



FAIRFAX COUNTY

APPLICATION FILED: December 14, 2001
PLANNING COMMISSION: October 17, 2002
BOARD OF SUPERVISORS: Not Yet Scheduled

V I R G I N I A

October 2, 2002

STAFF REPORT

APPLICATION RZ 2001-SU-055

SULLY DISTRICT

APPLICANT: Jagdish Berry

PRESENT ZONING: R-1, WS

REQUESTED ZONING: R-3, WS

PARCEL: 65-1 ((1)) 39

ACREAGE: 2.37 acres

OPEN SPACE: 12%

PLAN MAP: Residential (2-3 du/ac)

PROPOSAL: To rezone 2.37 acres from R-1 (Residential, 1 du/ac) and WS Districts to R-3 (Residential, 3 du/ac) and WS Districts to permit development of 5 single-family detached dwelling units in a conventional subdivision at an overall density of 2.1 dwelling units/acre (du/ac).

REQUESTED WAIVERS: Waiver of the service drive requirement along Centreville Road (Rt. 28)

Variance for 10-foot high noise barrier along Centreville Road (Rt. 28)

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2001-SU-055 subject to the proposed proffer conditions contained in Appendix 1.

Staff recommends approval of the waiver of the service drive along Centreville Road (Rt. 28).

Staff recommends approval of the request for a variance to allow a ten-foot high fence along Centreville Road (Route 28) per Para. 3F of Sect. 10-104.

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

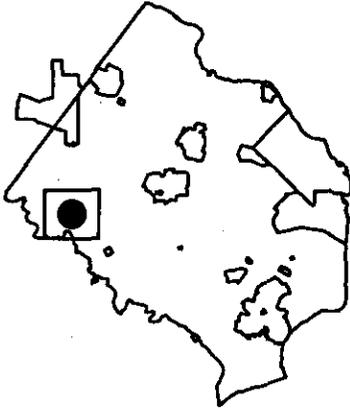
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



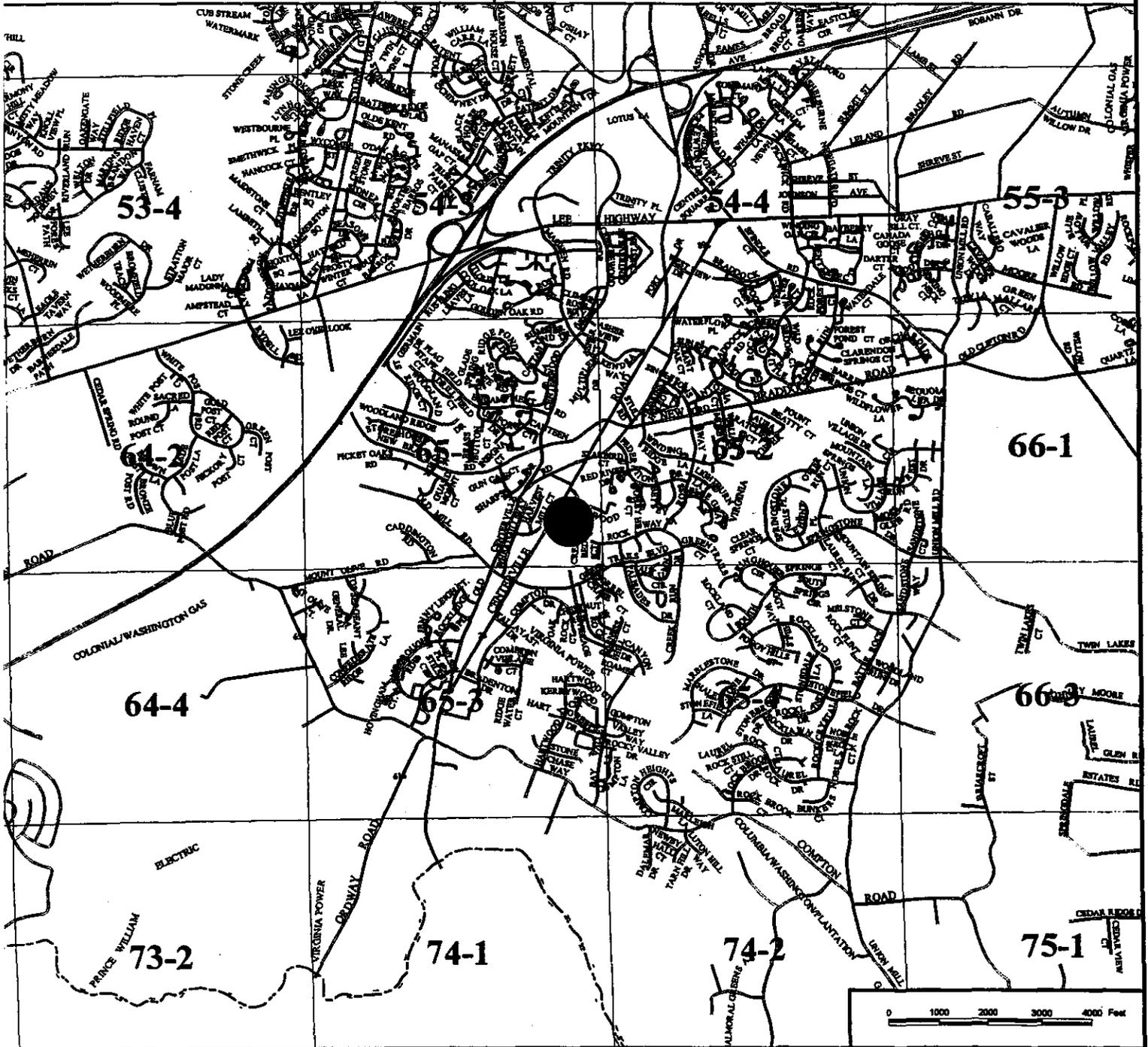
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

Rezoning Application

RZ 2001-SU-055

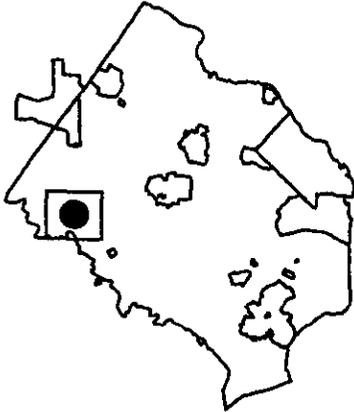


Applicant: JAGDISH BERRY
Filed: 12/14/2001
Proposed: REZONE FROM THE R-1 DISTRICT TO THE R-3 DISTRICT
Area: 2.37 AC OF LAND; DISTRICT - SPRINGFIELD
Located: CENTREVILLE ROAD; APPROXIMATELY 200 FEET SOUTH OF DARKWOOD DRIVE
Zoning: FROM R- 1 TO R- 3
Overlay Dist: WS
Map Ref Num: 065-1- /01/ /0039

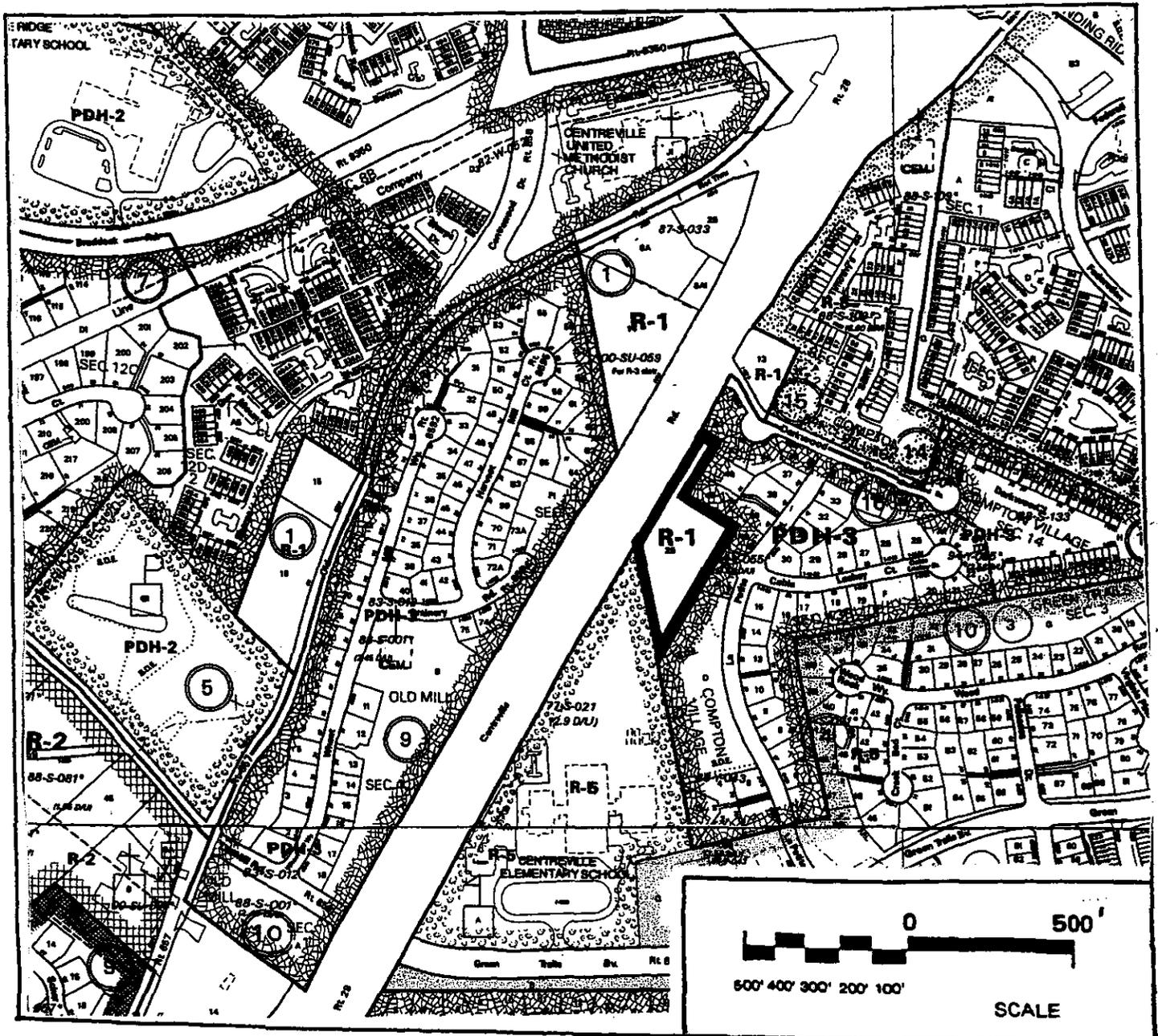


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RZ 2001-SU-055



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

DESCRIPTION OF THE APPLICATION

Applicant: Jagdish Berry

Location: Approximately 200 feet south of Darkwood Drive.

Request: To rezone 2.37 acres from R-1 (Residential, 1 du/ac) and WS Districts to R-3 (Residential, 3 du/ac) and WS Districts to permit development of 5 single-family detached units at an overall density of 2.1 dwelling units/acre (du/ac).

Waivers and Modifications Requested:

A waiver of the service drive requirement along Centreville Road.

Variance for 10-foot high noise barrier along Centreville Road (Rt. 28).

LOCATION AND CHARACTER

Site Description:

The subject property is located on the east side of Centreville Road and has access to La Petite Place at the western terminus of Coble Laskey Court. It is approximately 200 feet south of Darkwood Drive and 750 feet north of Green Trails Boulevard. Currently, this wooded site is not developed.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
Northwest	Undeveloped and single-family dwelling across Centreville Road	R-1	Residential (1-2 du/ac)
Northeast	Single-family dwellings (Compton Village)	PDH-12	Residential (2-3 du/ac)
Southeast	Single-family dwellings and open space (Compton Village)	R-1 & R-5	Residential (2-3 du/ac)

SURROUNDING AREA DESCRIPTION			
Southwest	Centreville Elementary School	R-5	Public Facilities
West	Single-family dwellings across Centreville Rd. (Old Mill)	PDH 3	Residential (1-2 du/ac)

BACKGROUND

This site has not undergone any rezonings or special exceptions. There are no proffered conditions or development conditions that apply to the site. The site has no development on it.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area III
Planning Sector: Bull Run Planning District
 Centreville Community Planning Sector (BR6)

On Page 74 in the Area III text, the Bull Run Planning District, Centreville Community Planning Sector (BR6), LAND USE RECOMMENDATIONS, 2000 Comprehensive Plan states:

- "7. Scattered vacant tracts remain south of Darkwood Drive. This area is planned for residential use at 2-3 dwelling units per acre. Residential use at the upper end of the range (3 dwelling units per acre) may be appropriate if the following conditions are met:
- Parcel consolidation is accomplished. This consolidation should include Parcels 65-1 ((1)) 12, 13, 39, 40, 41, 42, 43 and 44 and 65-2 ((1)) 20, 21 and 22.
 - Principal site access is provided through Green Trails Boulevard. (See Figure 37)
 - Appropriate improvements are made to the Route 28/Darkwood intersection. (See Figure 37)
 - Adequate screening to Route 28 and to the Green Trails Subdivision is provided."

Plan Map: 2-3 dwelling units per acre.

ANALYSIS

Generalized Development Plan (GDP) (Copy at front of staff report)

Title: Compton-Berry Property

Prepared By: Civil Design Services, Inc.

**Original and
Final Revision Date:** May 3, 2001 as revised through
September 27, 2002

The GDP Plan consists of one sheet, which includes the site layout, tabulations and notes. The following features are depicted on the GDP:

- 5 – single-family detached dwellings arranged around a cul-de-sac.
- One point of vehicular access to the site is shown off La Petite Place via a continuation of Coble Laskey Court.
- 10 parking spaces are to be provided on site. 10 parking spaces are required.
- 12% of the site is open space.
- Undisturbed open space area is shown in the northwest corner of the site. This area forms a “tail” off the central portion of the parcel and is the only specified tree save on-site.
- A stormwater management facility is depicted in the southeastern corner property.
- A sidewalk is shown along both sides of the proposed street.

Land Use Analysis (Appendix 4)

The application property is a 2.37 acre site. The surrounding homes were generally constructed in the 1980s and 1990s. The application requests approval of a rezoning from the R-1 (Residential, 1 du/ac) District to the R-3 (Residential, 3 du/ac) District as a conventional subdivision. This site is planned for 2-3 du/ac;

as such the proposal falls within the density range at 2.1 du/ac. Although the property has frontage on Centreville Road, vehicular access to the site can only occur through La Petite Place.

Issue: Site layout and design

The applicant originally showed the cul-de-sac extending through the subject property and abutting the school site on the southwest. This design required excessive pavement for the proposed development. Staff determined that the additional impervious surface, as proposed, was not compatible with the adjoining school use and did not conform to the intent of the WS District.

Resolution:

The applicant revised the GDP and reduced the length of the cul-de-sac by approximately half the originally proposed length; this revision resolved the issue.

Issue: Buffering from Centreville Road

Due to the development's proximity to Centreville Road, staff requested that the applicant provide a more significant buffer along the property's western boundary.

Resolution:

Staff recognizes that this site is constrained by existing surrounding development, has a shape and position which limit the design options, and is no closer to Centreville Road than Compton Village. The applicant has worked to try to preserve open space along Centreville Road but has only been able to meet this request along the northern half of the frontage. Because of this, tree preservation along the west side of Lots 2, 3 and 4 will be limited at best. Staff has worked with the applicant to provide a landscaping plan and noise barrier for the individual lots along Centreville Road. The applicant has proffered to provide a noise barrier fence along Centreville Road, but he has not provided a landscaping plan. Staff is still working with the applicant to provide a vegetation buffer along Centreville Road.

Environmental Analysis (Appendix 5)

Issue: Stormwater Management and BMPs (SWM/BMPs)

The original GDP did not show on-site SWM/BMPs.

Resolution:

The revised GDP shows the SWM/BMPs on-site in the southeastern corner of the site. Additionally, the applicant has proffered to pursue alternative methods of meeting water quality and quantity requirements with DPWES. The applicant still does not show how the area will be used if the requirement is waived.

Issue: Noise mitigation

The application property is adjacent to Route 28; accordingly, staff has conducted a preliminary highway noise analysis and determined that area of the site between 202 feet and 589 feet from the centerline is impacted by noise levels between DNL 65 and 70 dBA and the area of the site within 202 feet from centerline is impacted by noise levels in excess of DNL 70 dBA. The depths of these noise contours mean the entire site is subject to excess noise levels. The Plan provides standards for interior as well as exterior noise which should not exceed DNL 45 dBA and DNL 65 dBA respectively.

Resolution:

The applicant has proffered to reduce the interior noise to DNL 45 dBA in an area extending 589 feet from the centerline of Route 28. The applicant has proposed building materials that meet specific acoustical standards in order to ensure that interior noise does not exceed DNL 45 dBA in the area impacted by DNL 65-70 dBA and DNL 70 dBA and greater. The applicant has also proffered to reduce the external noise to DNL 65 dBA or less. The applicant has also conducted a noise study (Appendix 6) on the site to determine what measures are necessary to achieve the prescribed level of noise attenuation. It was determined that a barrier with a height of 10 feet is necessary. In order to construct a noise barrier of that height along Route 28, a variance is required. The applicant intends to revise the proffers to commit to obtaining a variance prior to subdivision plan review.

Issue: Tree preservation and restoration

The subject parcel is heavily vegetated and the applicant shows no tree preservation on the GDP outside of the open space in the northwestern corner of the site.

Resolution:

The applicant has committed to no additional tree save or restoration other than that identified on Parcel A, which is the "tail" in the northern portion of the site. They have also proffered to dedicate the stormwater management area

(Parcel B), which is in the southeastern corner of the site, as open space if the stormwater management requirement was waived. Additional tree save may be realized in this area, but the applicant has reserved the option to locate utility easements in this area, if necessary. Although opportunities for preservation are limited on this site because of the its configuration, staff continues to work with the applicant to provide a landscape plan showing tree restoration.

Issue: Trails

The Countywide Trails Plan shows a bicycle trail running along the west side of the subject site along Centreville Road.

Resolution:

There is an existing trail along the west side of the parcel.

Transportation Analysis (Appendix 7)

Issue: Waiver of the service drive requirement along Centreville Road

Resolution:

Due to the orientation of the proposed residential development toward La Petite Place and the development of the adjacent parcels along Centreville Road which do not feature service drives along Centreville Road, staff supports the applicant's request to waive the service drive requirement along Centreville Road.

Fairfax County Park Authority (Appendix 8)

The Park Authority requested a contribution of \$3,480 to provide recreational facilities for the proposed residential development. The applicant has proffered to contribute \$3,500 to the Park Authority.

Archeological Analysis (Appendix 9)

The County Archeologist has identified the subject site as having a moderate potential for historic resources because this area is associated with the First Battle of Bull Run. The County Archeologist has recommended a Phase I survey, and the applicant has proffered to conduct a Phase I survey

Sanitary Sewer Analysis (Appendix 10)

The application property is located in the Little Rocky Run (S1) Watershed. It would be sewerred into the UOSA Treatment Plant. An existing 8-inch line located in an easement approximately 200 feet from the property is adequate for the proposed use at this time.

Water Service Analysis (Appendix 11)

Adequate domestic water service is not available at the site. Thus, an off-site water extension will be required to serve the subject site.

Fire and Rescue Analysis (Appendix 12)

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

Utilities Planning and Design Analysis (Appendix 13)

The Department of Public Works has cited no downstream complaints or deficiencies from the subject property, nor has it made any suggestions regarding the proposed development.

Fairfax County Public Schools (Appendix 14)

The proposed development of RZ 2001-SU-055 would be served by the following public schools: Centreville Elementary, Liberty Middle, and Centreville High. During the school year 2002-2003, Centreville Elementary will exceed capacity but Liberty Middle and Centreville High will not. The rezoning is anticipated to add one additional elementary and one additional high school student to the system.

Residential Density Criteria

The proposed development, with a density of 2.1 du/ac, is above the base, but below the high end of the recommended density range of 2-3 du/ac. In order to receive favorable consideration for any rezoning request above the base of the density range, fulfillment of at least half (50%) 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. **(HALF CREDIT)**

The applicant's plan proposes a development of a scale and character which complements the existing surrounding neighborhoods, and the proposed lots are comparable in size to others in the immediate vicinity. The development will provide a wooded open space on northern portion of the property which will continue to provide Lots 43, 46 and 47 of Compton Village a screening buffer from Centreville Road. While the applicant has not provided a tree preservation plan to date, they have proffered construct a noise barrier and to provide a tree preservation plan at the time of first subdivision plan submission, but there has been no commitment to specific tree save or landscaping along Route 28.

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. **(NOT APPLICABLE)**
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 \$3,500 to the Park Authority. This amount meets the contribution outlined in the Comprehensive Plan. In staff's analysis this criterion is fully met.

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 proposes to have open space where none is required; however, access to the space has not been demonstrated on the GDP.

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 proposes to maintain Parcel A as undisturbed open space. Additionally, the applicant has proposed to retain a certified arborist to prepare a tree preservation plan in order to preserve quality trees and stands of trees on individual lots and in the open space.

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 proposes a total of 5 new dwelling units, they are 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 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 ½ % of the sales price of each of the proposed units. The proposed density of 2.1 du/ac does exceed the base limit of the Plan range.

Therefore, a contribution equal to one-half of one percent of the projected sales price of the proposed units, at a minimum, is appropriate. The applicant has provided this level of contribution in the proffers, and thus merits 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)

This site is in the area in which the Battle of Bull Run occurred. There is an increased likelihood that there may be historic artifacts on this site. The applicant has committed to conducting the archeological studies that staff has requested.

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

SUMMARY: The applicant has satisfied 4 ½ of the 6 applicable criteria, or 75%. Staff believes that the proposed development satisfies sufficient applicable criteria to merit favorable consideration of the requested density.

ZONING ORDINANCE PROVISIONS (Appendix 14)

The following table illustrates how the proposed development conforms to the bulk standards of a cluster development in the R-3 District.

Bulk Standards (R-3)		
Standard	Required	Provided
Minimum Lot Size	10,500 sq. ft.	10,595 sq. ft.
Average Lot Size	11,500 sq. ft.	12,964 sq. ft.
Lot Width	Interior Lot- 80 feet Corner Lot- 105 feet	80 feet (interior lots) N/A (corner lots)
Building Height	Maximum 35 feet	35 feet

Standard	Required	Provided
Front Yard	30 feet	30 feet
Side Yard	12 feet	12 feet
Rear Yard	25 feet	25 feet
Open Space	N/A	12%
Parking Parking Spaces	10 spaces	10 spaces

Waivers/Modifications

Waiver: Service drive along Centreville Road

In Par. 3 of Sect. 17-201, of the Zoning Ordinance, there is a service drive requirement along principal highways. Centreville Road, Route 28, is classified as a principal highway, and, as stated earlier, the subject property abuts Centreville Road. The applicant is requesting approval of the waiver of this requirement based on fact that the proposed residential development is not oriented nor does it have direct access to Route 28. Further, the adjacent parcels to the south and north do not have service drives along Route 28. Consequently, staff does support a waiver of service drive requirement.

Variance to allow a ten- foot high fence along Centreville Road (Rt. 28) per Para. 3F of Sect. 10-104

The applicant has requested a waiver to allow a ten-foot high fence along Centreville Road, for noise abatement purposes, as shown on the GDP and as proffered. Para. 3F of Sect. 10-104 provides that the Board of Supervisors has the authority to increase in height for noise abatement fences as part of a proffered rezoning. The applicant has provided a detail showing the location of the fence, and has proffered to additional noise abatement measures for the homes impacted by the noise from Centreville Road. Therefore, staff supports the variance request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This is an application to rezone 2.37 acres of land from the R-1 District to the R-3 District in order to develop a conventional subdivision containing five (5) single-family detached dwellings. In staff's analysis, the proposed use is consistent with the plan language recommending increased residential density on this site. In staff's evaluation, with incorporation of the draft proffers the application is in harmony with the Comprehensive Plan and conforms with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of RZ 2001-SU-055 subject to the proposed proffer conditions contained in Appendix 1.

Staff recommends approval of the waiver of the service drive requirement along Centreville Road.

Staff recommends approval of the request for a variance to allow a ten-foot high fence along Centreville Road (Route 28) per Para. 3F of Sect. 10-104.

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 and Noise Study
2. Affidavit
3. Statement of Justification
4. Plan Citations and Land Use Analysis
5. Environmental Analysis
6. Transportation Analysis
7. Fairfax County Park Authority
8. Archaeological Analysis
9. Sanitary Sewer Analysis

10. Water Analysis
11. Fire and Rescue
12. Utilities Planning and Design Analysis
13. Fairfax County Schools
14. Glossary of Terms

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PROFFERS

**Jagdish Berry/ Compton Property
RZ 2001- SU-055**

October 1, 2002

Pursuant to the provisions of Va. Code Section 15.2-2302 (a) et. seq., the Owner and Applicant, for himself and his successors and assigns, hereby makes the following proffers subject to the approval of this application by the Board of Supervisors of Fairfax County, Virginia:

1. The subject property (Tax Map Number 65-1 ((1)) Parcel 39) shall be developed in substantial conformance with the Generalized Development Plan (GDP) prepared by Civil Design Services, Inc. dated May 3, 2001, (and revised September 27, 2002) depicting five single-family detached residential units in the R-3 zoning district at a density of 2.1 dwelling units per acre.

Energy Saver Homes

2. All homes constructed on the property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or it equivalent, as determined by DPWES, for either electric or gas energy systems.

Open Space

3. The area, designated as Parcel "A" on the GDP, shall be conveyed to the homeowners' association at the time of subdivision of the property and shall remain undisturbed. Parcel "B" shall become open space if on-site storm water detention is waived, in which case the open space shall be conveyed to the homeowners' association and shall remain undisturbed except to the extent necessary for installation of utilities to serve the property as approved by DPWES. The homeowners' association established for the property shall be responsible for maintaining all common open space. To the extent practicable, Applicant shall seek to become a member of the adjoining Compton Village Homeowners' Association. If Applicant finds it impracticable to join

Proffers

**Berry/ Compton
RZ 2001- SU-055
October 1, 2002
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Compton Village Homeowners' Association, Applicant shall proceed to establish an independent homeowners' association for the subject property and adopt covenants, rules, and regulations consistent with the covenants, rules, and regulations of Compton Village Homeowners' Association.

Transportation

4. Access to the property shall be via extension of Coble Lasky Court west of the current intersection with LaPetite Place; there shall be no vehicular access to Route 28.

5. Ingress and egress for construction purposes shall be via LaPetite Place.

6. At the time of subdivision plat approval, the Applicant shall contribute the amount of \$1,778 per approved residential dwelling lot to Fairfax County for the Centreville road improvements fund for spot improvements in the area of the subject property. The contributed amount shall be adjusted by increases to the Construction Cost Index from the *Engineering News Record* from the date of approval of this re-zoning to the date of subdivision plat approval.

Housing Contribution

7. At the time of subdivision plat approval, Applicant shall contribute a sum equaling 0.5% of the aggregate sales price of the units to Fairfax County Housing and Redevelopment Authority for a contribution to the Housing Trust Fund to meet the County's low and moderate income housing needs.

Park Authority Contribution

8. At the time of subdivision plat approval, Applicant shall contribute the sum of \$3,500 to the Fairfax County Park Authority for its general use in providing recreational facilities in the area

**Proffers
Berry/ Compton
RZ 2001- SU-055
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of the subject property.

Disclosures in Homeowners Documents and Marketing

9. The Applicant shall disclose in its homeowners' association documents and its sales literature made available to the public the presence of the Izaak Walton League property in the community and shall specifically disclose the existence of the Izaak Walton League shooting range, that the same is an approved use and the noise levels generated by the shooting range are exempt by State statute from Zoning Ordinance regulation and that the shooting range operates on a daily basis with scheduled hours of operation.

10. 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 during marketing of the homes on the Application. The Applicant shall not post or cause others to post temporary ("popsicle") signs to market the homes on the property.

Blasting

11. 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:

- i. Retain a professional consultant to perform a pre-blast inspection of each building and swimming pool, to the extent that any of these structures are

**Proffers
Berry/ Compton
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located within two hundred fifty (250) feet of the blast site.

- ii. Require his consultant to request access to houses, 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 residents entitled to pre-blast inspections with the name, address and phone number of the blasting contractor's insurance carrier.
- iii. Require his consultant to place seismographic instruments near these structures prior to blasting to monitor the shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request.
- iv. Notify the adjoining Centreville Elementary School and residences within 250 feet of the blast site, ten (10) days prior to blasting.
- v. Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond within five (5) days of meeting at the site of the alleged damage to confer with the property owner.
- vi. The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures which are directly attributable to the blasting activity and shall take necessary

Proffers
Berry/ Compton
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action to resolve any valid claims in an expeditious manner.

Storm Water Management

12. At the time of subdivision plat review, the Applicant shall provide storm water runoff controls in the site design to meet Best Management Practices or other equivalent quality control measures as may be approved by DPWES. The Applicant may utilize any combination of dry ponds, rain gardens, sand filters, or other such facilities as may be approved by DPWES. The Applicant may request SWM or BMP modifications or waivers with the final engineering plans. As shown on the GDP, access shall be provided to the storm water management facility by a public access easement. If on-site storm water management facilities are not required or are waived, Parcel "B" shown on the GDP shall become open space and conveyed to the homeowners' association at the time of recordation of the subdivision plat.

Tree Preservation

13. For the purposes of maximizing the preservation of trees on individual lots, the Applicant shall retain a certified arborist to prepare a tree preservation plan. The tree preservation plan shall be submitted prior to any individual house grading plans and as part of the final subdivision plat which shall be reviewed and approved by the Urban Forestry Division. This plan shall provide for the preservation of specific quality trees or stands of trees located on individual lots or within open space areas which can be preserved without precluding the development of a typical home on each of the lots as shown on the GDP. The Urban Forestry Director or Director of DPWES may require modifications to the subdivision plat to the extent said modifications do not alter the

Proffers**Berry/ Compton****RZ 2001- SU-055****October 1, 2002****Page 6**

number of dwelling units as shown on the GDP, reduce the size of the units or require the installation of retaining walls greater than two feet in height.

Subject to the approval of the Urban Forestry Division and/or DPWES, the Applicant shall perform the following measures relating to tree preservation on the property:

- Perform a pre-construction evaluation of the existing vegetation to determine the condition of the trees designated to be saved. The Applicant shall have the limits of clearing flagged prior to construction. Prior to construction the Applicant shall walk the limits of clearing with a certified arborist and an Urban Forestry Division representative to determine where minor adjustments to the line may be made to ensure the preservation of trees in the tree save area.
- Any trees designated to be saved shall be marked on the ground with 36" high orange fencing or equivalent demarcation prior to clearing and grading and at all times during construction. Signage affirming restricted access shall be provided on the temporary fence highly visible to construction personnel. The certified arborist contracted by the Applicant shall monitor the construction of the proposed development to ensure consistency with the tree preservation plan.
- The Applicant shall conform to the limits of clearing and grading as shown on the GDP subject to the installation of necessary utilities. If it is necessary to locate the utility lines within the limits of clearing and grading, those lines shall be located and installed in the least disruptive manner possible, considering cost and engineering. A replanting plan shall be developed and implemented for any areas within the easements that must be disturbed.
- In addition, where it is determined feasible by the Urban Forester, adjustments to the proposed grading and location of the proposed units on the application property may be modified at the time of final engineering to enhance specific tree preservation.
- As a result of final engineering, in the event the areas not shown as cleared on the GDP are modified or cannot be preserved as determined by the Urban Forestry Division, the areas will be re-landscaped as determined by an arborist in the Urban Forestry Division.

Proffers
Berry/ Compton
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Archaeological Study

14. Prior to any land disturbing activities on the application property, the applicant shall conduct a Phase I archaeological study on the areas to be disturbed and, if necessary, as determined by the Heritage Resources Division of the Fairfax County Park Authority (Heritage Resources), Phase II and Phases III archaeological studies on those areas of the application property identified by Heritage Resources. A qualified archaeological professional approved by Heritage Resources shall perform the studies. The results shall be reviewed and approved by Heritage Resources.

Noise Abatement

15. A. Interior Noise: In order to achieve a maximum interior noise level of approximately 45 dBA Ldn, all units located within 589 feet from the center line of Route 28, shall have the following acoustical attributes:

- i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- ii. Doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than 20% of any facade it should have the same laboratory STC rating as walls.
- iii. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

B. Interior Noise (DNL 70 dBA): In order to reduce interior noise to a level of approximately 45 dBA, Ldn for units within 202 feet from the centerline of Route 28, the following measures shall be employed:

- i. Exterior wall should have a laboratory sound transmission class (STC) rating of

**Proffers
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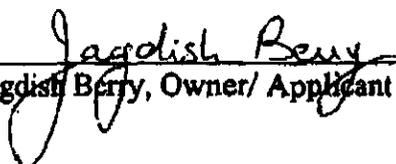
at least 45.

ii. Doors and windows should have a laboratory STC rating of at least 37 unless windows constitute more than 20% of any facade exposed to noise levels of 65 dBA, Ldn or above. If windows constitute more than 20% of the exposed facade, then the windows should have an STC rating of at least 45.

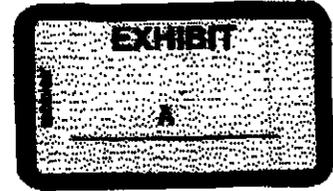
iii. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

C. Exterior Noise: In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas including rear yards, that are unshielded by topography or built structures. At the time of subdivision plat review, the Applicant shall follow an alternative recommended by an acoustical engineer, who had evaluated exterior noise attenuation and shall follow the recommendations of said acoustical engineer, as set forth in the report of Wyle Laboratories, Inc. dated August 27, 2002, attached hereto as Exhibit A. If acoustical fencing or walls are used, they shall be architecturally solid from ground up with no gaps or openings as depicted in Figure 4 of Exhibit A. The structures employed must be of sufficient height to adequately shield the impacted area from the source of the noise and meet Zoning Ordinance height restrictions.

Proffers
Berry/ Compton
RZ 2001-SU-055



Jagdish Berry, Owner/ Applicant



August 27, 2002

J/N 47449

Mr. J. Berry
Berrywood, Inc.
6101 Clifton Road
Clifton, Virginia 20124

Reference: Compton Village Noise Analysis

Dear Mr. Berry:

Wyle Laboratories has performed a noise level analysis for the proposed Compton Village single-family housing project located on Centreville Road off Lapetite Place in Fairfax County, Virginia. The analysis was based on the General Development Plan dated May 3, 2001, with revisions dated April 16, 2002. This drawing shows five proposed single-family houses, existing ground elevations, and the edge of Centreville Road. This letter provides results of the noise level analysis.

Noise Measurements

Noise levels were measured on the site from approximately 3:30 p.m. Tuesday July 16, 2002, until 8:00 a.m. Friday July 19, 2002. The site is heavily wooded and is lower in elevation than Centreville Road. Traffic on Centreville Road is the predominant source of noise on the site, although insects are also a significant noise source.

Three Larson-Davis Laboratories Model 820 sound level meters gathered sound level data during the measurement period. The sound level meters were programmed to report average, maximum, and minimum sound levels during one-hour intervals. The locations of the sound level meters are designated M1, M2, and M3 in Figure 1. The sound level meter at location M2 was installed approximately 25 feet above the ground while the other two sound level meters were installed approximately 6 feet above the ground.

We obtained weather data for Washington Dulles International Airport and Washington Reagan National Airport from the National Weather Service for the duration of the measurement period. There was no precipitation during the measurement period. Winds were light (0-10 knots) during the entire survey.

Based on the hourly average sound levels (L_{Aeq1h}) the Day-Night Average Sound Level (DNL or L_{dn}) was also calculated. Table 1 presents the results for Wednesday and Thursday, the only calendar days for which 24 hours of data were collected. Sound levels remained quite constant during the daytime (5 a.m. until 10 p.m.), with hourly average sound levels varying within approximately a 4 dB range.

Mr. J. Berry
 August 27, 2002

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Between 10 p.m. and 2 a.m. sound levels fell steadily. Between 2 a.m. and 5 a.m. sound levels rose steadily.

Table 1. Measured Sound Levels

Location	M1	M2	M3
Wednesday Loudest LAeq1h	61.9 dB	67.8 dB	64.8 dB
Wednesday DNL	64.6 dB	69.9 dB	62.1 dB
Wednesday DNL minus Loudest-Hour LAeq1h	2.7	2.1	2.7
Thursday Loudest LAeq1h	61.7 dB	67.3 dB	61.4 dB
Thursday DNL	64.3 dB	69.5 dB	64.4 dB
Thursday DNL minus Loudest-Hour LAeq1h	2.6 dB	2.2 dB	3.0 dB

As can be seen in Table 1 the DNL is between 2.1 and 3.0 dB higher than the loudest-hour LAeq1h. For our analysis of future noise levels we assumed that the future DNL would be approximately 3 dB greater than the loudest-hour LAeq1h.

Traffic Conditions

Traffic volumes were counted during two five-minute intervals for each direction of traffic on Centreville Road between 7:30 and 8:00 a.m. on Friday July 19, 2002. We determined the approximate hourly traffic volumes based on these counts. The approximate hourly volumes for automobiles, medium trucks (cargo vehicles with six wheels and two axles), heavy trucks (cargo vehicles with three or more axles), buses, and motorcycles are presented in Table 2.

Table 2. Approximate Existing Hourly Traffic Volumes

Lanes	Autos	MT	HT	Buses	M/C
Southbound Lanes	1,236	24	18	0	0
Northbound Lanes	2,502	60	12	0	6

It can be seen from Table 2 that approximately 67% of the total traffic volume was on the northbound (near) lanes during the morning traffic counts.

Based on driving by the site with the flow of traffic during the traffic survey, the actual speeds were noted to be 23 mph on the northbound lanes and 59 mph on the southbound lanes.

Mr. J. Berry
August 27, 2002

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TNM Validation

The Traffic Noise Model (TNM) version 2.0 is a computer program developed by the Federal Highway Administration (FHWA), which is used to predict noise levels near highways. Input parameters include three-dimensional coordinates of the roadways, receiver points, and noise barriers (including existing and proposed barriers such as retaining walls, noise walls, and buildings); the hourly number and speed of automobiles, medium trucks, heavy trucks, buses, and motorcycles; pavement type and road width; ground type; ground elevation in selected locations; and the location of traffic flow control devices. The output from TNM is the hourly average sound level (L_{Aeq1h}).

The ground on the site was modeled as field grass. We obtained the locations and elevations of the highway lanes and the sound level meters from the General Development Plan. Based on a visual inspection, the pavement on Centreville Road was modeled as Dense-Graded Asphaltic Concrete.

TNM was run using the traffic volumes presented in Table 2. In order to validate the TNM model, the noise levels measured during the traffic counts were compared with the TNM output. Table 3 shows the results.

Table 3. Comparison of TNM Output and Measured Noise Levels (L_{Aeq1h}), dB

	M1	M2	M3
TNM Output	60.3 dB	64.8 dB	61.2 dB
Measured Noise Level	59.6 dB	64.8 dB	59.7 dB
Difference	0.7	0.0	0.5

It can be seen from Table 3 that the output from TNM at the sound level meter locations is no more than 0.7 dB higher than the measured sound levels. These differences demonstrate excellent agreement between TNM and the measurement results. As a result, TNM can confidently be used to predict noise levels elsewhere on the site and with different traffic conditions.

Future Noise Levels

We obtained an Average Daily Traffic (ADT) volume forecast from Fairfax County of 85,000 vehicles for Centreville Road. According to the survey results, noise levels were highest during the morning rush hour periods. The analysis of future conditions was based on a future morning rush hour.

Mr. J. Berry
August 27, 2002

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Based on the existing traffic conditions, a directional split of 65% of traffic on the northbound lanes and 35% of traffic on the southbound lanes was used. We further assumed that automobiles, medium trucks, heavy trucks, buses, and motorcycles would account for approximately the same percentage of traffic as during the traffic counts (3% medium trucks, 1% heavy trucks, 0% buses, and 1% motorcycles). The forecast hourly traffic volumes are presented in Table 4.

Table 4. Forecast Loudest-Hour Traffic Volumes and Operational Speeds (mph)

Lanes	Autos	MT	HT	Buses	M/C	Speed
Centreville Road Northbound	4,724	150	50	0	50	55
Centreville Road Southbound	2,544	81	27	0	27	55

TNM was run using the traffic volumes in Table 4 with receivers located in rear yards (assumed to be 5 feet above the existing ground elevations), and at the top of the first and second floor windows (assumed to be 5 and 18 feet above the assumed first floor elevation, respectively). The road geometry and all site parameters were the same as for the validation run. As noted above, we assumed that the future DNL would be 3 dB greater than the loudest-hour L_{Aeq1h} .

The forecast future DNL output from TNM are presented in Table 5, rounded to the nearest 0.5 dB. Table 5 also includes the assumed yard and house elevations. It can be seen from Table 5 that the future DNL projection using TNM will exceed the Fairfax County guideline of 65 dB in rear yards and 75 dB at the houses.

Table 5. Assumed Elevations and Future DNL

Lot	Rear Yard Elevation at Evaluated Points	DNL in Rear Yards	House First Floor Elevation	DNL at Front of First Floor	DNL at Front of Second Floor
1	296	72 dB	295	69.5 dB	71.5 dB
2	292.5, 297, 300	70.5 - 71.5 dB	295.5	71 dB	75 dB
3	296, 298, 299	72.5 - 74 dB	296	73.5 dB	76.5 dB
4	298	74.5 dB	295	72.5 dB	75.5 dB
5	289, 292.5	69 - 71 dB	288.5	68.5 dB	72 dB

Mr. J. Berry
August 27, 2002

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Recommendations

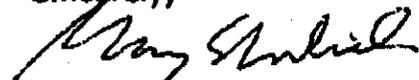
Based on our analysis, one of the three following designs are proposed to mitigate the noise impact on the site:

1. A noise barrier designed as shown in Figure 2. This noise barrier has a height of 8 feet above the existing ground elevation, is 720 feet long, and has an area of 5,761 square feet. With this noise barrier, the predicted DNL will not exceed 65 dB in the rear yards of any home or 75 dB at the top floor windows of any home. Note that this noise barrier was designed to reduce noise levels at rear yards and top floors. The proposed noise barrier can consist of any combination of noise walls and/or earth-berms.
2. A noise barrier designed as shown in Figure 3. This noise barrier has a minimum height of 7 feet above the existing ground elevation and a maximum height of 10 feet. The barrier is 516 feet long and has an area of 4,554 square feet. Further, the ground elevations under lot 3 and lot 4 would need to be decreased by approximately 5 feet and 2 feet, respectively. The resulting first floor elevations would be 291 feet at lot 3 and 293 feet at lot 4. With these actions, the predicted DNL will not exceed 65 dB in the rear yards of any home or 75 dB at the top floor windows of any home.
3. A noise barrier designed as shown in Figure 3 (see above discussion). Further, the houses on lots 3 and 4 would have to be relocated to be further from the highway. If this option is of interest we can evaluate the necessary setback. With these actions, the predicted DNL will not exceed 65 dB in the rear yards of any home or 75 dB at the top floor windows of any home.

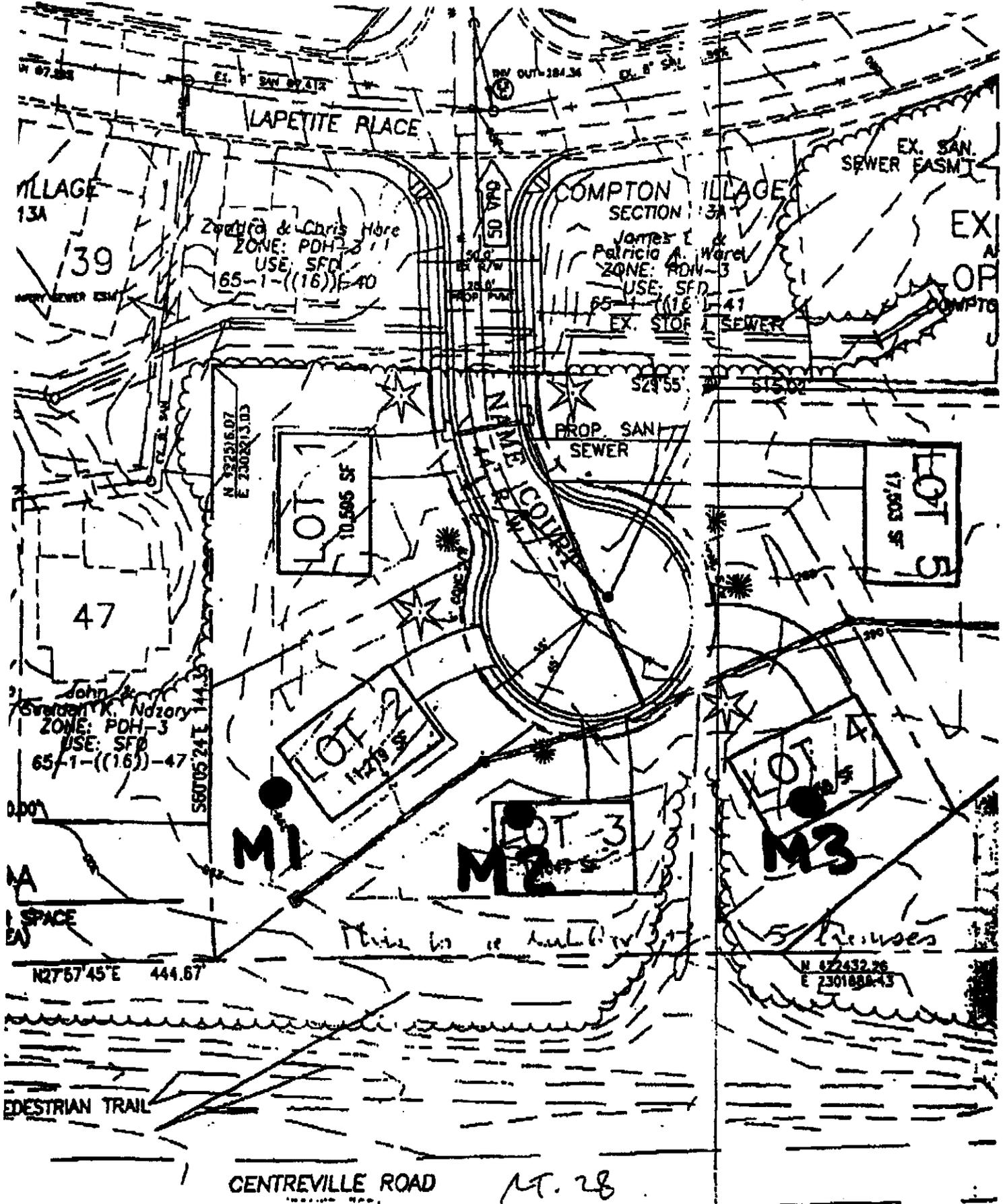
If a wood noise wall is proposed, one acceptable wood noise wall design is shown in Figure 4.

If you have any questions please call me at 703-415-4550 ext. 18.

Sincerely,



Gary E. Ehrlich, P.E.
Senior Acoustical Engineer



JUN 28 '02 15:04

7033238647

PAGE.02

FIG. 1

FIG. 2

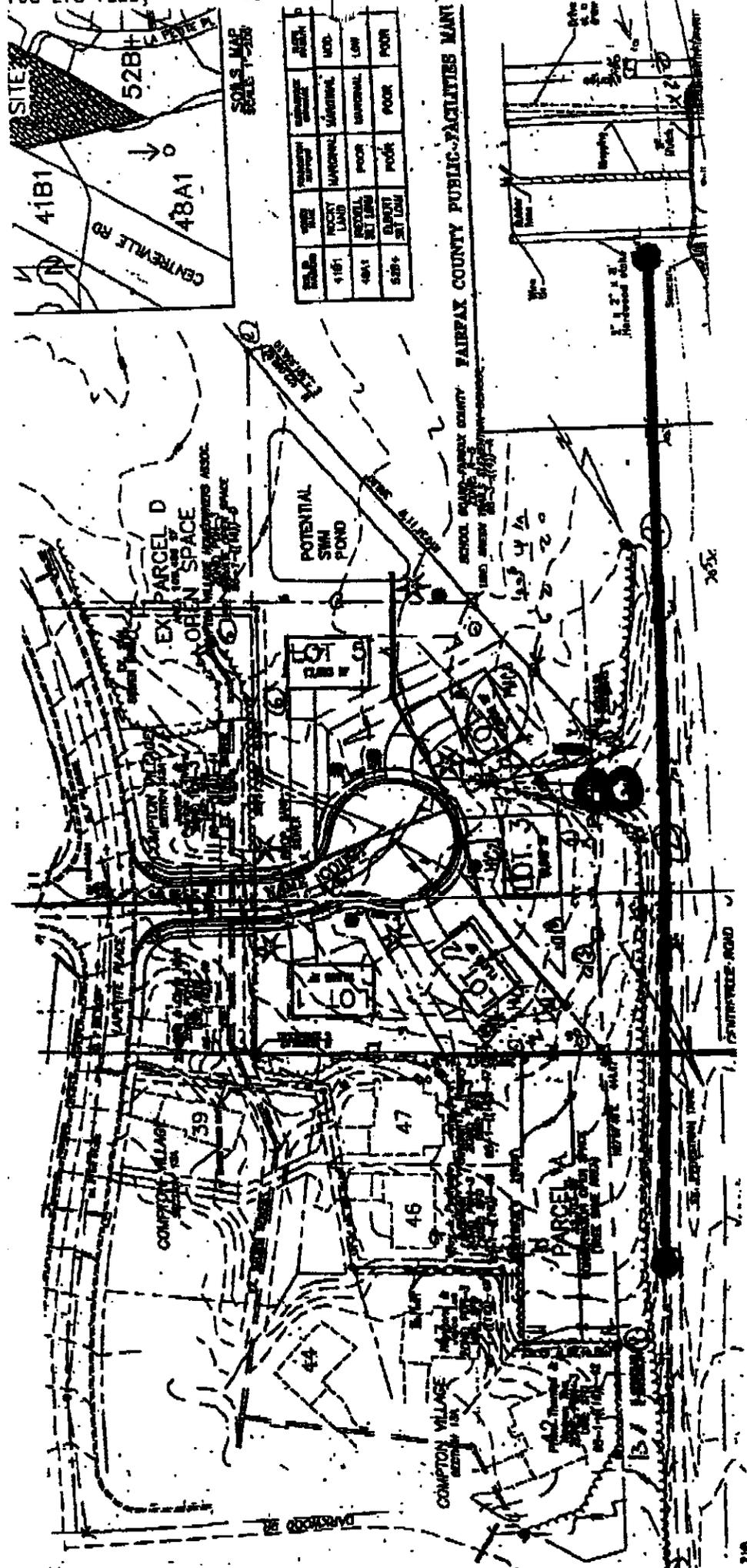
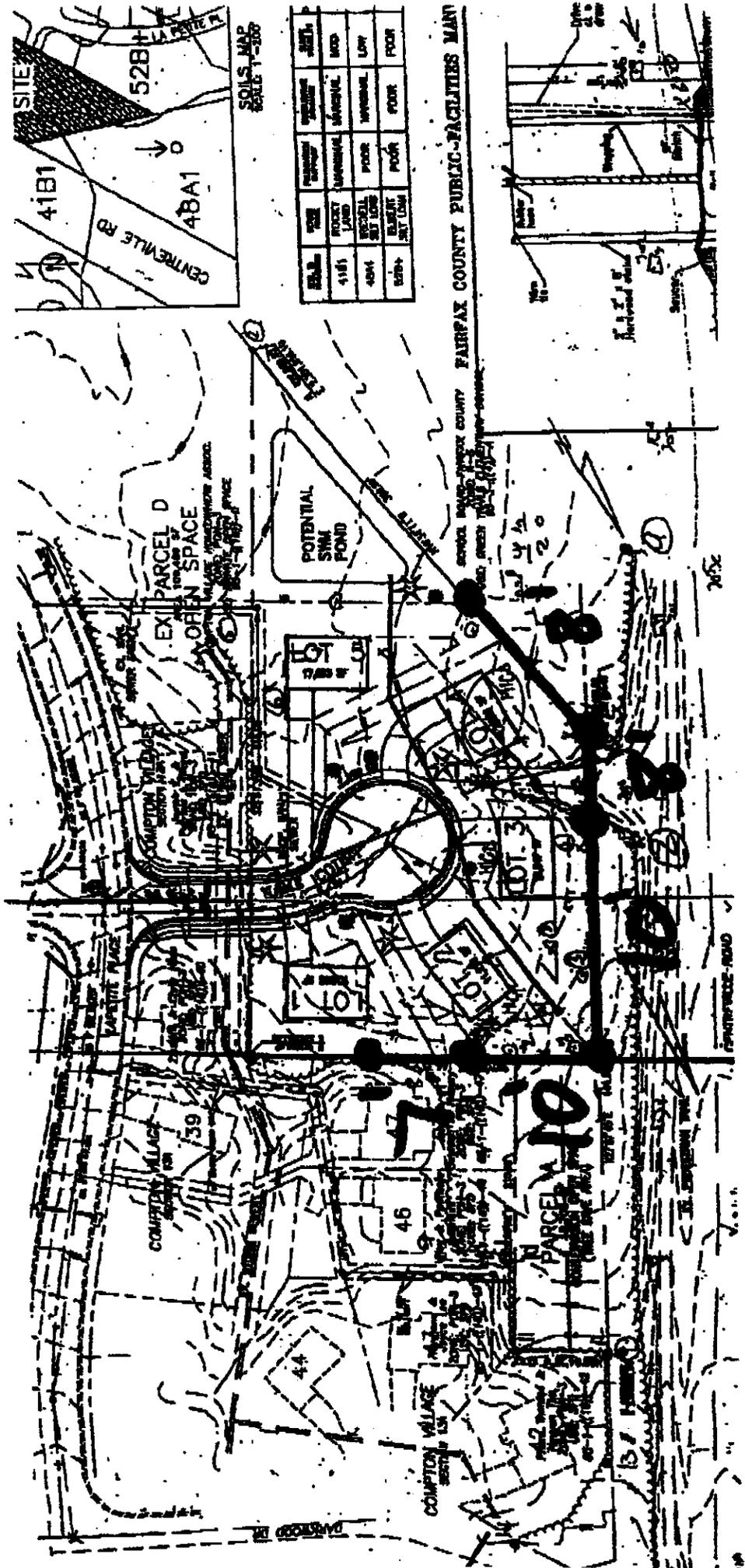
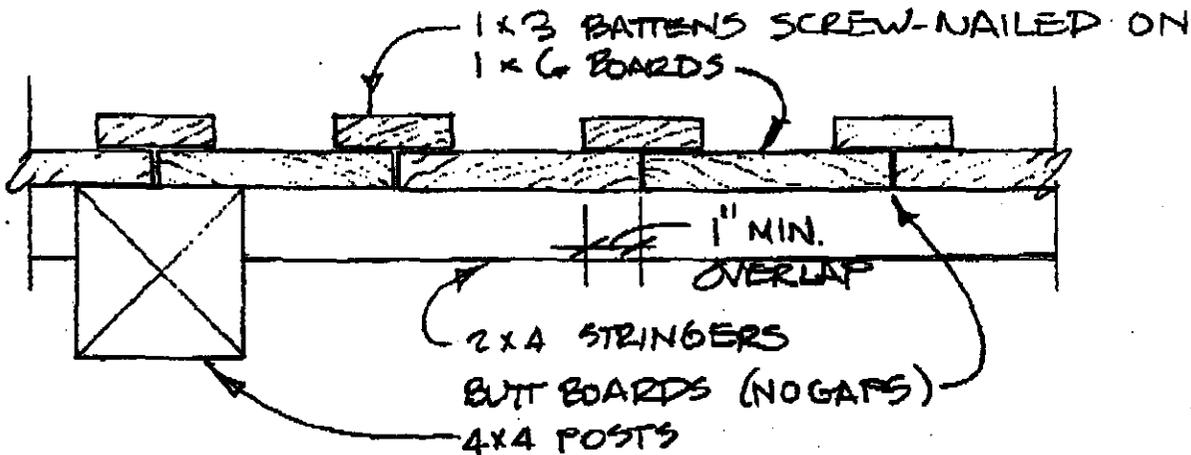


FIG.3



	NOISE WALL	8/29/01
	N.T.S.	GE



- NOTES: A. ENSURE THAT THERE IS NO GAP BETWEEN THE BOTTOM OF THE 1x6 BOARDS AND THE GROUND ACCOMPLISH THIS BY:
1. BURYING THE BOARDS IN EARTH, OR
 2. INSTALLING GRAVEL, OR
 3. LAYING A PRESSURE-TREATED 2x, 4x, OR 6x BOARD AT GRADE AND FASTENING TO THE 1x6 BOARDS
- B. IF A GAP IS USED BETWEEN BOARDS, THIS IS ALLOWABLE PROVIDED THE GAP IS NO MORE THAN 1" AND 1x4 BATTENS ARE USED

Figure 4. One Acceptable Wood Noise Wall Design.

REZONING AFFIDAVIT

APPENDIX 2

DATE: July 18, 2001
(enter date affidavit is notarized)

I, Stephen K. Fox, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No(s): RZ 01-5-055
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Jagdish Berry, Stephen K. Fox, P.C., Stephen K. Fox, Civil Design Services, Inc., and Michael A. Johnson.

(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: July 18, 2001
(enter date affidavit is notarized)

2001-189

for Application No(s): RZ 01-5-055
(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))
Chris M. Evans	4115 Annandale Road Suite 102 Annandale, VA 22003	Former Attorney/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: July 18, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 01-5-055
(enter County-assigned application number(s))

2001-187

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)

Stephen K. Fox, P.C., 10511 Judicial Drive, Suite 112, Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Stephen K. Fox, Sole shareholder

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

Stephen K. Fox, President/Director

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

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

DATE: July 18, 2001
(enter date affidavit is notarized)

for Application No(s): 201-5-055 2001-181
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Civil Design Services, Inc., 8807 Sudley Road, Suite 203, Manassas, VA 22110

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Michael A. Johnson

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

Michael A. Johnson, President

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: July 18, 2001
(enter date affidavit is notarized)

for Application No(s): RZ 01-5-055
(enter County-assigned application number(s))

2001-189

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)

(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: July 18, 2001
(enter date affidavit is notarized)

for Application No(s): R201-5-055
(enter County-assigned application number(s))

2001-189

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

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

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

None

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

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

WITNESS the following signature:

Stephen K. Fox, Agent

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

Stephen K. Fox, Attorney/Agent
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 18 day of July, 2001, in the State/Comm. of Virginia, County/City of Fairfax

Notary Public signature

My commission expires: July 31, 2002

STEPHEN K. FOX
 A PROFESSIONAL CORPORATION
 ATTORNEY AT LAW
 10511 JUDICIAL DRIVE
 SUITE 112
 FAIRFAX, VIRGINIA 22030

(703) 273-7220
 sfox@patriot.net

FAX (703) 273-7225

July 18, 2001

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

JUL 18 2001

ZONING EVALUATION DIVISION
 ZONING EVALUATION DIVISION

Ms. Jane W. Gwinn,
 Zoning Administrator
 12055 Government Center Parkway
 Suite 801
 Fairfax, Virginia 22035

**Re: Statement of Justification; Jagdish Berry;
 Application to Rezone Tax Map No. 65-1((1)), Parcel 39
 from the R-1 District to R-3 District; 2.37 acres; Sully District**

Dear Ms. Gwinn:

This application is submitted on behalf of the owner/applicant, Jagdish Berry, to amend the zoning map for the above-referenced parcel from R-1 district to the R-3 district for five (5) single-family detached dwelling units, a density of 2.1 dwelling units per acre.

**DESCRIPTION OF THE PROPERTY AND
 RELATIONSHIP TO THE COMPREHENSIVE PLAN**

The property is located in the Sully District in the Route 28 corridor, south of Darkwood Avenue. It is irregularly shaped, having frontage on Route 28, the property's northwest boundary. The property is currently unimproved. The property is bounded on the south by public lands zoned R-5 and developed as Green Trails Elementary School; on the east by open space and lots of the Compton Village subdivision; and on the north by additional lots of Compton Village zoned PDH-3.

The property is located in Area III of the Plan, and the Centreville Community Planning Sector (BR6). Both the Comprehensive Plan Map and the Plan text recommend the subject property for development in the range of 2-3 dwelling units per acre, noting that development at the upper end of the range may be appropriate if certain conditions are met. (See; Area III, pages 91-92). Development of surrounding properties has, however, made compliance with certain of those conditions moot.

THE CURRENT PROPOSAL

The owner/applicant proposes to develop five (5) single family detached residential lots

July 18, 2001

Page 2

on the property at a calculated density of 2.1 dwelling units per acre. This proposal is within the guidelines recommended by the Comprehensive Plan, and is compatible with the established community of Compton Village. In addition, as shown on the Generalized Development Plan, the owner/applicant proposes to place approximately 12,703 square feet of the site which borders Route 28 (approximately 215 linear feet) in a conservation/open space easement, a tree save area.

SUMMARY

On the basis of the foregoing, we believe the application is consistent with the Comprehensive Plan recommendations for this area, and, further, is sensitive to the surrounding community. All public facilities are in place or will be in place to serve the proposed development. We would, therefore, appreciate your reviewing the submission requirements for acceptance of the application, and forwarding the enclosed materials to zoning and planning staff for review and the scheduling of public hearings before the Planning Commission and the Board of Supervisors. I am enclosing a check in the amount of \$5,265 for the filing fee. Thank you.

Very truly yours,



Stephen K. Fox

cc: Hon. Michael Frey, Supervisor
Mr. Ronald Koch, Planning Commissioner
Mr. Jagdish Berry
Michael Johnson, P.E.

Enclosure

SKF:ccc

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Comprehensive Plan Land Use Analysis: RZ 2001-SU-055
Jagdish Berry

DATE: 13 June 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced rezoning application and Generalized Development Plan (GDP) dated May 3, 2001. The extent to which the proposed use, intensity and development plan are consistent with the land use guidance of the Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval to rezone 2.37 acres of land from the R-1 to the R-3 District to permit the development of 5 single family detached lots at an overall density of 2.1 du/ac. Access to the subdivision is proposed via the extension of a public street, which terminates in a cul-de-sac. Stormwater management is proposed to be accommodated with an off site pond serving the larger Compton Village subdivision, provided that capacity exists. No on-site detention is depicted on the GDP. The proposed lot sizes range from approximately 12,000 to 17,000 square feet.

LOCATION AND CHARACTER OF THE AREA

The site is located on the east side of Rt. 28, between Green Trails Boulevard to the south and the New Braddock Road/Rt. 28 intersection to the north, in an area known as Compton Village. The site abuts Rt. 28 to the west, Centreville Elementary School to the south, an open space parcel to the south and east and additional residential development to the east and north. The school to the south is zoned R-5 and planned for public facilities. The remaining property to the south, east and north is zoned PDH-3 and planned for residential development at 2-3 du/ac. The site is wooded with a small intermittent drainage way bisecting the site.

COMPREHENSIVE PLAN CITATIONS

Plan Area: III **Planning Sector:** Centreville Community Planning Sector (BR6)
Bull Run Planning District

Plan Text: On Page 74 of the Area III Volume, Bull Run Planning District, 2000 Edition of the Comprehensive Plan, the Plan states:

- "7. Scattered vacant tracts remain south of Darkwood Drive. This area is planned for residential use at 2-3 dwelling units per acre. Residential use at the upper end of the range (3 dwelling units per acre) may be appropriate if the following conditions are met:
- Parcel consolidation is accomplished. This consolidation should include Parcels 65-1((1))12, 13, 39, 40, 41, 42, 43 and 44 and 65-2((1))20, 21 and 22.
 - Principal site access is provided through Green Trails Boulevard. (See Figure 37.)
 - Appropriate improvements are made to the Route 28/Darkwood Drive intersection. (See Figure 37.)
 - Adequate screening to Route 28 and to the Green Trails subdivision is provided."

OTHER PLAN CITATIONS:

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

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

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

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

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

and transportation systems.

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

Plan Map: Residential, 2-3 du/ac

ANALYSIS

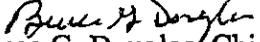
The proposed development is in conformance with the land use and intensity guidance contained in the Comprehensive Plan. However, the design and layout of lots provide for minimal buffer adjacent to Rt. 28 and the limits of clearing and grading will not achieve any tree preservation on the site. It is recommended that the street and cul-de-sac be re-designed so that the bulb is closest to Rt. 28, thereby minimizing exposure of the lots to Rt. 28. Eliminating one of the lots would also be desirable in order to provide an adequate buffer to the highway and provide some tree preservation on the site.

DMJ: BGD

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2001-SU- 055
Jagdish Berry

DATE: 13 June 2002

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the general development plan, dated May 3, 2001. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

- Policy a. . . . ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy k. For new development and redevelopment, apply low-impact site design techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following

practices should be considered where not in conflict with land use compatibility objectives:

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

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

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

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

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

On pages 95 to 96 of the 2000 edition of the Policy Plan, under the heading "Noise", the Comprehensive Plan states:

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL ANALYSIS:

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

Water Quality / Best Management Practices

Issue:

The subject property is a 2.37 acre site, which falls within the County's Cub Run Watershed as well as within the County's Chesapeake Bay Preservation Area. The subject property is densely vegetated. However, the development plan for this five lot residential subdivision does not currently depict any stormwater facility for this proposal. Note 7 on the development plan indicates that existing stormwater best management practice facilities off-site will accommodate the water quality and quantity requirements for this proposed subdivision.

Resolution:

The applicant is encouraged to depict onsite best management practices in the event that DPWES determines that additional water quality and quantity requirements will be necessary for this development. In the event that additional water quality and quantity provision must be made, the applicant is encouraged to look at providing innovative best management practice.

Highway Noise

Issue:

A highway noise analysis was performed for Centreville Road (Route 28). The analysis produced the following noise contour projections (note DNL dBA is equivalent to dBA L_{dn}):

65 dBA L_{dn}	590' feet from centerline
70 dBA L_{dn}	200' feet from centerline

The entire site falls within the 65-70 dBA L_{dn} impact area and may be adversely affected by projected traffic noise.

Suggested Solution:

In order to reduce noise in interior areas to 45 dBA L_{dn} or less, any residential should be constructed with building materials that are sufficient to provide this level of acoustical mitigation.

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

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

Tree Preservation

Issue:

No existing vegetation survey has been provided for this application. The subject property is relatively densely vegetated and a survey is required. Furthermore, it appears that the applicant is proposing to clear the entire property with no tree preservation.

Resolution:

The applicant is encouraged to consult with the Urban Forestry Branch of DPWES to identify the most suitable areas on the site for tree preservation. Significant tree preservation could provide an aesthetic benefit as well as a water quality benefit.

TRAILS PLAN:

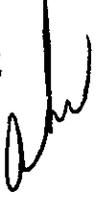
The Trails Plan depicts a bicycle trail adjacent to Centreville Road. At the time of Site Plan review, the Director, DPWES will determine what trail requirements may apply to the subject property.

BGD:MAW

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-055)

SUBJECT: Transportation Impact

REFERENCE: RZ 2001-SU-055 Compton-Berry Property
Traffic Zone: 1669
Land Identification Map: 65-1 ((1)) 39

DATE: February 15, 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 May 3, 2001. The subject application is a request to rezone 2.37 acres from R-1 to R-3 for five single family detached dwelling units for a density of 2.1 dwelling units per acre. The internal street system is to be public

- A waiver of the service drive is required.

AKR/LAH/lah

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


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

*Kirk Houchy
FOE*

DATE: June 14, 2002

SUBJECT: RZ/FDP 2001-SU-055
Jagdish Berry
Loc: 65-1((1))39

BACKGROUND

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated December 5, 2001 for the above referenced application. The Development Plan notes that the development have 5 residential dwelling units on a 2.37 acre portion of Compton Village. The proposal will add approximately 16 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 that exacerbate or create deficiencies of Community Park facilities in the vicinity. The

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

2. Centreville Community Planning Sector (Area III Bull Run Planning District, page 79 of 87)

Parks and Recreation Recommendations- “Neighborhood Park facilities should be provided in conjunction with new residential development.”

ANALYSIS AND RECOMMENDATIONS

The Development Plan currently does not show any recreational amenities planned at the site. The residents of this development will need outdoor facilities including playground/tot lots, basketball, tennis, volleyball courts and athletic fields. The proportional cost to develop recreational facilities for the population attracted to this new development will be \$3,480. Since the plan shows no recreational amenities to be provided, the applicant should provide the recreational contribution to the FCPA.

The Countywide Trails Plan shows a trail along Centreville Road. The Development Plan proposes a 6’ asphalt trail to connect the proposed development to connect the proposed development to the existing bike trail.

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

**Fairfax
County
Park
Authority**



MEMORANDUM

June 14, 2002

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

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

SUBJECT: RZ 2001-SU-055 (Tax map # 65-1 ((1)) 39) Archeology

I have reviewed subject application and determined that it has a moderate potential for historic period heritage resources possibly associated with the Civil War period. The parcel is in an area associated with the First Battle of Bull Run and the Confederate occupation of the Centreville area during the winter of 1861-2.

Therefore, I recommend that a phase I archeological resource survey be done using a tight interval, transect interval sample pattern and appropriate methods to detect potential intrusive features such as trash pits, hut sites and human burials.

Please let me know if you have any questions or need additional information.

MEMORANDUM

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

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2001-SU-055
 Tax Map No. 065-1- /01/ /0039

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. 200 FEET FROM the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: LITTLE ROCKY RUN REIMBURSEMENT CHARGES ARE APPLICABLE.

FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE - P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTORTELEPHONE
(703) 289-6325FACSIMILE
(703) 289-6382

January 8, 2002

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

Re: RZ 01-SU-055
Water Service Analysis

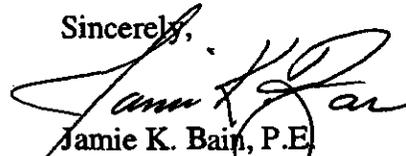
Dear Ms. Byron:

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

1. The property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is not available at this site.
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 extensions may be necessary.

If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,



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

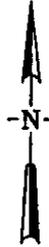
Enclosures (as noted)

Fairfax County Water Authority
 Planning and Engineering Division
 Technical Services Branch

PIPE MATERIAL LEGEND

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

- XX AS-BUILT COMPLETE
- XX AS-BUILT INCOMPLETE
- XX AS-BUILT NOT DRAWN



VCS-83 COORDINATE SYSTEM - 1000 FOOT GRID
 VIRGINIA STATE PLANE, NORTH, FEET
 NAD-83 DATUM

65-4	64-3	64-4
64-2	65-1	65-2
64-4	65-3	65-4

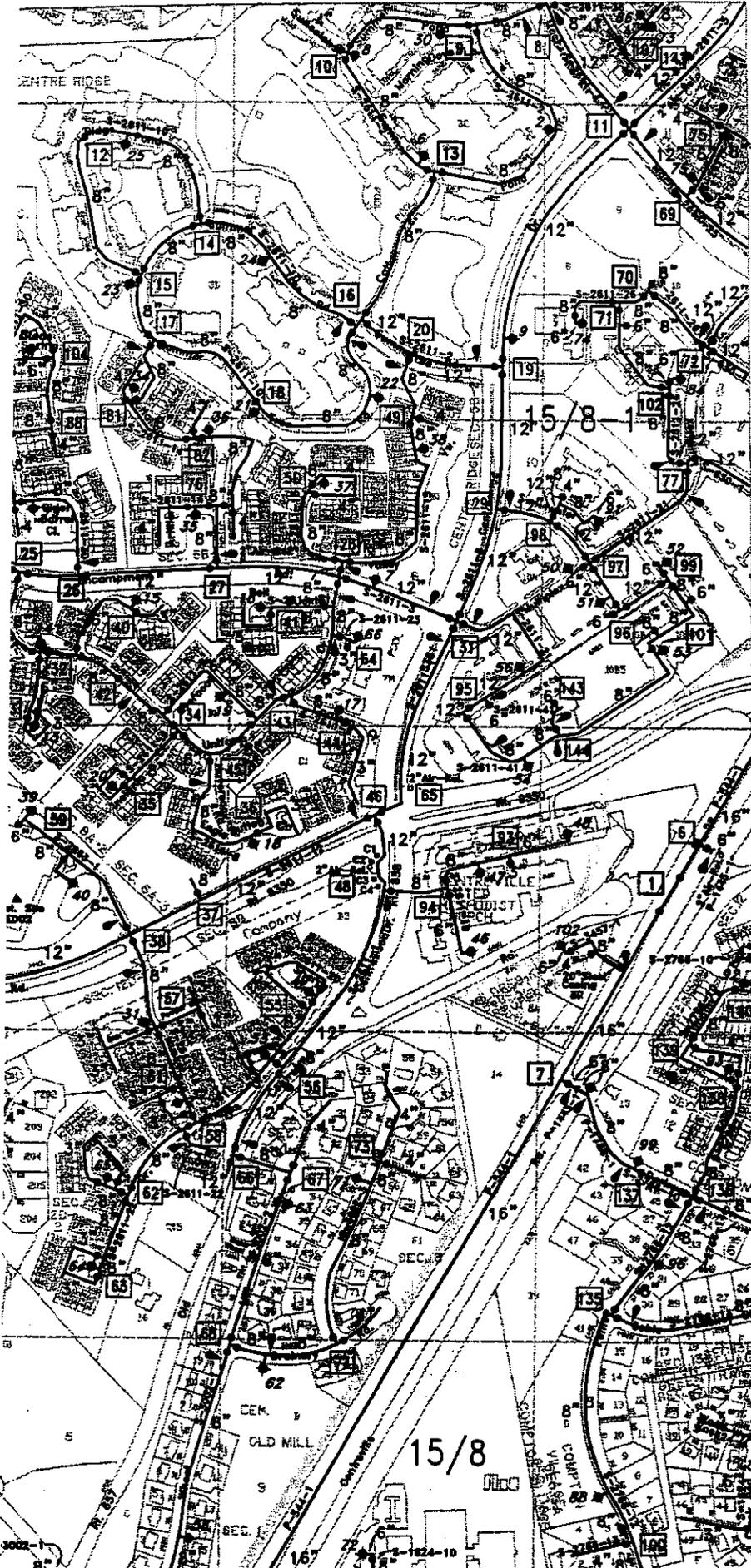
MAY 2001

**FAIRFAX COUNTY
 SECTION**

65-1



USERS NOTING ERRORS OR OMISSIONS ON THIS
 MAP, PLEASE CONTACT SYSTEM MAPPING, FCWA



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

December 20, 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-DU-055

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:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 6/17/02

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



SUBJECT: Rezoning Application Review

Name of Applicant/Application: Jagdish Berry

Application Number: RZ2001-SU-055

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

Date Received in SWPD: 12/20/01

Date Due Back to DPZ: 1/16/02

Site Information: Location - 065-1-01-00-0039
Area of Site - 2.37 acres
Rezone from - R-1 to R-3
Watershed/Segment - Little Rocky

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

I. Drainage:

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

RE: Rezoning Application Review RZ2001-SU-055

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program (PDD):

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

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information (PDD): None.

RE: Rezoning Application Review RZ2001-SU-055

Application Name/Number: Jagdish Berry / RZ2001-SU-055

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

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

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

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

 Yes 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 for

SRS/RZ2001-SU-055

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

Date: 5/14/02

Case # RZ-01-SU-055

Map: 65-1

PU 4599

Acres: 2.37

Rezoning

From : R-1 To: R-3

TO: County Zoning Evaluation Branch (DPZ)
FROM: FCPS Facilities Planning (246-3609)
SUBJECT: Schools Impact Analysis, Rezoning Application

The following information is submitted in response to your request for a school impact analysis of the referenced rezoning application.

I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/01 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
Liberty 8411	7-8	1250	N/A	1077	173	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	SF	5	X.4	2	SF	2	X.4	1	1	2
7-8	SF	5	X.069	0	SF	2	X.069	0	0	0
9-12	SF	5	X.159	1	SF	2	X.159	0	1	1

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.

Enrollment in the school listed (Liberty Middle) is currently projected to be below capacity.

The 2 students generated by this proposal would require .08 additional classrooms at Centreville Elementary and Centreville High (2 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$ 28,000 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.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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