255	K-6	871	925	987	-116	1312	-441
Southwest County 8411	7-8	1250	N/A	N/A	N/A	N/A	N/A
Centreville 2410	9-12	2125	+956	1971	154	2320	-195

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	93	X.4	37	SF	26	X.4	10	27	37
7-8	SF	93	X.069	6	SF	26	X.069	2	4	6
9-12	SF	93	X.159	15	SF	26	X.159	4	11	15

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

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

Comments

Enrollment in the schools listed (Greenbriar West Elementary, Centreville High) is currently projected to be near or above capacity.

The new Southwest County Middle School will be opening September 2002. Enrollment data is not available at this time.

The 52 students generated by this proposal would require 2.08 additional classrooms at Greenbriar West Elementary and Centreville High (52 divided by 25 students per classroom). Providing these additional classrooms will cost approximately $ 728,000 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.

Date: 4/1/02 **Case #** RZ-01-SU-044

Map: 54-4 **PU** 4176
Acreage: 26.60
Rezoning
From :R-1 **To:** PDH-12

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	9/30/01 Capacity	9/30/01 Membership	2002-2003 Membership	Memb/Cap Difference 2002-2003	2006-2007 Membership	Memb/Cap Difference 2006-2007
Greenbriar West 2255	K-6	871	925	987	-116	1312	-441
Southwest County 8411	7-8	1250	N/A	N/A	N/A	N/A	N/A
Centreville 2410	9-12	2125	1956	1971	154	2320	-195

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	RT	94	X.201	19	SF	26	X.4	10	9	19
7-8	RT	94	X.048	5	SF	26	X.069	2	3	5
9-12	RT	94	X.102	10	SF	26	X.159	4	6	10

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

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

Comments

Enrollment in the schools listed (Greenbriar West Elementary, Centreville High) is currently projected to be near or above capacity.

The new Southwest County Middle School will be opening September 2002. Enrollment data is not available at this time.

The 29 students generated by this proposal would require 1.16 additional classrooms at Greenbriar West Elementary and Centreville High (29 divided by 25 students per classroom). Providing these additional classrooms will cost approximately $ 406,000 based upon a per classroom construction cost of $350,000 per classroom.

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: December 4, 2001

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

SRS

SUBJECT: Rezoning Application Review, Amended Comments

Name of Applicant/Application: Radcliff Associates, LC

Application Number: RZ/FDP2001-SU-044

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

Date Received in SWPD: 10/22/01

Date Due Back to DPZ: 11/12/01

Site Information:	Location	- 054-4-06-00-0001see RZ application
	Area of Site	- 26.6 acres
	Rezone from	- R-1 to PDH-12
	Watershed/Segment	- Little Rocky / Centreville

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): **Proposed Regional Stormwater Management Pond R-16 is onsite. Road crossing improvement project LR421 on route 29 is located next to the site.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

Application Name/Number: **Radcliff Associates, LC / RZ/FDP2001-SU-044**

******* 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): **It is recommended that the following PROFFER be added to the Rezoning Application approval: Applicant shall construct Regional Pond R-16, contact DPWES for details. Pursuant to PFM 6-0303.2, the regional pond cannot be maintained by Fairfax County if the development includes apartment units. The wet pond should incorporate stormwater wetlands features so as to improve water quality benefits. The pond shall not include fountains or other water features that are inconsistent with County maintenance.**

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

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

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

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

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

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

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

SRS/RZ/FDP2001SU044

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

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."

ANALYSIS AND RECOMMENDATIONS

The proposal is for an age-restricted community. The Development Plan shows one proposed pool. The residents will need access to additional recreational facilities as well.

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. Minus the eight ADUs proposed, the cost to develop outdoor recreational facilities is $287,455. Since the development plan shows one pool, the applicant can subtract the cost of developing the pool 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

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

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

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

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

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

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

16-102 Design Standards

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

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

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

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

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, 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 be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

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

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

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

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

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

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of 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 staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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

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