FAIR. AX COUNTY

V I R G I N I A

APPLICA . JN FILED: November 27, 2001
PLANNING COMMISSION: April 17, 2002
BOARD OF SUPERVISORS: not scheduled

April 3, 2002

STAFF REPORT

APPLICATION RZ/FDP 2001-SU-051

SULLY DISTRICT

APPLICANT:	Pulte Home Corporation
PRESENT ZONING:	R-1 and WS
REQUESTED ZONING:	PDH-8 and WS
PARCEL:	65-2 ((1)) 13
ACREAGE:	6.10 acres
DENSITY:	7.7 du/ac
OPEN SPACE:	35%
PLAN MAP:	Residential, 5-8 dwelling units/acre
PROPOSAL:	Request approval to rezone 6.10 acres from the R-1 District to the PDH-8 District to permit development of 47 single family attached dwelling units at an overall density of 7.7 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-SU-051 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2001-SU-051 subject to the development conditions found in Appendix 2 of this report.

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

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

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

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

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

REZONING APPLICATION / FINAL DEVELOPMENT PLAN

RZ 2001-SU-051

FILED 11/27/01
PULTE HOME CORPORATION
TO REZONE: 6.10 ACRES OF LAND; DISTRICT - SPRINGFIELD
PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE PDH-8 DISTRICT
LOCATED: EAST OF OLD CENTREVILLE ROAD, 200 FEET NORTH OF SINGLETON'S WAY AND 240 FEET SOUTH OF SUNSET RIDGE ROAD
ZONING: R- 1
TO: PDH- 8
OVERLAY DISTRICT(S): WS
MAP REF 065-2- /01/ /0013-

FDP 2001-SU-051

FILED 11/27/01
PULTE HOME CORPORATION
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPROX. 6.10 ACRES OF LAND; DISTRICT - SULLY
LOCATED: EAST OF OLD CENTREVILLE ROAD, 200 FEET NOR OF SINGLETON'S WAY AND 240 FEET SOUTH OF SUNSET RIDGE ROAD
ZONING: PDH-8
OVERLAY DISTRICT(S): WS
MAP REF 065-2- /01/ /0013-

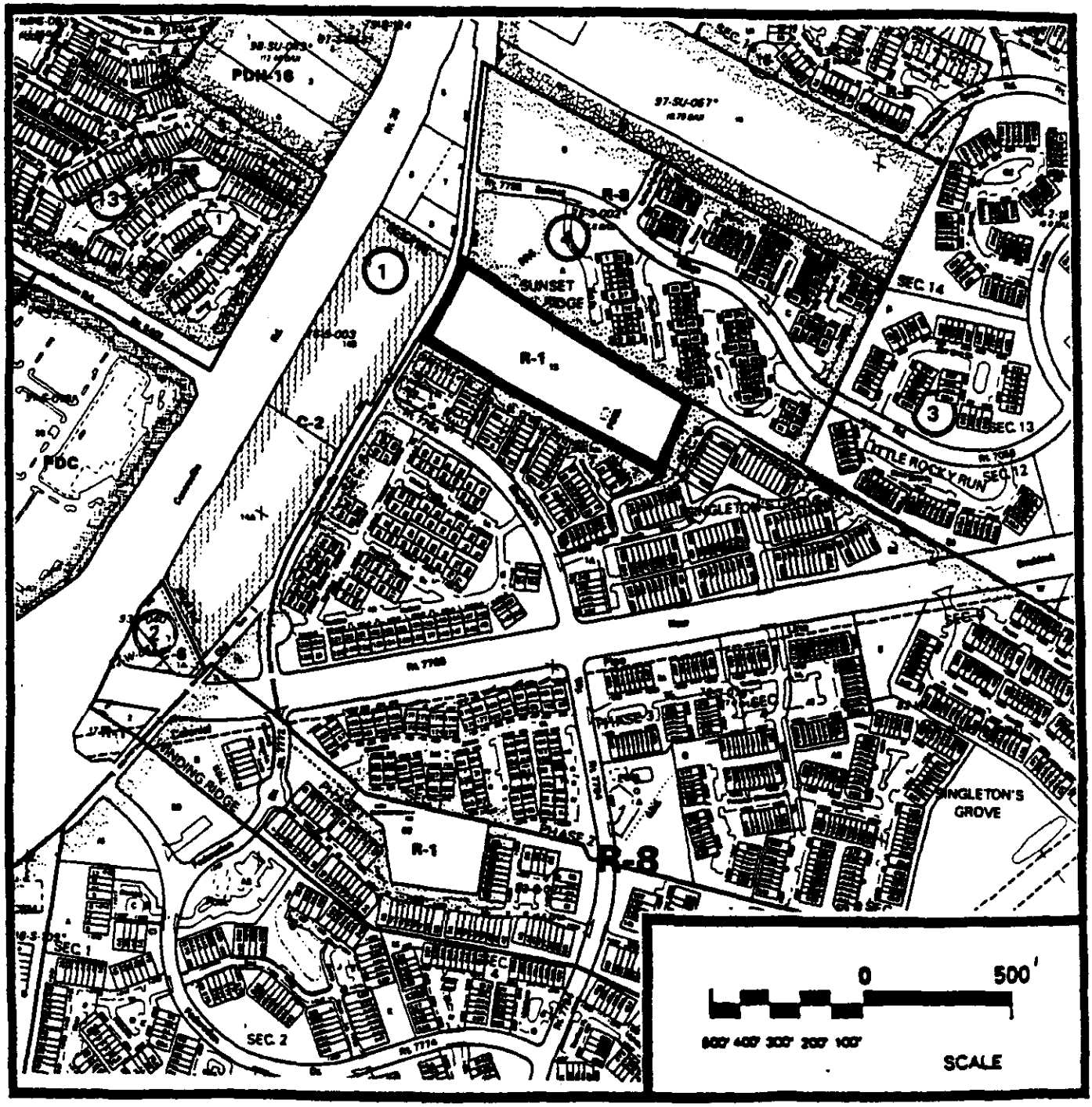
REZONING APPLICATION / FINAL DEVELOPMENT PLAN

RZ 2001-SU-051

FILED 11/27/01
PULTE HOME CORPORATION
TO REZONE: 6.10 ACRES OF LAND; DISTRICT - SPRINGFIELD
PROPOSED: REZONE FROM THE R-I DISTRICT TO THE PDH-8 DISTRICT
LOCATED: EAST OF OLD CENTREVILLE ROAD, 200 FEET NORTH OF SINGLETON'S WAY AND 240 FEET SOUTH OF SUNSET RIDGE ROAD
ZONING: R- 1
TO: PDH- 8
OVERLAY DISTRICT(S): WS
MAP REF 065-2- /01/ /0013-

FDP 2001-SU-051

FILED 11/27/01
PULTE HOME CORPORATION
FINAL DEVELOPMENT PLAN
PROPOSED: RESIDENTIAL DEVELOPMENT
APPRDX. 6.10 ACRES OF LAND; DISTRICT - SULLY
LOCATED: EAST OF OLD CENTREVILLE ROAD, 200 FEET NOI OF SINGLETON'S WAY AND 240 FEET SOUTH OF SUNSET RIDGE ROAD
ZONING: PDH-8
OVERLAY DISTRICT(S): WS
MAP REF 065-2- /01/ /0013-



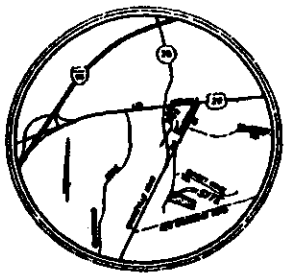
MULFORD PROPERTY

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

APPLICANT/CONTRACT PURCHASER

PULTE HOME CORPORATION
10600 ARROWHEAD DRIVE SUITE 220
FAIRFAX, VIRGINIA 22030
TELEPHONE: 703-934-9900
FAX : 703-934-9301



VICINITY MAP
SCALE 1" = 2000'

ENGINEER/PLANNER

THE BC CONSULTANTS
12600 FAIR LAKES CIRCLE
SUITE 100
FAIRFAX, VIRGINIA 22033
TELEPHONE (703) 449-8100
FAX (703) 449-8108

SHEET INDEX

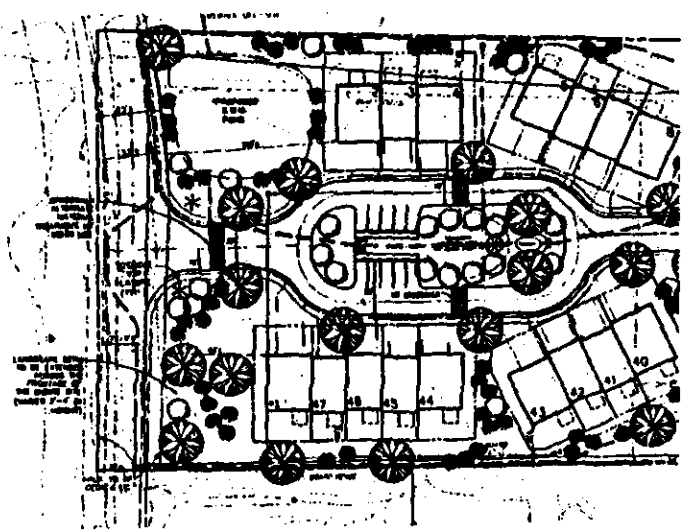
1. COVER SHEET
2. CONCEPTUAL/ FINAL DEVELOPMENT PLAN
3. GENERAL NOTES
4. LANDSCAPE DETAILS & AMENITIES
5. EXISTING VEGETATION MAP

BC Consultants
Planners · Engineers · Surveyors · Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

REVISED MARCH 03, 2003
SHEET 1 OF 5
CADD NAME PHASL.DEV.DWG FILE 0107011

NOTE:
SWM PROVIDED OFF-SITE

PRIVATE STREET



ALTERNATE PLAN

LEGEND:

- SHRUB MASSING (42" MIN HT. AT MATURITY)
- LARGE DECIDUOUS TREE (2 1/2"-3"CAL.)
- ORNAMENTAL DECIDUOUS TREE (SMALL OR COMPACT CATEGORY FROM FAIRFAX PFM.)
- EVERGREEN TREE (6'-7' MIN.)
- LIMITS OF CLEARING & GRADING

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.)	6.163 AC ±
EXISTING ZONE	R-1
PROPOSED ZONE	PDH-5
PROPOSED NUMBER OF UNITS	47
PROPOSED DENSITY	7.7 DU/AC
PARKING SPACES REQUIRED (47 DUs x 2.3 SP/DU =)	108
PARKING SPACES PROVIDED	104 SP
GARAGE PARKING	94 SP
DRIVEWAY	47 SP
SURFACE PARKING	11 SP
OPEN SPACE REQUIRED (25% OF G.S.A.)	1.53 AC ±
OPEN SPACE PROVIDED (30% OF G.S.A.)	1.84 AC ±
MAXIMUM BUILDING HEIGHT PROPOSED	40'
MINIMUM LOT AREA	900 S.F. PRIVATE YARD

NOTE: ALL EXISTING BUILDINGS AND STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLAN

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(703)449-8100 (703)449-8108 (Fax)
www.bcconsultants

CONCEPTUAL/FINAL DEVELOPMENT PLAN
CDP/FDP

MULFORD PROPERTY

FAIRFAX COUNTY, VIRGINIA

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	

DATE: JANUARY 28, 2000
DATE: JANUARY 28, 2000
DATE: APRIL 16, 2000
DATE: APRIL 16, 2000
DATE: JUNE 13, 2000
DATE: JUNE 13, 2000
DATE: AUGUST 30, 2001
DATE: AUGUST 30, 2001

PLACE HOME CONSTRUCTION
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: MB
DRAWN BY: CAD
CHECKED BY: PLS
DATE: AUGUST, 2001
SCALE: 1"=50' 1"=100'

SHEET 2 OF 5

CD NO.
FILE NO. 0100
FILE NAME: PULCDP.DWG

GENERAL NOTES:

1 THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP #65-2 ((1)) PARCEL 13 AND IS ZONED R-1.

2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A CURRENT FIELD SURVEY PERFORMED BY BC CONSULTANTS. NO TITLE REPORT WAS FURNISHED.

3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INTERPOLATED FROM COUNTY AIR FLOWN TOPOGRAPHY. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.

4 THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY DISTRICT, THE UPPER OCCOQUAN SEWER DISTRICT AND THE LITTLE ROCKY RUN WATER SHED.

5. THE PROPERTY IS LOCATED IN AREA III OF THE BULL RUN AREA PLANNING DISTRICT, CENTREVILLE AREA AND SUBURBAN CENTER, LAND BAY C-4 AND IS RECOMMENDED FOR RESIDENTIAL LAND USE AT 5-8 DWELLING UNITS PER ACRE. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS. WITH THE EXCEPTION OF THE FOLLOWING:

- REQUEST THAT THE BOARD OF SUPERVISORS RECOMMEND TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES) TO APPROVE ALL NECESSARY WAIVERS TO ALLOW STORMWATER AND BMP REQUIREMENTS TO BE PROVIDED OFF-SITE
- A WAIVER OF THE 600' MAXIMUM LENGTH OF A PRIVATE STREET

6 ACCORDING TO THE 2000 COMPREHENSIVE PLAN A BICYCLE TRAIL IS NOT REQUIRED ALONG OLD CENTREVILLE ROAD.

7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT

8. STORM WATER MANAGEMENT WILL BE PROVIDED OFF SITE, AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).

9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE.

10 THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.

11 THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.

12. THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE. ALL EXISTING BUILDINGS AND STRUCTURES ON-SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLAN.

13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT IS ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.

14. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS

15 PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE WITH AND NOT LESS THAN THAT PROFFERED WITH THIS PLAN

16 ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.

17. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN AND WILL BE IN GENERAL CONFORMANCE WITH THIS PLAN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. FEATURES SUCH AS SUN ROOMS (TYPICAL LOT LAYOUT), DECKS, AND STOOPS ARE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. ANY STAIRS AND STOOPS SHOWN ON THIS CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED.

18 PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE GARAGE AND ANY TANDEM DRIVEWAY SPACE WILL BE COUNTED AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE OR WITHIN THE BUILDING FOOTPRINT.

19 ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.

20 ALL PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE. HOWEVER, NO BARRIERS OR SCREENING IS REQUIRED AND NONE IS PROVIDED.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. A VICINITY MAP AS SHOWN ON PLAN
   B. CONTRACT PURCHASER AND APPLICANT :
   PULTE HOME CORPORATION
   10600 ARROWHEAD DRIVE SUITE 225
   FAIRFAX, VA 22030

   OWNERS:

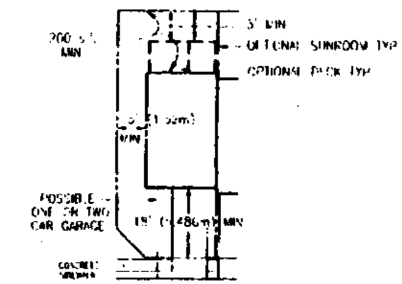
TAX I.D. NO	PARCEL #	OWNER
65-2 ((1))	13	PRESTON & BEVERLEY W. MULFORD

   C. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN
   E. REFER TO THE SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHTS [illegible]
   F. PROPOSED CIRCULATION AS SHOWN ON PLAN. NO TRAIL IS REQUIRED IN THE ADOPTED 2000 COMPREHENSIVE PLAN ALONG OLD CENTREVILLE ROAD.
   G. OPEN SPACE AS SHOWN ON PLAN
   H. REFER TO THE SITE TABULATIONS FOR PARKING CALCULATIONS.
   I. EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN
   J. NO RPA, EQC OR FLOODPLAIN EXIST ON SITE
   K. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN AS EXISTING VEGETATION MAP IS SUBMITTED WITH THESE PLANS
   L. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
   M. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9
   N. IN OUR OPINION, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE
   P. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
   Q. THERE ARE NO REQUIRED LANDSCAPE SCREENING BETWEEN THE PROPOSED AND ABUTTING USES. ON THE PLAN & WILL BE IN CONFORMANCE WITH NOTE 17.
   R. ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION ARE UNKNOWN.
   S. N/A
   T. REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS
   U. REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS
   V. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS
   W. PROPOSED AMENITIES ARE AS SHOWN ON THE PLAN.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW

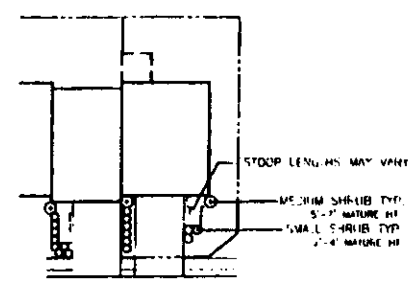
2. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN
3. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. [illegible]
4. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
5. THIS PARCEL IS IN THE SULLY DISTRICT AND IS WITHIN A WATER SUPPLY OVERLAY DISTRICT

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. A VICINITY MAP AS SHOWN ON PLAN
   B PROPERTY LINE INFORMATION AS SHOWN ON PLAN
   C REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA
   D SCALE AND NORTH ARROW AS SHOWN ON PLAN
   E EXISTING STREET INFORMATION AS SHOWN ON PLAN
   F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
   G. PROPOSED LOTS AS SHOWN ON PLAN
   H. REFER TO SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT
   I. SETBACKS FROM THE PROPOSED DEVELOPMENT LOT LINES TO THE SITE BOUNDARY ARE SHOWN ON THE PLAN WHERE APPLICABLE. REFER TO THE LOT LAYOUTS ON SHEET 3 FOR INDIVIDUAL LOT SETBACK DIMENSIONS.
   J. N/A
   K. PROPOSED CIRCULATION AS SHOWN ON PLAN
   L. PARKING AS SHOWN ON PLAN.
   M. OPEN SPACE AS SHOWN ON PLAN.
   N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP HAS BEEN SUBMITTED WITH THESE PLANS.
   O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
   P. REFER TO GENERAL NOTE 15.
   Q. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
   R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.
   S. THERE IS NO DESIGNATED FLOODPLAIN OR EQC LOCATED ON SITE.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
2. REFER TO THE SITE TABULATIONS.
3. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.
4. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME. LIGHT FIXTURE AND SITE FURNITURE ILLUSTRATIONS ARE INCLUDED.
5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS.
7. A CONCEPTUAL DEVELOPMENT PLAN IS SUBMITTED WITH THIS PLAN.
8. THIS PARCEL IS IN THE SULLY DISTRICT AND IS WITHIN A WATER SUPPLY OVERLAY DISTRICT.



TYPICAL LOT LAYOUT
NO SCALE



TYPICAL LOT LANDSCAPING
(FOR ILLUSTRATIVE PURPOSES ONLY)
NO SCALE

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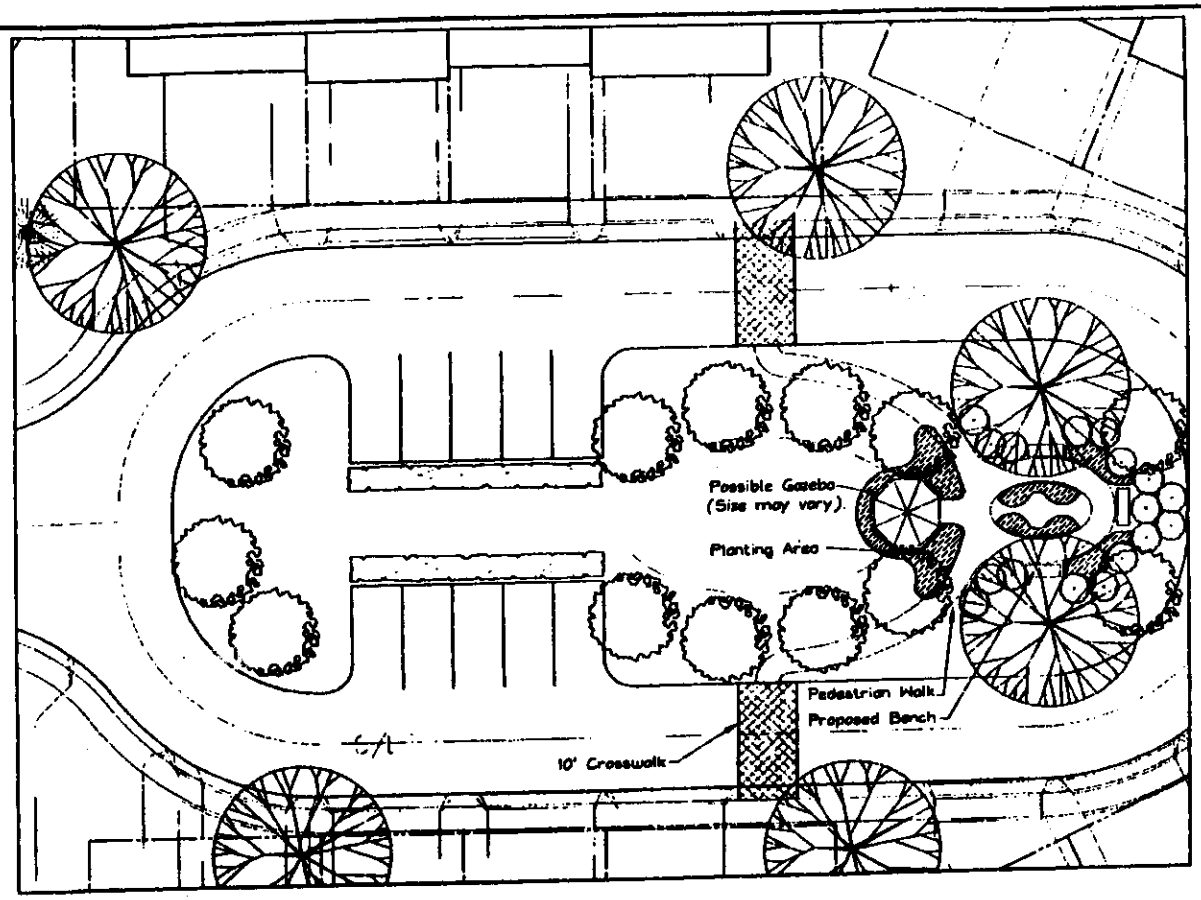
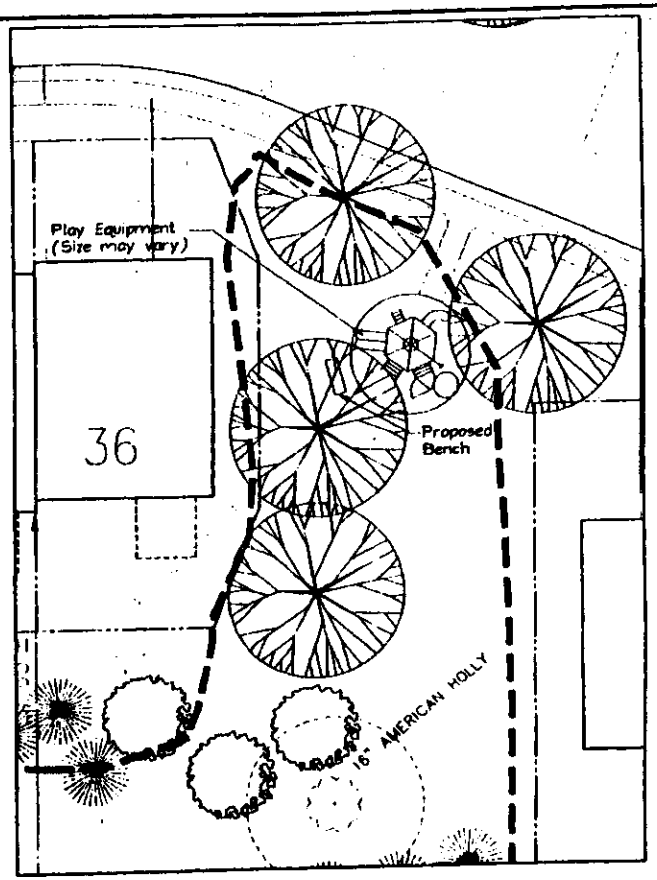
www.bcconsult.com

GENERAL NOTES
CDP/FDP
MULFORD PROPERTY
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: [illegible]
DRAFTED BY: CAB
CHECKED BY: PLR
DATE: AUGUST, 2001
SCALE: N/A
SHEET 3 OF 5
FILE NO. [illegible]



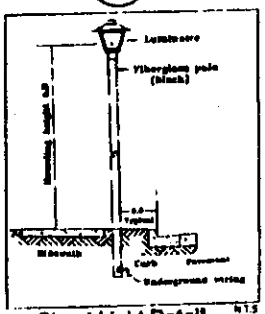
1 GATHERING AREA



2 AMENITY AREA

Bench Detail, Typ.
(or approved equal)
THE CLASSICS

Possible Gazebo (For illustrative purposes only)



Street Light Detail
(or approved equal)

Tot Lot, Typ.
Landscape Structures, Inc
Brick House Road
Delano, MN 55764
800 588 7084
(or approved equal)

THE PLAN AND IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
THE APPLICANT RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITES, AND/OR LOCATION DUE TO FINAL ENGINEERING REQUIREMENTS.

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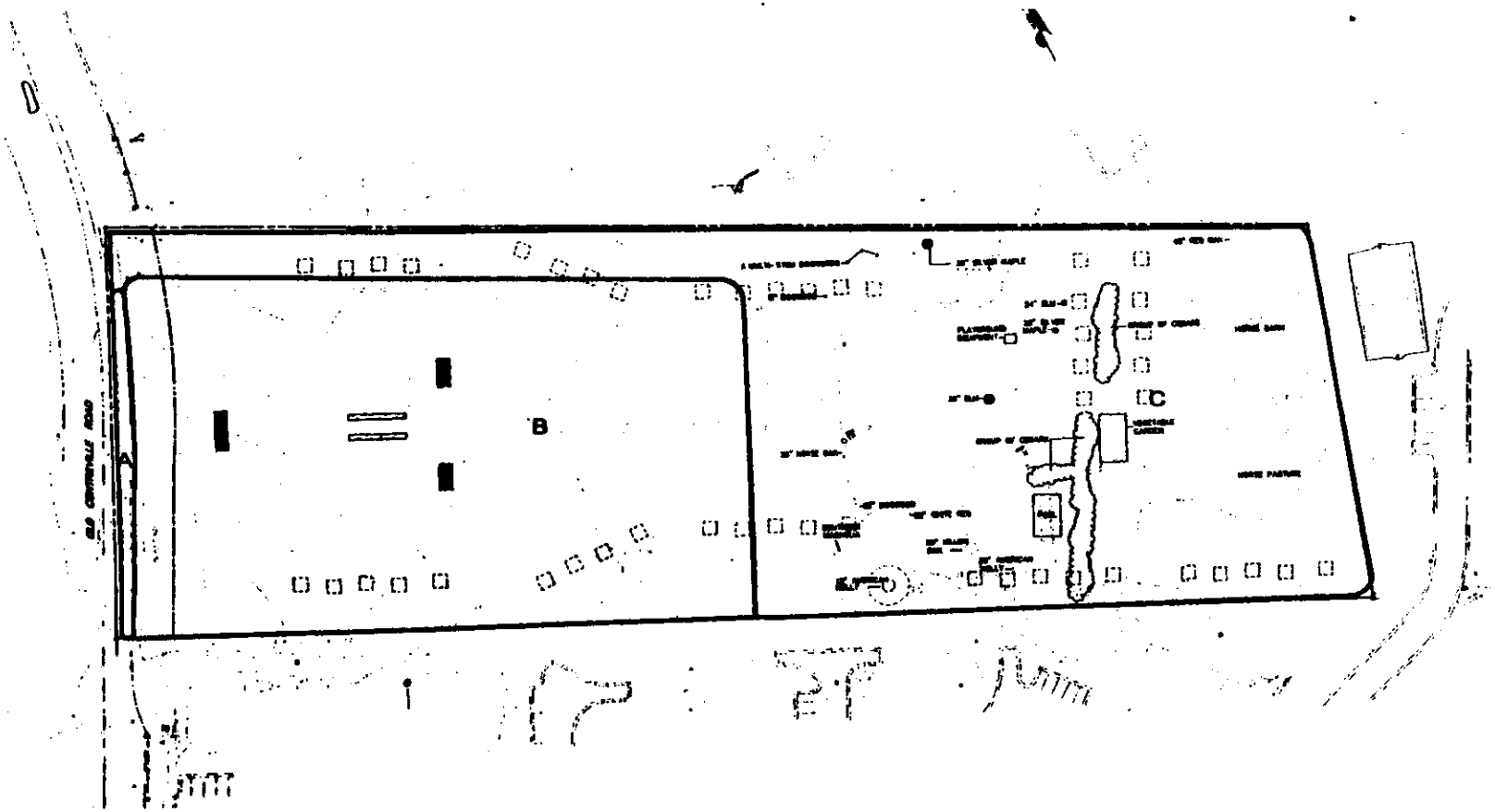
13860 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-0100 (703)449-0106 (Fax)
www.bcconsl.com

LANDSCAPE DETAILS & AMENITIES
CDP/FDP

HULFORD PROPERTY

DESIGNED BY MB
DRAFTED BY CAB
CHECKED BY PLB
DATE AUGUST, 2001, 2001
SCALE
SHEET 4 OF 5
CD NO
FILE NO 610PS



SITE TABULATIONS:

GROSS SITE AREA (G.S.A.)	[illegible]
EXISTING ZONE:	[illegible]
PROPOSED ZONE:	[illegible]

EVM SUMMARY

AREA A

COVER TYPE:	UPLAND FOREST
PRIMARY SPECIES:	[illegible]
SUCCESSIONAL STAGE:	[illegible]
CONDITION:	[illegible]
ACREAGE:	[illegible]
COMMENTS:	[illegible]

AREA B

COVER TYPE:	[illegible]
PRIMARY SPECIES:	[illegible]
SUCCESSIONAL STAGE:	[illegible]
CONDITION:	[illegible]
ACREAGE:	[illegible]
COMMENTS:	[illegible]

AREA C

COVER TYPE:	[illegible]
PRIMARY SPECIES:	[illegible]
SUCCESSIONAL STAGE:	[illegible]
CONDITION:	[illegible]
ACREAGE:	[illegible]
COMMENTS:	[illegible]

BC Consultants

Planners · Engineers · Surveyors · Landscape Architects

[illegible] Fair Lakes Circle, Suite 100, Fairfax, VA 22033

(703) 449-8100 (703) 449-8108 (Fax)

www.bcvm.com

EXISTING VEGETATION MAP

CDP/FDP

MITFORD PROPERTY

FAIRFAX COUNTY, VIRGINIA

DESIGNED BY	MD
DRAFTED BY	CAD
CHECKED BY	PLR
DATE	AUGUST, 2001
SCALE	[illegible]
	SHEET 5 OF 5
C.O. NO.	
FILE NO.	91-070
CASE NAME	MULFORD

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, Pulte Home Corporation, requests approval to rezone 6.10 acres from the R-1 (Residential, One Dwelling Unit/Acre) and WS (Water Supply Protection Overlay) Districts, to the PDH-8 (Planned Development Housing – Eight Dwelling Units/Acre) and WS Districts, to permit development of 47 single family attached townhomes. The application proposes an overall density of 7.7 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 14.

Waivers and Modifications Requested:

Waiver 600' Maximum Private Street Length Requirement.

LOCATION AND CHARACTER

Site Description:

The 6.10 acre application property is located on the east side of Old Centreville Road, to the north of its intersection with New Braddock Road. The property is currently developed with an older home and several associated structures including a barn, a pool, and horse pastures, all of which are proposed to be removed with this application. The site is in use as the Mulford Day School. The lot has driveway access to Old Centreville Road. The site is generally cleared as pasture land, with trees located along the property boundaries and around the house.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Attached (Sunset Ridge)	R-8	Residential, 5-8 du/ac
South & East	Single Family Attached (Singleton's Grove)	R-8	Residential, 5-8 du/ac
West	Undeveloped	C-2	Office

BACKGROUND

Special Permit S-152-71 was granted on August 3, 1971, to allow a day school and summer camp with a maximum of 26 students. Special Permit S-32-74 was granted on May 8, 1974, to allow for the expansion of the use to 60 persons. The Special Permit will be invalidated upon redevelopment of the property.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area:	III
Planning District:	Bull Run Planning District
Planning Sector:	Centreville Area and Suburban Center Land Unit C, Sub-Unit C-4
Plan Map:	Residential, 5-8 du/ac
Plan Text:	See Appendix 5 for additional Plan Text

ANALYSIS

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

Title of CDP/FDP:	Mulford Property, Conceptual/Final Development Plan
Prepared By:	BC Consultants
Original and Revision Dates:	August 2001, as revised through March 17, 2001

The combined CDP/FDP consists of five sheets.

Sheet 1 is a cover sheet including an index and a vicinity map. **Sheet 2** shows the proposed subdivision layout and includes site tabulations. **Sheet 3** includes the general notes, CDP and FDP comments, and illustrations of a typical lot layout and

landscaping. **Sheet 4** shows details of amenity areas, and details of typical amenity features. **Sheet 5** is the Existing Vegetation Map (EVM) for the property.

The proposed development, as depicted on **Sheet 2**, consists of 47 townhouses (single family attached dwelling units) at a density of 7.7 du/ac. The units are arranged generally in an east-west orientation along a private access street with an island entry feature/open space amenity at the front of the development. Two sticks of townhouses in the rear of the site are oriented north-south.

Access to the development is proposed via a private street from Old Centreville Road, with sidewalks along both sides. No interparcel connections are shown because the properties surrounding the site developed without street stubs to the site. Sidewalks are also provided along the site's frontage on Old Centreville Road, and notes on the plat and a proffer commit the applicant to provide connections to off-site sidewalks to both the north and the south.

Three major open space areas are provided on the site. At the west end of the property, along Old Centreville Road, landscaped open space areas have been left on both sides of the entry drive as an entrance feature. Possible sign locations are shown on both sides of the entrance. As the street enters the site, it is proposed to split (become one-way each way) around an island that encompasses ten visitor parking spaces and an open space area approximately 100 feet by 55 feet in size. A third open space area is located between Units 35 and 36. This has been located to permit the preservation of a specimen American Holly.

Approximately 35% of site will be provided as open space. The CDP/FDP also depicts street trees along the subdivision street, and additional plantings between the sticks of townhouses and along the periphery of the site. Off-site landscaping to the north (adjacent to Unit 15) will occur with permission of the landowner. Small areas of tree preservation are shown behind the units approximately in the center of the property, to both the north and the south.

An alternate plan shown for the entrance area depicts a possible stormwater management pond in the northwest corner of the site. The applicant intends to request a waiver or modification to allow off-site stormwater management, utilizing adjacent facilities in Sunset Ridge. If such a waiver is not granted, stormwater management will be provided on-site as shown, and Unit 1 will be relocated to the townhouse stick on the south side of the entrance road as shown.

The proposed amenities, as depicted on **Sheet 4**, include a gazebo, benches, and paths in the central park island at the entrance to the site. 10 foot wide crosswalks of alternative paving materials are shown accessing the park area from the surrounding homes and sidewalks.. The amenity area located between Units 35 and 36 includes playground equipment and benches. The sheet also shows a typical bench, a possible gazebo, typical playground equipment, and a street light detail.

Transportation Analysis (See Appendix 6)

Earlier submissions were reviewed and identified has having several transportation issues, including a contribution to the Centreville Road Fund, connection to off-site sidewalks on Old Centreville Road, and a recommendation to make the travel lanes on either side of the entrance open space island feature one-way travel lanes, allowing for a larger open space area. The applicant has revised the CDP/FDP and provided proffers to address these features.

The applicant had originally proffered to the Centreville Road Fund, but during subsequent discussions was asked to consider providing needed road improvements (in an equivalent amount) that would not otherwise be creditable to the Road Fund. The applicant has agreed to this proffer, and therefore now has not proffered to the Road Fund, but instead has proffered to $85,164 worth of work/frontage improvements along the frontage of nearby Old Centerville Road Park ($1,812 per unit, as adopted by the Board on Mach 18, 2002). Funds in excess of the road improvements would be contributed to area transportation improvements. Staff is satisfied with this contribution.

Environmental Analysis (See Appendix 5)

The applicant has addressed several of the environmental issues such as additional tree save (including the preservation of a specimen holly tree) and the provision of a blasting proffer that commits the applicant to repair damage to surrounding properties caused by blasting during construction. The following issue has not been fully addressed:

Issue: *Stormwater Management Facility*

A waiver to allow for off-site stormwater management may be appropriate; however, if such a waiver is not granted, the applicant should commit to exploring low-impact development techniques such as rain gardens. If this is not approved by DPWES, the applicant should commit to landscaping the stormwater management facility to the extent allowed.

Resolution:

The applicant has proffered to landscaping the stormwater management facility in accordance with Board policy if no waiver is approved, but not to exploring low-impact development techniques such as rain gardens. This issue is only partially addressed.

Heritage Resources (Appendix 7)

Due to the possibility of Civil War Era resources in this area, County Archeological Services of the Fairfax County Park Authority requested a Phase I survey of the

property. The applicant provided the requested materials, which indicate no historical resources on the site. County Archeological Services has reviewed the report and concurs with the findings. However, because of the potential for features that are difficult to identify (such as unmarked graves, which have been found on nearby sites in the recent past), the analysis requested that clearing and initial cutting be monitored by an archeologist. The applicant has proffered to this.

Public Facilities Analyses (Appendices 8 – 13)

Sanitary Sewer Analysis (Appendix 8)

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 an easement approximately 50 feet from the subject property, is adequate for the proposed use.

Water Service Analysis (See Appendix 9)

The analysis states that the application is located within the franchise area of Fairfax County Water Authority. Adequate water service is not available at the site. An off-site water main extension will be required to serve the property.

Fire and Rescue Analysis (See Appendix 10)

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 Analysis (See Appendix 11)

The proposed development would be served by the Centreville 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 analysis indicates that the proposed development would generate an additional 7 elementary students, 2 intermediate, and 4 high school students, above what would be generated by the existing zoning.

Utilities Planning and Design Analysis (See Appendix 12)

No issues were identified by the analysis, other than a request to show stormwater facilities on the CDP/FDP, which was subsequently done by the applicant.

Park Authority Analysis (See Appendix 13)

Issue: *Recreational Facilities*

The proposed development is projected by the Park Authority to add 123 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 will be required to proffer to the $955 per unit contribution required of PDH Districts.

Land Use Analysis (See Appendix 5)

The development as proposed meets the Comprehensive Plan recommendations for use and intensity. Issues raised by earlier versions of the CDP/FDP included better designed open space areas and provision of details on the amenities to be provided on-site. The applicant has redesigned the open spaces areas to increase the usability of the entry park island area, and to include the preservation of a specimen holly tree in the tot lot area. The applicant has also provided details on the amenities to be included in these areas. Staff feels these issues have been addressed.

Residential Density Criteria

The applicant proposes a density of 7.7 du/ac which is at the high end of the recommended density range of 5-8 du/ac. In order to receive favorable consideration for any rezoning request at the high end of the density range, fulfillment of at least three-fourths (75%) of the relevant development criteria is desirable.

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

The applicant's plan proposes a development of a scale and character which complements the existing surrounding townhouse neighborhoods; provides for the preservation of trees along the property boundaries abutting existing houses; and provides for additional street trees and landscaping along the proposed private street. The proposed layout is comparable to that of the surrounding subdivisions. The

applicant provides for sidewalks on both sides of the street internal to the subdivision, as well as off-site to the north and south, completing a missing sidewalk connection along Old Centreville Road.

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

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

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

The applicant has committed to frontage improvements along the site frontage as requested by the Department of Transportation, including off-site improvements connecting with the adjacent subdivisions. The applicant has also committed to provide funds for or construction of frontage improvements at a nearby park to increase safety and the functionality of the park.

5. Dedicate parkland suitable for active recreation and/or provide developed recreation areas and/or facilities in an amount and type determined by application of adopted Park facility standards and which accomplish a public purpose. **(FULL CREDIT)**

The applicant has proffered to contribute $20,000 (or the equivalent in construction) towards improvements to the Old Centreville Road Park, if 47 units are approved at the time of site plan approval, as shown on the CDP/FDP. This contribution is above the P-District requirement for $955 per unit, and in addition to the construction of the frontage improvements at the park. Old Centreville Road Park is an existing park with two soccer fields, rendered difficult to utilize by the lack of an entrance or on-site parking. With additional funds contributed by other developments in the area, the applicant's contribution should allow the park to be fully utilized.

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

The applicant has proved 35% open space on-site which is in excess of the 25% required by ordinance. However, approximately half of the open space is located in landscape areas along Old Centreville Road, and peripheral buffers. Therefore, only half credit is given for this criterion.

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

The applicant has shown tree save areas on the CDP/FDP, and committed to preserve specific trees within those limits through preservation techniques such as protection during construction. The applicant has also provided a blasting proffer, to protect neighboring residents should the site prove to have shallow bedrock and require blasting. Because very little tree preservation is shown on the CDP/FDP, only half credit is given for this criteria.

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

Since the application is for 47 dwelling units, it is not subject to the Affordable Dwelling Unit Ordinance. However, Appendix 9 of the Land Use Element of the Board of Supervisors adopted Policy Plan contains Criteria for Assignment of Appropriate Development Density/Intensity that are used in the rezoning process to determine appropriate residential and non-residential density/intensity in excess of the low end of the density range recommended in the Comprehensive Plan. The Plan specifies that applicants should not achieve a density above 60% of the base limit of the Plan absent a contribution of land or units for affordable housing. Alternatively, this can be achieved by providing a contribution to the Housing Trust Fund. An appropriate contribution, as adopted by the Board, requires a contribution in an amount equivalent to 1% of the sales price of each of the proposed units. The proposed density of 7.7 du/ac does exceed 60% of the base limit of the Plan range. Therefore, a contribution equal to one percent of the projected sales price of the proposed units, at a minimum, is appropriate. The applicant has provided for this in the proffers, and thus receives full credit.

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

The applicant has already completed the requested Phase I archaeological survey, and provided it to the County Archaeology Services for review. The applicant has also agreed to proffer to having an archaeologist on-site during initial cutting and clearing, as requested.

10. Integrate land assembly and/or development plans to achieve Plan objectives. **(NOT APPLICABLE)**

SUMMARY: The applicant has satisfied 6 of the 7 applicable criteria, or 86%. Staff believes that the proposed development satisfies sufficient applicable criteria to merit favorable consideration of the requested density.

ZONING ORDINANCE PROVISIONS (Appendix 14)

The requested rezoning of the 6.10 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 47 single family attached units at a density of 7.7 du/ac. Thirty-five (35%) of the site is proposed as open space, which includes tree preservation areas and open space areas such as a community gathering space (which also adds green space to the entry of the site). The development is compatible with the surrounding developments, and has provided a contribution to the Housing Trust Fund. In staff's evaluation, 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 6.10 acres; therefore this standard has been satisfied.

Sect. 6-107 (Par. 2) Minimum Lot Area: There is no specific requirement for a minimum lot size in a "P" District; however, the development is compatible with the surrounding developments. 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 7.7 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 35% of the site in open space, including passive recreation areas as amenities. The draft proffers include a provision to contribute any remaining funds from the required $955 per unit to the Park Authority for park facilities

at Old Centreville Road Park. In addition, the applicant has proffered to provide $20,000 for facilities at that park, should 47 units, as proposed on the CDP/FDP, be approved at the time of site plan approval. 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 6.10 acre property is located in Sub Unit C-4 of the Centreville Area and Suburban Center in Area III. The Comprehensive Plan states that this area is planned for residential development at 5-8 dwelling units per acre. The applicant proposes to develop the property with 47 single family attached units at a density of 7.7 du/ac which is consistent with the Plan recommendation. 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 is compatible with the surrounding neighborhoods, while also allowing for screening between the proposed development and surrounding developments. A comparison plan, using the R-8 District standards, showed that the development would be almost identical. The units would not be any further from the edge of the site under an R-8 zoning, but because of slightly larger yards which would be required, landscaping and utilities could not both be accommodated in the peripheral open space. In staff's evaluation, this standard has been satisfied.

Par. 3 requires protection and preservation of scenic assets. The development plan allows for some tree preservation, including a specimen holly tree, and uses large open space areas along Old Centreville Road to buffer the development from future commercial development across the street. The plan provides for the provision of street trees and landscaping throughout the development. Therefore, 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 attached residential development which is consistent with the surrounding developments. The surrounding residential areas are fully developed; land across the street is zoned and planned for commercial use. 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 with access to Old Centreville Road. Sidewalks are provided along both

sides of the internal street, as well as along Old Centreville Road, including off-site connections to the north and south. Staff believes this standard has been satisfied.

Par. 6 requires that coordinated linkages among internal facilities and services as well as connections to major external facilities and services be provided. The development plan depicts pedestrian sidewalks along both sides of the internal roadway. Crosswalks to the community gathering area and across the entrance enhance pedestrian awareness and safety. 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. For single family attached units a 5 foot front yard is required, as well as a 10 foot side yard and a 20 foot rear yard. The setbacks illustrated on the CDP/FDP show an 18 foot minimum front yard setback, 5 foot typical side yard setback, and a 5 foot minimum rear yard setback on all lots, including those on the periphery. Although the 5 foot minimum rear yard is shown, the typical illustration indicates that this would be with an optional sunroom or deck. The peripheral units are, in effect, 25 feet from the property line, and would be approximately 15 feet from the property line if constructed with the optional sunroom. Although the rear and side yard minimums are smaller than in the R-8 District, the open space provided around the lots themselves add additional buffering for the surrounding townhouse neighborhoods.

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 street and completes a missing section of sidewalk on Old Centreville Road, including off-site improvements. The plan also includes several passive recreational areas with intensive landscaping and design features. Remaining funds will be contributed to the Park Authority for park purposes in the area, in addition to the additional $20,000 for Old Centreville Road Park. 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. A final development plan condition has been added to this effect.

Waiver of On-Site Stormwater Management

The applicant is requesting a waiver for off-site stormwater management, which will be addressed at the time of site plan approval. Staff is satisfied that, if such a waiver is not granted, the CDP/FDP shows the location of such a facility, albeit at the expense of landscaped open space.

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 is fully compatible with the surrounding developments. In addition, the applicant has proffered to off-site area improvements including additional funds for a local park and construction of off-site pedestrian connections along Old Centreville Road.

Staff Recommendations

Staff recommends approval of RZ 2001-SU-051 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2001-SU-051 subject to the development conditions found in Appendix 2 of this report.

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

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. County Archeological Services Analysis -- FCPA
8. Sanitary Sewer Analysis
9. Water Service Analysis
10. Fire and Rescue Analysis
11. Schools Analysis
12. Utilities Planning and Design Analysis (DPWES)
13. Park Authority Analysis
14. Applicable Zoning Ordinance Provisions Checklist
15. Glossary of Terms

PROFFERS
PULTE HOME CORPORATION – MULFORD PROPERTY
RZ 2001-SU-051

APRIL 3, 2002

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, the undersigned applicant, its successors and assigns, (hereinafter collectively referred to as the ("Applicant") and owners for both themselves and their successors or assigns, filed for a rezoning on property identified on Fairfax County Tax Map 65-2 ((1)) 13 (hereinafter referred to as the "Application Property") hereby agree to the following proffers, provided that the Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property to the PDH-8 and WS Zoning Districts.

1. CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN ("CDP/FDP")

Development of the Application Property shall be in substantial conformance with the CDP/FDP prepared by BC Consultants, dated August, 2001, as revised through March 5, 2002.

2. MINOR MODIFICATION

Pursuant to Paragraph 4 of Section 16-403 and Section 18-204 of the Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the internal lot lines of the proposed subdivision at time of site plan submission based on final house locations and building footprints as shown on the CDP/FDP.

3. TRANSPORTATION

a. At time of site plan approval, or upon demand by VDOT or Fairfax County, whichever shall occur first, the Applicant shall dedicate and convey in fee simple to the Board right-of-way within the Application Property for the public street system as shown on the GDP/CDP/FDP, which is forty (40) feet from centerline on Old Centreville Road. Dedication along Old Centreville Road matches the right-of-way that exists on abutting properties.

b. The Applicant shall construct the equivalent of $85,164.00 of road and frontage improvements in the vicinity of Old Centreville Road Park. The Applicant shall not be responsible for obtaining permits or preparing construction plans for these improvements, as it is their understanding that permits and construction plans shall be obtained and provided by the Fairfax County Park Authority. The Applicant will begin construction no later than July 1, 2003, if all construction plans are finalized and all permits are obtained and presented to the Applicant no later than March 1,

2003. The frontage improvements shall be completed prior to the issuance of the 20th RUP for the Application Property,

c. If the frontage and road improvements referenced in Proffer 2b do not equal $85,164.00 (which shall include all staff, equipment and material costs of providing the improvements), as determined by DPWES, the Applicant shall contribute the balance of the fund for road improvements in the vicinity of the property.

d. The Applicant shall construct a 5-foot wide sidewalk on both sides of the private street within the Application Property.

e. The Applicant shall construct a 5-foot wide sidewalk along the Application Property's Old Centreville Road frontage, and shall complete the off-site sidewalk connections north and south of the Application Property to PFM standards.

4. TREE PRESERVATION

a. The limits of clearing and grading shall be honored in accordance with the approved CDP/FDP. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first site plan submission. The Tree Preservation Plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter within 20 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to crown pruning, root pruning, mulching, and fertilization.

The Tree Preservation Plan shall include the following elements:

- A pre-construction evaluation of the existing vegetation designated to be saved to determine the condition of the trees.

- All interior boundaries of the limits of clearing and grading, and individual trees outside the limits of clearing and grading designated to be saved shall be protected by four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven 18 inches into the ground and placed no further than ten (10) feet apart, placed along the limits of clearing and grading contiguous to the trees designated to be saved. Further, fencing shall be adjusted, to the extent possible

and in coordination with the Urban Forester, in order to protect root zones underneath the canopies of trees within the limits of clearing and grading. The fencing shall be installed prior to the commencement of clearing and grading activities. Signage affirming "restricted access" shall be provided on the temporary fence highly visible to construction personnel. An arborist contracted by the Applicant shall monitor the construction of the proposed development to ensure consistency with the Tree Preservation Plan. Prior to the commencement of any clearing or grading activities, the Applicant's arborist shall verify in writing to the Urban Forestry Division of DPWES that the protection fence has been properly installed.

- In addition, where the Urban Forester determines it feasible, adjustments to the proposed grading and location of the proposed units on the application property may be modified at time of final engineering to enhance specific tree preservation.

b. Prior to site plan approval, the replacement value of all trees to be preserved including the holly tree located on the south side of the Application Property as indicated on the CDP/FDP, and those others that are 12 inches or greater in diameter within 20 feet of the limits of clearing and grading as shown on the CDP/FDP, will be determined by the Director of DPWES. Trees recommended for removal on the tree preservation plan shall not be assigned a value. The calculated replacement values for these designated trees shall be assigned by a certified arborist according to methods contained in the latest edition of the Guide For Plant Appraisal, published by the International Society of Arboriculture, subject to review and approval by the Urban Forestry Division. At the time of site plan approval, the Applicant will post a cash bond or letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the designated trees. The terms of the bond or letter of credit shall be subject to approval by the County Attorney. The total amount of the insurance bond, cash bond or letter of credit shall be in the amount of the sum of the assigned replacement values of the designated trees, but shall not exceed $10,000.

The County may draw funds from the cash bond or letter of credit in order to remove or replace trees that are dead and/or dying due to construction, and are required to be removed and replaced by the Urban Forestry Division, according to the value assigned for those designated trees, if this work is not completed in a timely manner by the Applicant. If the County draws on this cash bond or letter of credit to restore or replace designated trees damaged or destroyed as a result of the development process, the Applicant shall provide the County with a replacement cash bond or letter of credit in the same form and amount as the original cash bond or letter of credit required by this

proffer.

Any funds received by Fairfax County pursuant to this proffer shall be used solely to remove and replace designated trees shown to be preserved on the approved tree preservation plan.

The letter of credit or cash bond will be released one year from the date of the project's conservation escrow, or sooner if approved by the Urban Forestry Division.

c. The demolition of existing features and structures shall be conducted in a manner that minimizes the impact on individual trees and groups of trees to be preserved as approved by the Urban Forestry Branch.

d. Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to modifications for the necessary installation of trails, utility lines and storm water management facilities in the least disruptive manner, as approved by DPWES. Any area within the limits of Clearing and Grading that are disturbed for the necessary installation of utility lines shall be reforested, in consultation with the Urban Forester.

5. BLASTING

If blasting is required, and before any blasting occurs on the Application Property, the Applicant or its successors will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented. In addition, the Applicant or its successors shall:

a. Retain a professional consultant to perform a pre-blast survey of each house or residential building, to the extent that any of these structures are located within two hundred fifty (250) feet of the blast site.

b. Require his consultant to request access to house, buildings, or swimming pools that are located within said 250-foot range if permitted by owner, to determine the pre-blast conditions of these structures. The Applicant's consultants will be required to give adequate notice of the scheduling of the pre-blast survey. The Applicant shall provide the Little Rocky Run and Sunset Ridge Homeowners' Associations, and all residences entitled to pre-blast inspections, of the name, address and phone number of the blasting contractor's insurance carrier.

c. Require his consultant to place seismographic instruments prior to blasting to monitor the shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request.

d. Notify residences within 250 feet of the blast site, ten (10) days prior to blasting.

e. Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond within five (5) days by meeting at the site of the alleged damage to confer with the property owner. Any verified claims for damage due to blasting shall be expeditiously resolved.

f. The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures that are directly attributable to the blasting activity.

6. HOUSING TRUST FUND CONTRIBUTION

At time of site plan approval, the Applicant shall contribute a sum equaling one (1) percent of the aggregate sales prices of units to Fairfax County Housing and Community Development Housing Trust Fund for Affordable Housing needs within Fairfax County.

7. TREE DISPOSAL

No trees or parts thereof may be disposed of or burned on-site, during construction.

8. EROSION/SEDIMENT CONTROL

a. Prior to and during grading and construction activity, the Applicant shall install and maintain erosion and sediment control facilities, including super-silt fencing in areas approved by DPWES, to help prevent erosion and sediment from the Application Property from entering Little Rocky Run's storm water management pond(s).

b. Any grading of the storm water management pond area shall not result in flooding or sedimentation damage to adjacent Little Rocky Run properties, as determined by DPWES.

9. STORM WATER MANAGEMENT

a. If waivers are not granted to permit off-site storm water management and/or Best Management Practices off-site, the Applicant shall provide a storm water

management pond and/or Best Management Practices on the Application Property in the approximate location as shown on the CDP/FDP, subject to DPWES approval.

b. Any on-site storm water management facilities shall be landscaped to maximum extent feasible, as determined by the Urban Forestry Branch, pursuant to the policy adopted by the Board of Supervisors, using native or other desirable species.

c. The Homeowners' Association shall be responsible for trimming grassy areas in and around the storm water management pond on a regular basis, subject to approval by DPWES.

10. ENERGY SAVER PROGRAM

All homes on the Application Property shall meet the thermal guidelines of the Virginia Power Energy Saver program for energy efficient homes or its equivalent for either electric or gas energy systems, as applicable.

11. BUILDING STANDARDS AND SIGNAGE

a. All homes shall be a minimum of 23 feet wide, and shall be constructed of brick and siding, with the front facades being primarily brick. Side facades of homes facing Old Centreville Road shall be a minimum of eighty (80) percent brick.

b. All homes shall contain a two (2)-car garage, and each lot shall contain a driveway that measures a minimum of eighteen (18) feet in length from the garage to the sidewalk.

c. Although no barrier is required, the Applicant shall replace the existing fences along the northern, eastern and southern boundaries of the Application Property with a new six (6) foot high board-on-board fence, if the abutting property owners give the Applicant permission to enter their property and replace the fence, prior to site plan approval.

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 sale of homes on the Property.

e. All street lighting shall be shielded and fully cut-off.

12. RECREATIONAL FACILITIES

a. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities for the residential uses. The Applicant proffers that the minimum expenditure for the recreational facilities shall be $955.00 per residential unit. The Applicant shall receive credit for the on-site recreational facilities that may include, but not be limited to a community gathering area with a gazebo and outdoor seating, and a tot-lot. If a minimum expenditure of $955.00 per residential unit for on-site recreational facilities is not contributed, as determined by DPWES, then any remaining funds shall be provided to the Fairfax County Park Authority for the provision of recreational facilities in Old Centreville Road Park, which is a nearby park.

b. The Applicant shall provide an additional $20,000.00 to the Fairfax County Park Authority toward recreational facilities in Old Centreville Road Park at the time of Site Plan approval if, after site plan review, forty-seven (47) dwelling units are approved for construction on the Application Property. In lieu of a cash contribution, the Applicant may provide the equivalent of $20,000.00 in construction within Old Centreville Road Park, as determined by DPWES, and at the Applicant's discretion, prior to final bond release.

13. HOMEOWNERS ASSOCIATION

a. The Applicant shall establish a homeowners' association for the proposed development to own, manage and maintain open space areas, private streets and recreational equipment.

b. 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. Initial purchasers shall be advised of the use restriction prior to entering into contract of sale.

14. HERITAGE RESOURCES

The Applicant shall provide access to the Application Property so that Fairfax County Archeological Services may conduct additional investigations for a period of two (2) months from the date of site plan approval provided that said investigations shall not interfere with the proposed construction and development schedule of the Application Property or affect the number of lots or lot layout as shown on the CDP/FDP. Additional time may be

permitted to conduct such investigations if mutually agreed to by the Applicant and Archeological Services. Further, Archeological Services shall be permitted monitor clearing and initial cutting of the Application Property, at no expense to the Applicant, provided that such monitoring does not interfere with the construction and development schedule of the Application Property or affect the number of lots or lot layout as shown on the CDP/FDP.

SUCCESSORS AND ASSIGNS

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

15. COUNTERPARTS

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

[SIGNATURE PAGES BEGIN ON FOLLOWING PAGE]

Signature Page
RZ 2001-SU-051

Applicant/Contract Purchaser of Tax Map 65-2 ((1)) 13

Pulte Home Corporation

By: _____
Name: Stanley F. Settle, Jr.
Title: Agent/Attorney-in-Fact

Signature Page
RZ 2001-SU-051

Owner of Tax Map 65-2 ((1)) 13

_____

Preston Mulford (nmi)

Signature Page
RZ 2001-SU-051

Owner of Tax Map 65-2 ((1)) 13

_____
Beverly M. Mulford

[SIGNATURE PAGES END]

PROPOSED DEVELOPMENT CONDITIONS

FDP 2001-SU-051

April 3, 2002

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2001-SU-051 for residential development located at Tax Map 65-2 ((1)) 13, 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 "Mulford Property Conceptual Development Plan/Final Development Plan", prepared by: BC Consultants and dated August, 2001, as revised through March 5, 2002.

2. Restrictions placed on the use of the open space/buffer area, 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 the time of contract execution and included in the homeowners' association documents.

REZONING AFFIDAVIT

DATE: March 25, 2002
(enter date affidavit is notarized)

I, Inda E. Stagg, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

2001-186a

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

in Application No(s): RZ/FDP 2001-SU-051
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

==========

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

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

NAME (enter first name, middle initial & last name)	**ADDRESS** (enter number, street, city, state & zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Pulte Home Corporation	10600 Arrowhead Drive,Suite 225 Fairfax, Virginia 22030	Applicant/Contract Purchaser
Agents: Stanley F. Settle, Jr. Steven J. Coniglio		
Preston Mulford (nmi) Beverley M. Mulford	6101 Old Centreville Road Centreville, VA 20121	Title Owners
The BC Consultants, Inc. Agents: Peter L. Rinek Mark D. Liberati Jonathan D. Bondi Former Agent: Melissa L. Budd	12600 Fair Lakes Circle Suite 100 Fairfax, Virginia 22033	Engineer/Agent

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: March 25, 2002
(enter date affidavit is notarized)

J001-186a

for Application No(s): RZ/FDP 2001-SU-051
(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))
Wells & Associates, L.L.C. Agents: Martin J. Wells Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Transportation Consultant/Agent
Thunderbird Archeological Associates, Inc. Agent: Kimberly A. Snyder	126 East High Street Woodstock, Virginia 22664	Archeologist/Agent
Zimar and Associates, Inc. Agent: Donald E. Zimar	P.O. Box 855 Manassas, Virginia 20113	Arborist/Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Lynne J. Strobel Martin D. Walsh Keith C. Martin Timothy S. Sampson M. Catharine Puskar Elizabeth D. Baker Susan K. Yantis Inda E. Stagg William J. Keefe Holly A. Tompkins (former)	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

REZONING AFFIDAVIT

DATE: March 25, 2002
(enter date affidavit is notarized)

2001-186a

for Application No(s): RZ/FDP 2001-SU-051
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Pulte Home Corporation
10600 Arrowhead Drive, Suite 225
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

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

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

Pulte Diversified Companies, Inc.

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

Vincent J. Frees, Dir.,VP,Contrlr	Ralph S. Raciti , V. Pres.	Amy E. Fagan, Asst. Sec. (Ltd)
Mark J. O'Brien, Director	Bruce E. Robinson, VP, Treas, Asst. Sec.	James Fonville (nmi), Asst. Sec.
John R. Stoller, Director, VP, Sec.	Robert P. Schafer, VP-Finance	Nancy H. Gawthrop, Asst. Sec.
Robert J. Halso, Pres.	John R. Stoller, VP, Secretary	Kevin Martin (nmi), Asst. Sec(Ltd)
Calvin R. Boyd, Asst. Sec.	Thomas W. Bruce, Asst. Sec.(Ltd)	Colette R. Zukoff, Asst. Secretary
Gregory M. Nelson, VP, Asst. Sec.	Norma J. Machado, Asst. Sec. (Ltd)	Marla G. Zwas, Asst. Sec.
Maureen E. Thomas, Asst. Sec.	Sheryl Palmer(nmi), Asst. Sec. (Ltd.)	

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

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

Rezoning Attachment to Par. 1(b)

DATE: March 25, 2002
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SU-051 2001-186a
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Pulte Diversified Companies, Inc.
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, Michigan 48304

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

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

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

Mark J. O'Brien, Director/President	Gregory M. Nelson, VP/Asst. Secretary	Nancy H. Gawthrop, Asst. Sec.
John R. Stoller, Director/VP/Sec.	Bruce E. Robinson, VP/Treas/Asst. Sec.	Maureen E. Thomas, Asst. Sec.
Vincent J. Frees, VP/Controller	Colette R. Zukoff, Asst. Sec.	Calvin R. Boyd, Asst. Secretary
Norma J. Machado, Asst. Sec (Ltd)		

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Pulte Corporation
33 Bloomfield Hills Parkway, Suite 200
Bloomfield Hills, MI 48304

DESCRIPTION OF CORPORATION: (check one statement)
- [ ] 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)
William J. Pulte

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

Robert K. Burgess, Chair.of Bd./CEO	John J. Shea, Director	Norma J. Machado, VP, HR Plan& Dev.
Patrick J. O'Meara, Director	Mark J. O'Brien, President/COO	Gregory M. Nelson, VP/Asst. Sec.
Debra Kelly-Ennis, Director	Roger A. Cregg, SVP/CFO	Bruce E. Robinson, VP/Treas.
David N. McCammon, Director	John R. Stoller, GC/SVP/Sec.	Wayne B. Williams, VP
William J. Pulte, Director	Michael A. O'Brien, SVP-Corp Dev.	James P. Zeumer, VP Inv&Corp Comm
Alan E. Schwartz, Director	Ralph S. Raciti, VP, CIO	Vincent J. Frees, VP/Controller
Francis J. Sehn, Director	James Lesinski (nmi), VP-Marktg	David Foltyn (nmi), Asst. Secretary
Michael E. Rossi, Director	D. Kent Anderson, Director	Robert P. Shafer, VP-Finan, VP-Operations
Alan E. Laing, VP-Supply Chain, E-Bus & Cust. Satisfaction		

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

Rezoning Attachment to Par. 1(b)

DATE: March 25, 2002
(enter date affidavit is notarized)

2001-186a

for Application No(s): RZ/FDP 2001-SU-051
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
The BC Consultants, Inc.
12600 Fair Lakes Circle
Suite 100
Fairfax, Virginia 22033

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)

James H. Scanlon
Daniel M. Collier

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

(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 25, 2002
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SU-051 2001-186a
(enter County-assigned application number(s))

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

DESCRIPTION OF CORPORATION: (check one statement)

[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, Sole shareholder

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 25, 2002
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SU-051 2001-186a
(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)
Zimar and Associates, Inc.
10105-L Residency Road
Manassas, Virginia 20110

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)

Donald E. Zimar, Sole shareholder

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

(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 25, 2002
(enter date affidavit is notarized)

2001-186a

for Application No(s): RZ/FDP 2001-SU-051
(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)

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 25, 2002
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SU-051 2001-186a
(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: October 17, 2001
(enter date affidavit is notarized)

for Application No(s): RZ/FDP 2001-SP-051 2001-186a
(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.)

Steven J. Coniglio of Pulte Home Corporation donated in excess of $200 to Supervisor Michael Frey.

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

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

WITNESS the following signature:

Inda E. Stagg

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

Inda E. Stagg, agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 25 day of March, 2002, in the State/Comm.of Virginia, County/City of Arlington.

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

My commission expires: 11/30/2003

APPENDIX 4

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
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October 23, 2001

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 25 2001
ZONING EVALUATION DIVISION

Re: Statement of Justification
Pulte Home Corporation (the "Applicant")
Rezoning Request - R-1 to PDH-8 (the "Proposed Rezoning")
Tax Map 65-2 ((1)) 13 (the "Application Property")

Dear Ms. Byron:

Please accept this letter as the Statement of Justification for the Proposed Rezoning. Generally, the Applicant is requesting that they be permitted to rezone the 6.10 acre Application Property from R-1 to PDH-8 for the development of forty-seven (47) single-family attached homes at a density of 7.7 dwelling units per acre. More specific information about the Proposed Rezoning is contained in the following paragraphs.

The Application Property is located on the east side of Old Centreville Road (Rt. 858), approximately 200 feet north of Singleton's Way (Rt. 7784) and approximately 240 feet south of Sunset Ridge Road (Rt. 7059) in the Sully Magisterial District. Currently there is a two (2)-story frame house, a horse barn, a swimming pool and other associated outbuildings on the Application Property that will be demolished prior to development. No Resource Protection Area, Environmental Quality Corridor, or Floodplain is located on the Application Property.

Access to the site is proposed via one point on Old Centreville Road. The proposed street for the development is private, with deciduous shade trees and sidewalks along both sides. Off-street parking exceeds Ordinance standards and is provided throughout the development within garages, individual driveways and designated parking areas.

A substantial amount of open space, thirty percent (30%) is proposed, which is five percent (5%) in excess of the minimum requirement. A landscaped tot-lot and gazebo amenity area is planned between units 34 and 35, which are located in the south-central portion of the Application Property. A community gathering area is located near the entrance of the Application Property that will provide the neighborhood a central location to meet other residents. An entrance feature that will contain the neighborhood's sign and significant landscaping is located on the southern side of the entrance. An

undisturbed Best Management Practices ("BMP") area is located adjacent to Old Centreville Road on both sides of the Application Property's entrance. Generally, approximately seven (7) to twenty-six (26) foot wide buffers are provided around the entire periphery, although there are no transitional screening or barrier requirements for this proposal.

It is submitted that the Proposed Rezoning, and the CDP/FDP are in substantial conformance with the recommendations of the Comprehensive Plan (the "Plan"). The Application Property is located in the Bull Run Planning District (Area III), Centreville Area and Suburban Center, Land Unit C, Sub-Unit C-4. Site specific Plan language exists for this parcel which states that the Application Property is ". . . planned for residential use at 5-8 dwelling units per acre." The Proposed Rezoning is in general conformance with the criteria set forth in the Plan in that the density is below eight (8) dwelling units per acre. Therefore, it is submitted that the Proposed Rezoning meets the criteria set forth in the Plan.

The Proposed Rezoning conforms to the provisions of all applicable Ordinances, regulations and adopted standards. It does not exceed the density or intensity permitted by the adopted Plan. It provides for quality open space and recreational areas that may not otherwise be available in a conventional district. Further, it provides for buffers between existing and proposed residential development, although the Proposed Rezoning proposes a density and unit type generally the same as the surrounding development.

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

Very truly yours,

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

Inda E. Stagg
Land Use Coordinator

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 25 2001
ZONING EVALUATION DIVISION

Enclosures
cc: Steve Coniglio (with enclosures)
Supervisor Michael R. Frey (with enclosures)
Planning Commissioner Ron Koch (with enclosures)
Melissa Budd (without enclosures)
Martin D. Walsh (without enclosures)

J:\PULTE\11.20 Mulford Property\Statements of Justification\Statement October 15, 2001.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-051
Pulte Home Corporation

DATE: 20 March 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 August 2001 as revised through November 26, 2001. 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 6.1 acres of land from the R-1 to the PDH-8 District in order to develop 47 single family attached units at an overall density of 7.7 du/ac with approximately 30% of the gross site area retained as open space. Access into the site is proposed to be from Old Centreville Road. The CDP/FDP Notes indicate that stormwater detention is propoposed to be accommodated off-site and with the use of open space bio-retention areas. Access through the site is proposed via a private street. Amenities in the form of a wide landscaped median in the private street and a tot lot are shown on the development plan.

The applicant is requesting waivers to allow stormwater management to be accommodated off-site in the adjacent Singleton's Grove and Sunset Ridge developments and a modification to the 600 foot limitation on the length of private streets.

LOCATION AND CHARACTER OF THE AREA

The property is generally located on the east side of Old Centreville Road between New Braddock Road and Rt. 29, Lee Highway.

COMPREHENSIVE PLAN CITATIONS

Plan Area: III **Planning Sector:** **Centreville Area and Suburban Center**
Land Unit C, Sub-unit C-4
Bull Run Planing District

On Page 21 of 87 of the Area III volume of the 2000 Comprehensive Plan, Bull Run Planning District, the Plan states:

> "C-4 (52 Acres)
>
> Land Unit C-4 is located in the southeast quadrant of the intersection of Route 28 and Route 29 where Old Centreville Road intersects Route 28. It is planned for residential use at 5-8 dwelling units per acre."

OTHER PLAN CITATIONS:

The following citations on pages 31 and 35 of the Land Use section 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 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.

PLAN MAP: The Plan Map indicates that the property is planned for residential development at 5 to 8 dwellings per acre.

ANALYSIS

Land Use

The proposed use and density are in conformance with the land use guidance contained in the Comprehensive Plan and are compatible with all adjacent development. However, the application raises the following concerns related to open space and design.

Issue: Open Space. The development plan provides for minimal open space that is not well integrated throughout the site; it is concentrated at the western end of the site in an undisturbed open area, in an enlarged travel aisle and in a landscaped tot lot area. The applicant should consider other design and layout options to improve visual and physical access to open space throughout the site and improved landscaping and tree restoration in all open space areas.

Issue: Quality Design. Additional information should be provided for development details such as building elevations, landscaped focal points, site amenities, lighting and signage. This concern remains outstanding.

Environment

Issue: Stormwater Management The development plan indicates that both on-site and off-site stormwater management may be needed to achieve water quality and detention requirements. The potential on-site facility is proposed as two areas of undisturbed open space at the entrance to the site along the western ends of the parcel. The use of low-impact techniques is encouraged. In this instance however, water quality benefits could be maximized by the provision of landscaped bio-retention areas, also known as rain gardens, instead of allowing the existing grassy open space to remain without maintenance, particularly since the area is also the entryway into the development. The applicant is encouraged to re-design these areas as rain gardens with appropriate plantings to provide filtration and a landscaped visual amenity. Use of off-site stormwater management facilities in the adjacent development may also be appropriate if capacity exists and if approved by DPWES.

Issue: Tree Preservation The application property is the site of a former horse pasture and consists primarily of flat, grassy areas. However, there are some existing trees along the northern and southern lot lines, which are worthy or preservation. These trees are also noted on the applicant's existing vegetation map submitted with the application. With some minor design changes and shifting of units, several large trees could be preserved, including two large American Holly trees, a 40-inch Red Oak, a 40-inch Willow Oak, a Southern Magnolia, a Red Maple and several Dogwood trees. These trees are all located along the periphery of the site.

Issue: Soils. The primary soils on the site are Penn fine sandy loam and Manassas silt loam.

These soils have low bearing values for foundation support and moderate to high erosion potential. It is also noted that there is a shallow depth to bedrock (3-5 feet) and blasting may be required during construction. If blasting is required, and before any blasting occurs, the applicant should ensure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal are implemented. This issue will be addressed at the time of site plan review.

TRAILS: There are no Comprehensive Plan trail recommendations along the Old Centreville Road site frontage.

BGD: DMJ

APPENDIX 6

TS

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

FILE: 3-4 (RZ 2001-SU-051)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-SU-051 Mulford Property
Traffic Zone: 1670
Land Identification Map: 65-2 ((1)) 13

DATE: January 30, 2002

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plans made available to this office dated August 2001 and revised through January 30, 2002. The subject application is a request to rezone 6.10 acres from R-1 to PDH-8 for 47 single family attached dwelling units for a density of 7.7 dwelling units per acre. There is only one access point to Old Centreville Road and the internal street system is to be private.

- The applicant should make a contribution to the Centreville Area Road Fund. At this time the rate is $1778 per dwelling unit.
- Curb and gutter along the frontage should be extended to meet the existing curb and gutter off site.
- The street(s) around the "Community Gathering Area" should be reduced in size from 24 feet to 18 feet curb to curb and made one-way streets: or reduced to a single two-way street only.
- The ten parking spaces located in the "Community Gathering Area" island are located in an awkward site in relation to vehicles entering the site.
- A "Community Gathering Area" located as an island between two streets is not well-placed and would not be a safe place for children to meet.

AKR/LAH/lah
cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

Fairfax County Park Authority

MEMORANDUM

February 23, 2002

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

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

SUBJECT: Archeological assessment of RZ/FDP 01-SU-051 (Tax Map (65-2((1)) 13)

I reviewed the Thunderbird report on their phase I survey of subject rezoning application. I concur in their findings and recommendations that no further work is warranted by the applicant.

However, since the discovery of six Civil War graves on the Centreville McDonald's site after two phase I surveys, one of which was particularly looking for graves, I am always concerned about the potential for similar features in the Centreville area. Features, like unmarked graves, are particularly difficult to locate under the best methods, much less the weak 1/2,500 sample authorized by the Virginia Department of Historic Resources (VDHR) guidelines. Thunderbird's STP sampling method was superior to those authorized by the VDHR guidelines.

As a result, I would recommend that clearing and initial cutting be monitored by an archeologist.

APPENDIX 8

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: January 10, 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-051
Tax Map No. 065-2 /01/ /0013

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 AN EASEMENT and APPROX. 50 FEET 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

December 17, 2001

MEMORANDUM

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

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 01-SU-051
FDP 01-SU-051

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

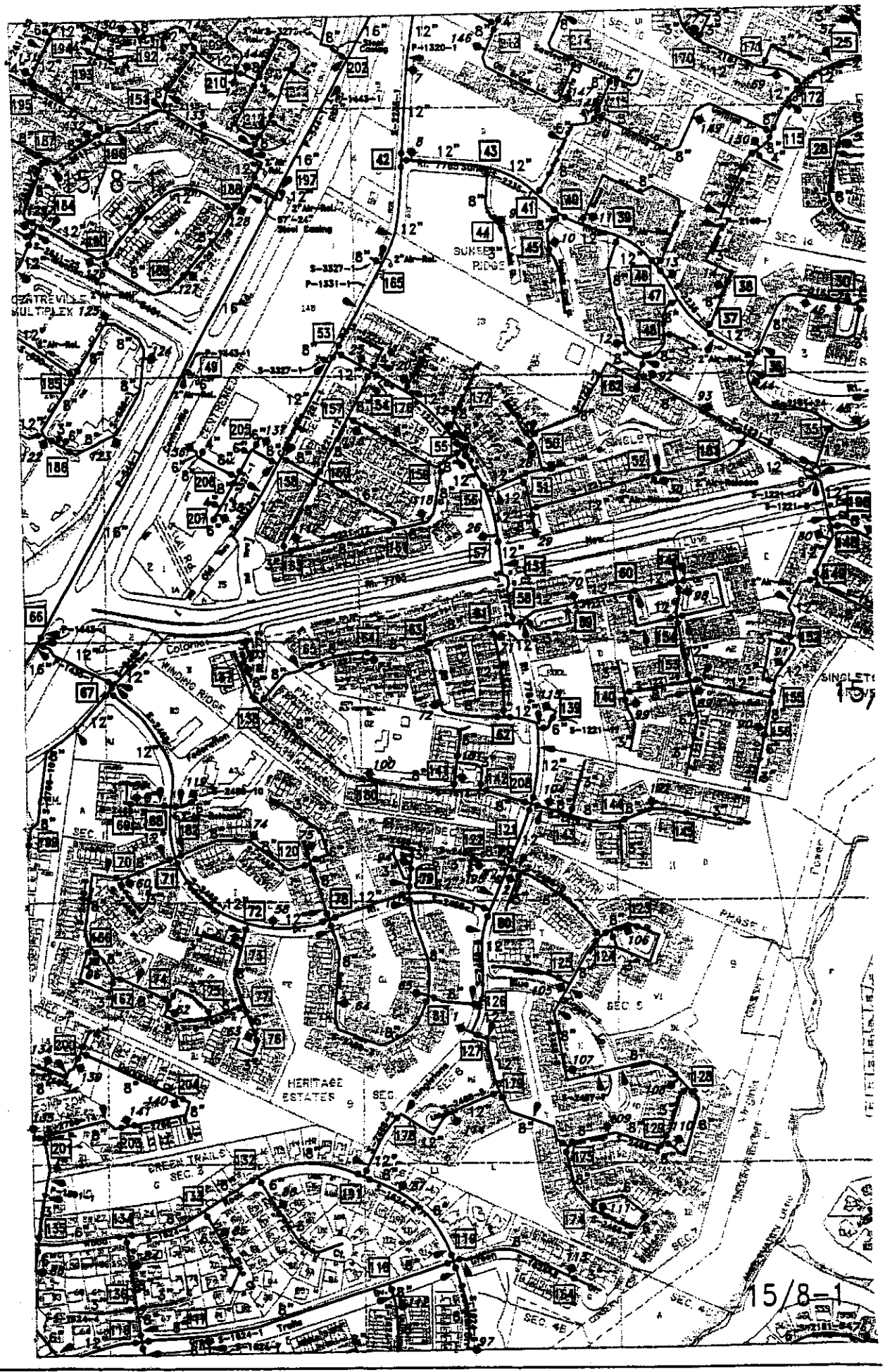
1. The application property is located within the franchise area of the Fairfax County Water Authority.

2. Adequate water service is not available at the site. See enclosed property map and Generalized Development Plan.

3. An offsite water main extension will be required to serve the subject site. Depending upon the configuration of the onsite water mains, additional water main extension may be necessary.

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

Attachment


SUNKEN RIDGE
CENTREVILLE MULTIPLEX
WINDING RIDGE
HERITAGE ESTATES
GREEN TRAILS
SEC. 3
SEC. 6
SEC. 7
SEC. 4E
PHASE I
15/8-1

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 3, 2001

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2001-SU-051 and Final Development Plan FDP 2001-SU-051

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 20__, this property will be serviced by the fire station planned for the _____ area.

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

   _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-051

Map: 65-2 **PU** 4165
Acreage: 6.10
Rezoning
From : R-1 **To:** PDH-2

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
Centreville 2433	K-6	960	957	973	-13	1029	-69
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	47	X.201	9	SF	6	X.4	2	7	9
7-8	RT	47	X.048	2	SF	6	X.069	0	2	2
9-12	RT	47	X.102	5	SF	6	X.159	1	4	5

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 (Centreville 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 14 students generated by this proposal would require .56 additional classrooms at Centreville Elementary and Centreville High (14 divided by 25 students per classroom). Providing these additional classrooms will cost approximately $ 196,000 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: 12/20/01

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

SRS

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Pulte Home Corporation

Application Number: RZ/FDP2001-SU-051

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

Date Received in SWPD: 12/11/01

Date Due Back to DPZ: 12/25/01

Site Information:	Location	- 065-2-01-00-0013
	Area of Site	- 6.10 acres
	Rezone from	- R-1 to PDH-8
	Watershed/Segment	- Cub Run / 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): **Channel stabilization project CU225 is located approximately 4000 feet downstream of site.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

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

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

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

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

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

Application Name/Number: **Pulte Home Corporation / RZ/FDP2001-SU-051**

******* 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): **Applicant should include location of on-site storm water control facility on plan.**

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

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

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

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

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

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

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

SRS/RZ/FDP2001SU051

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

FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

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

DATE: December 17, 2001

SUBJECT: RZ/FDP 2001-SU-051
Pulte Home Corporation
Loc: 65-2((1)) 13

BACKGROUND:

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated November 26, 2001. The development will have 47 townhouse dwellings on approximately 6.10 acres. The proposal will add approximately 123 residents to the current population of Sully District.

COMPREHENSIVE PLAN CITATIONS

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

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

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

Policy b: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The

extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity."

2. **Park Facilities** **(Area III, Bull Run Planning District, Centreville Community Planning Sector, Parks and Recreation Objective 4, p. 79 of 87)**

"Neighborhood Park facilities should be provided in conjunction with new residential development."

ANALYSIS AND RECOMMENDATIONS

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields.

Based on the Zoning Ordinance Section 16-404, the applicant shall provide $955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 47 non-ADUs proposed, the cost is $44,885 to develop said facilities. Since the development plan shows one tot lot, the applicant can subtract the cost of developing the tot lot from the expected pro-rata contribution. Remaining pro-rata funds should be dedicated to the FCPA.

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

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.

16-102 Design Standards

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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 thare 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 Praservation 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 tha 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 advarse 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 DEVELDPMENT 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.

EROOIBLE 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 qualily.

FLOOOPLAIN: 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 ilnk 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.

HYOROCARBON 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 crecked 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 Depertment 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 occupent vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a perticular area.

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

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

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

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

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

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

Abbreviations Commonly Used In Staff Reports

A&F	Agricultural & Forestal District
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