



APPLICATION NUMBER 77-P-001

Providence District

STAFF REPORT

Applicant: Mortimer B. Phillips

Present Zoning: RE-0.5

Requested Zoning: R-12.5

Proposed Use: R-12.5 Uses

Subject Parcels: 48-3 ((1)) 4 & 22 Acreage: 4.7468 acres

Application Filing Date: January 7, 1977

Planning Commission Hearing Date: July 28, 1977

Board of Supervisors Hearing Date: September 6, 1977

Staff Recommendation: The staff recommends that the Zoning Ordinance, as it applies to the subject property, be amended from the RE-0.5 District to the R-12.5 District.

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

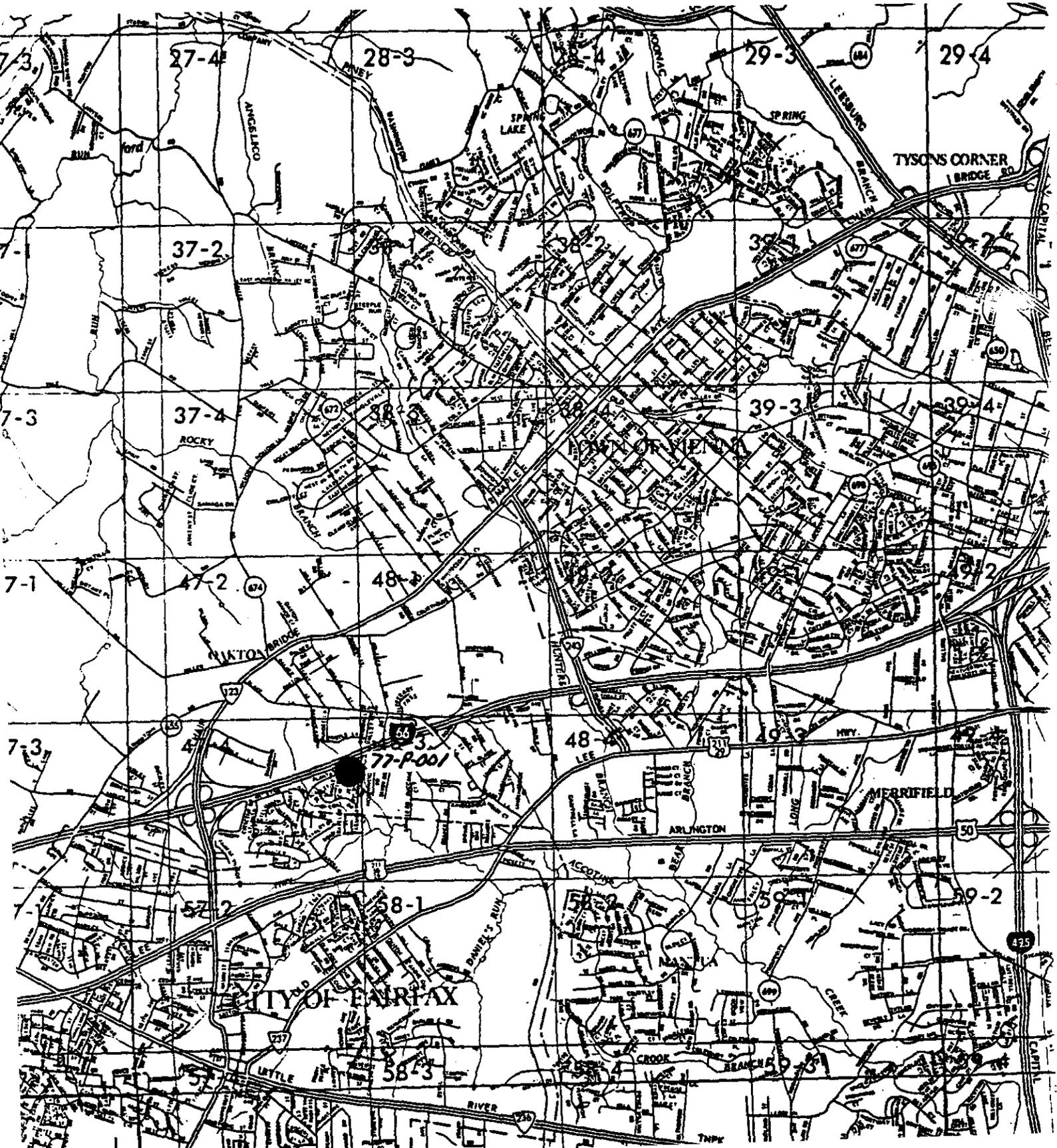
# REZONING APPLICATION



Number: 77-P-001  
Acreage: 4.7468 acres  
From: RE-0.5  
To: R-12.5

District: Providence  
Section Sheet: 48-3  
Subdivision: ((1))  
Lot: 4 and 22

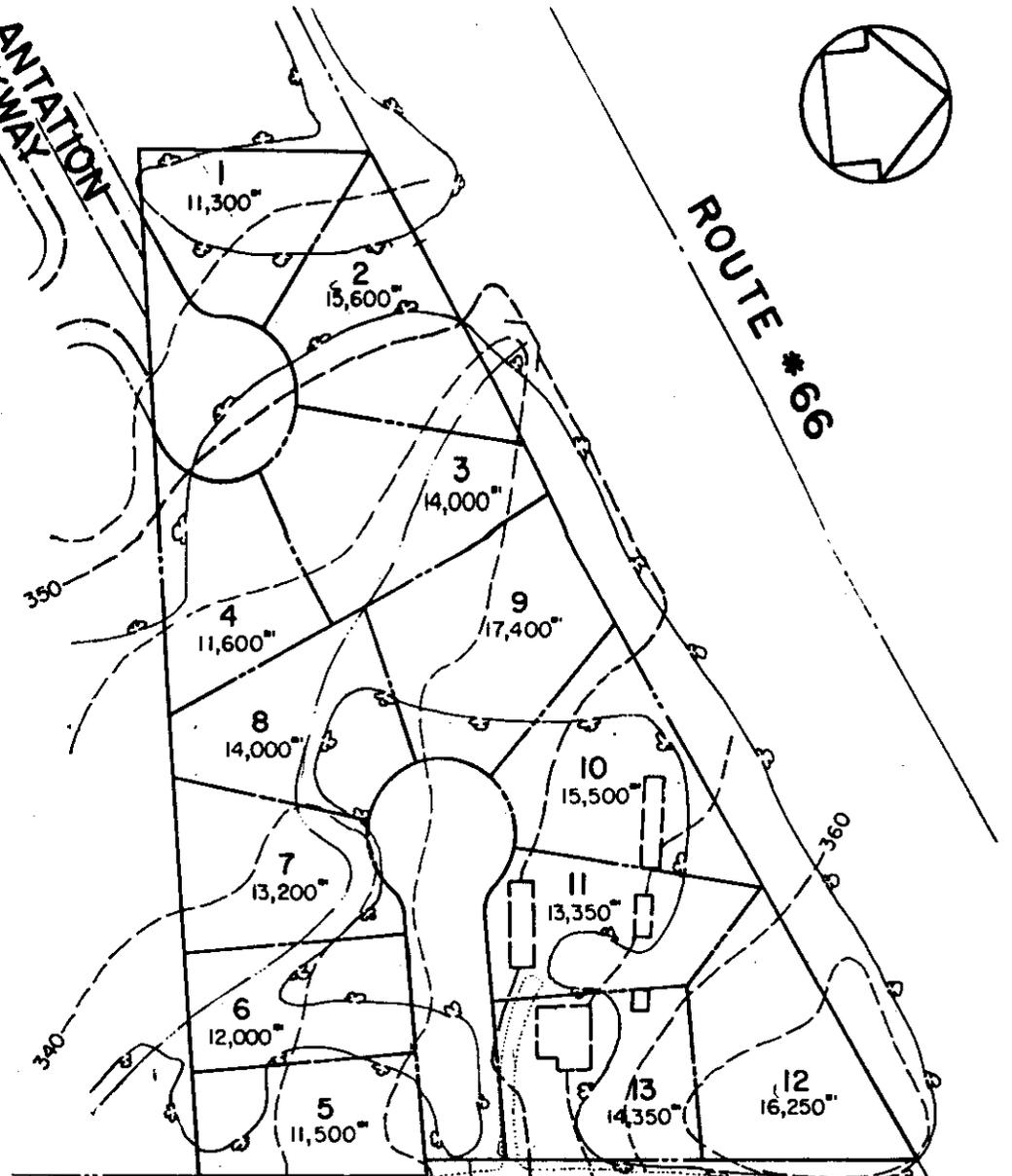
Applicant: MORTIMER B. PHILLIPS





PLANTATION  
PARKWAY

ROUTE # 66



TOTAL AREA = 206,771<sup>sq</sup> = 4.7468 AC.  
 NO OF LOTS = 13  
 TOTAL LOT AREA = 180,050<sup>sq</sup> = 4.133 AC.  
 AVERAGE LOT AREA = 13,850<sup>sq</sup>  
 LOT COVERAGE = 87%  
 AREA OF STREET DEDICATION = 0.6138 AC.  
 LOTS PER ACRE = 2.74

THE PROPERTY DELINEATED ON THIS  
 PLAT IS LOCATED ON ASSESSMENT  
 MAP NDS. 47-4 & 48-3.

DEVELOPMENT PLAN  
 ON THE LAND OF

**MORTIMER B &  
 ANNE D. PHILLIPS**

PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

FAIRFAX COUNTY

O.C.P.-PLAN IMPLEMENTATION BRANCH

5TH FLOOR - MASSEY BUILDING

DATE RECEIVED 5-31-77 FOR R-12-5

SCALE: 1" = 100' DATE: 5/3/77

CASE NO. 77-P-001



**CHARLES J. HUNTLEY ASSOCIATES, INC.**  
 SURVEYING—LAND PLANNING—URBAN DESIGN  
 400 N. WASHINGTON STREET  
 FALLS CHURCH, VIRGINIA 22046 534-1614

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

LOCATION, EXISTING LAND USE AND CHARACTER OF THE AREA

The subject property is located in the Fairfax Planning District of Area II and the Providence District. The property is south of Route #66, west of Blake Lane and north of the City of Fairfax.

Adjacent properties to the west and south are developed in single-family communities zoned to the R-12.5 District (single-family, 12,500 square feet average lot size). To the east is a single-family subdivision zoned to the RE-0.5 District (single-family, 1/2 acre average lot size).

The predominant character of the area is that of single-family zoning in the R-12.5 District.

COMPREHENSIVE PLAN RECOMMENDATION

The property is within the Fairfax Planning District of Area II. The Area II Comprehensive Plan was adopted by the Board of Supervisors on August 25, 1975.

The Area II Plan recommends residential uses in the range of 2 to 3 dwelling units per acre for the subject property.

The Plan further states:

"To facilitate traffic flow within the southern half of the sector, a connection should be planned in conjunction with new development between Five Oaks Road and Plantation Parkway or Range Road and Beach Drive."

DESCRIPTION OF THE APPLICATION

The application is a request to rezone approximately 4.7 acres from the RE-0.5 District (single-family, 1/2 acre average lot size) to the R-12.5 District (single-family, 12,500 square foot average lot size).

The development plan indicates 13 single-family lots or a density of 2.74 dwelling units per acre, with both Five Oaks Road and Plantation Parkway cul-de-saced on the property.

PUBLIC FACILITIES ANALYSISTransportation

This site would not have a great transportation impact by itself, but it is just one of three recent cases on Five Oaks Road. The trip generation of these cases is shown below:

Approved Cases

75-7-012 (part south of Route #66)	395 vpd (R-5)
76-P-078	<u>315</u> vpd (R-5)
Subtotal	710 vpd

<u>Pending Cases</u>	<u>Existing Zone</u>	<u>Per Application</u>	<u>Plan Maximum</u>
77-P-001	70 vpd (RE-0.5)	115 vpd (R-12.5)	125 vpd (3 DU/AC)
77-P-013	<u>110</u> vpd (RE-1)	<u>180</u> vpd (R-5)*	<u>245</u> vpd (4 DU/AC)
Subtotals	180 vpd	295 vpd	370 vpd
Totals	890 vpd	1,005 vpd	1,080 vpd

\*Development plan shows 3 dwelling units per acre.

The vehicle trips generated by the subject site would have their greatest impact on Five Oaks Road, Plantation Parkway and Blake Lane. The latest VDH & T traffic counts for these roads (1975) are:

Five Oaks Road, Route #4949	622 vpd
Plantation Parkway, Route #3592	
Site to Blue Drive	237 vpd
Blue Drive to Fairfax City Line	1,585 vpd
Fairfax City Line to Lee Highway	Not Available
Blake Lane, Route #655	
Lee Highway to Five Oaks Road	11,183 vpd
Five Oaks Road to Sutton Road	8,457 vpd
Sutton Road to Chain Bridge Road	6,687 vpd

Five Oaks Road is adequate for its 1975 traffic volume, but will need improvement once any significant development in this area takes place. Blake Lane is basically a narrow two-lane facility although some widening has been done in conjunction with development along it. This road is estimated to be operating at level of service F.

The connection of these two roads is necessary to provide access from the Mosby Woods area to the future Vienna METRO Station. Without the connection, traffic would be forced out onto the already heavily congested Lee Highway, Fairfax Circle and Blake Lane facilities.

The transportation element of the Countywide Plan recommends three important transportation facility improvements that would improve access to the area of the site:

- Construction of the METRO rapid rail transit system, with a station in the median of Route I-#66, between Blake Lane and Nutley Road.
- Improvement of Five Oaks Road, Route #4949, east of Blake Lane as an access road to the Vienna METRO Station.
- Improvement of Sutton Road, Route #701, to current two-lane standards between Chain Bridge Road and Blake Lane.
- Improvement and extension of Blake Lane/Jermantown Road, Route #655, to a four-lane divided facility from Fairfax City at Route I-#66 to Fairfax City at Pickett Road.
- Improvement of Lee Highway, Routes #29-211, to a four-lane divided facility between Fairfax Circle and Falls Church.

The Countywide Plan Recommended Program of Improvements has established priority status for:

- Improvement and extension of Blake Lane, Route #655, to a four-lane divided facility from Route I-#66 to Pickett Road, in Stage II (preliminary engineering).
- Improvement of Lee Highway, Routes #29-211 to a four-lane divided facility between Fairfax Circle and Falls Church, in Stage III (final design).

The Blake Lane project is also a METRO access project and should not be delayed past the opening of the Vienna Station. If the opening of this station is delayed, this project should still retain its priority status.

The current VDH & T program includes the extension of Blake Lane, Route #655, south to Arlington Boulevard, as a four-lane divided facility. Actual construction of this project depends on the availability of funds.

If this application is approved, the developer should have the development plan redesigned to provide connection of Plantation Parkway and Five Oaks Road. This road should be 44 feet curb to curb in a 60-foot right-of-way.

### Sanitary Sewer

The subject property is located in the Accotink Creek Watershed, and would be sewerred into the Lower Potomac Treatment Plant. Based upon current and committed flow, there is excess capacity in the Lower Potomac Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that 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 the development of this site. Construction is currently under way at the Lower Potomac Plant which will provide an additional 4.2 million gallons per day by December 1978 for Fairfax County.

The nearest available sewer to the property is an eighteen (18) inch line located on the property. This line is adequate for the proposed use.

### Water Service

The property is located in the Fairfax City water service area. There is a six (6) inch line in Five Oaks Road and an 8-inch line on Plantation Parkway.

### Schools

A comparison of the student populations estimated to be generated by the 13 single-family units proposed and the 8 single-family units possible under current zoning reveals a net increase of 5 students. The estimates are:

<u>Level</u>	<u>Estimate of Students Generated</u>	<u>Estimate Under Current Zoning</u>	<u>Net Change</u>
Elementary	13 x .409 = 5	8 x .409 = 3	+2
Intermediate	13 x .160 = 2	8 x .160 = 1	+1
High School	13 x .371 = 5	8 x .371 = 3	+2
Total	12	7	+5

The schools which serve this property, their program capacity, and their current and projected enrollments are:

<u>Schools</u>	<u>Program Capacity</u>	<u>March 1977 Enrollment</u>	<u>Projected 9-77 Enrollment</u>
Mosby Woods Elem.	549	524	488
Luther Jackson Inter.	952	1,106	1,035
Oakton High	2,482	2,502	2,790

It is difficult to assess the impact from residential rezoning applications on the existing school membership because of the lag time between the granting of a rezoning and actual completed development. Usually, by the time a new project begins generating students, the school grade make-up and total membership has changed. However, by applying the current student ratio, by dwelling unit type, to a proposed new residential development, the potential additional students can be projected for housing assignment purposes.

Area II school membership is generally declining in the schools east of Fairfax City and increasing in the Oakton area. New developments will be assigned to schools serving the property or to a nearby existing school with available space. Boundary adjustments are made to accommodate changing school membership and/or school consolidation approvals.

Following is Area II information based on July 1, 1977 alignment of school administrative areas:

<u>Level</u>	<u>1976-1977 Operating Capacity</u>	<u>9-30-76 Membership</u>	<u>9-30-77 Projected Membership</u>
Elementary	16,341	16,514	15,942
Intermediate	5,102	5,705	5,588
High School	10,758	13,300	13,033

### Parks

The subject property would be served by the following public parks:

- Mosby Woods
- Plantation
- Range Road (located in Fairfax City)
- Nottoway

The proposed Capital Improvements Program for Fairfax County FY 1978-FY 1982 contains the following proposals in the area:

- Barley Road/Villa D 'Este Community Park - \$100,000 for development of approximately 6 acres in FY 1982
- Blake Lane South - \$260,000 for acquisition in FY 1978-1979
- Mosby Woods Community Park - \$25,000 for development in FY 1981
- Nottoway District Park - \$400,000 for development in FY 1978-1981

The Fairfax County Park Authority staff has reviewed the application. Their comments are included as Appendix 3.

### Libraries

The subject property would be served by the Main Public Library located in Fairfax City or the Patrick Henry Branch Library located in Vienna.

### Fire Services

The Fire and Rescue Services' protection guidelines for this type development have been that this property should be no more than three (3) miles from a properly manned fire station.

Insurance Services Office mileage guidelines for maximum insurance benefits for this property is three (3) miles.

The subject property is now 3.0 miles away from the Vienna Fire Department, Company Number 2. Said fire department is equipped with the following apparatus: a 2-piece engine company, an ambulance and should provide a total manning of 24 personnel, both volunteer and paid.

According to Fire and Rescue Services manpower statistics for the period, January 1976 to January 1977, the Vienna Fire Department is, after calculating present volunteer response, three (3) paid firefighters over in providing proper manning of its apparatus, or one (1) paid firefighter over per shift.

After construction in FY 1981, the subject property will be serviced by the Oakton Fire Department and will be 1.9 miles away. This is adequate under the Fire and Rescue Services minimum mileage response criteria requirements.

In summary, it is the judgment of the Fire and Rescue Services that fire protection is adequate now.

## SITE AND DEVELOPMENT PLAN ANALYSIS

### Geology

The parcel is located in the Piedmont geologic province. No regional aquifer or significant mineral resources are known to be associated with the parcel.

### Topography

The site slopes gently toward a stream that runs diagonally through the center of the property. Gradients range from 1 to 10 percent. Topography will not be a major constraint to development.

### Soils

No soils analysis was available at the time of this report.

### Hydrology

The parcel is located in the upper reaches of Accotink Creek. Accotink Creek is not a pro rata share drainageshed.

### Vegetation

The southwest corner of the site, approximately one acre, supports an immature stand of predominantly yellow poplar and Virginia pine. These trees range up to 30 to 40 feet in height. The northeastern portion of the tract, being the highest elevation, supports a timber stand of mixed hardwoods, also a house site with appurtenances, garden, etc. The woodland area here comprises approximately two acres. Trees range from pole size trees up to large, mature sawtimber size. Species are mostly white, red, black and scarlet oaks, yellow poplar and black gum. A few of the large oak and poplar are growing along the stream or floodplain area.

- ° Retain a tree belt, undisturbed, along the north side of property adjacent to Interstate #66. This tree and vegetative covered area will provide some noise abatement from highway traffic, also screening and general enhancement of the proposed project.
- ° Retain the three or four very large oak and poplar trees now growing near the stream. Also, other vegetation along the floodplain should be left for stream protection.
- ° Save scattered trees where practicable as lawn, shade and ornamentals. Trees thus saved must be protected from construction damages, keeping construction equipment and underground utility installations at least 20 to 25 feet away from any large tree retained.

Although the quantity may be small, there are some very good quality trees on the site, some of which may necessarily be removed while clearing for construction purposes. Such timber should be utilized for forest products. Should the owner or developer so desire the Virginia Division of Forestry can provide marketing assistance by contacting the Fairfax Office.

### Air Quality Considerations

New development, as envisioned in this application, will not violate current air quality standards.

### Noise Pollution Considerations

Approximately 150 feet of the site is affected by high roadway noise levels as measured from the Route #66 right-of-way.

### Design Considerations

- An adopted trail is located along Route #66 and should be shown on the development plan.
- 150 feet of the property from the right-of-way of Route #66 is impacted by noise. Due to the size and topography of the site, it is virtually impossible to protect this area. However, the developer should retain as wide a belt of the natural vegetation as possible at the rear of the housing that will back on Route #66, or eliminate housing from this area and cluster on the land that is not impacted.
- Retain other vegetation as recommended above in the Vegetation section.

### CONCLUSIONS AND RECOMMENDATION ON THE REZONING

The Area II Comprehensive Plan recommends residential uses in the range of 2 to 3 dwelling units per acre. The proposed rezoning is for 13 single-family units on 4.7 acres for a gross density of 2.73 dwelling units per acre. The surrounding development is predominantly single-family, zoned to the R-12.5 District. In the staff's judgment, the proposed development does not meet the Board criteria for the upper end of the density range, however, the R-12.5 District would represent compatible infill. Therefore, the staff would recommend that the R-12.5 District be granted provided the owner/applicant proffers to a maximum development of twelve (12) units and the conditions set forth in the following section.

### RECOMMENDATIONS ON THE DEVELOPMENT PLAN

The staff recommends that the owner/applicant proffer to the following conditions pursuant to Virginia Code 15.1-491(a):

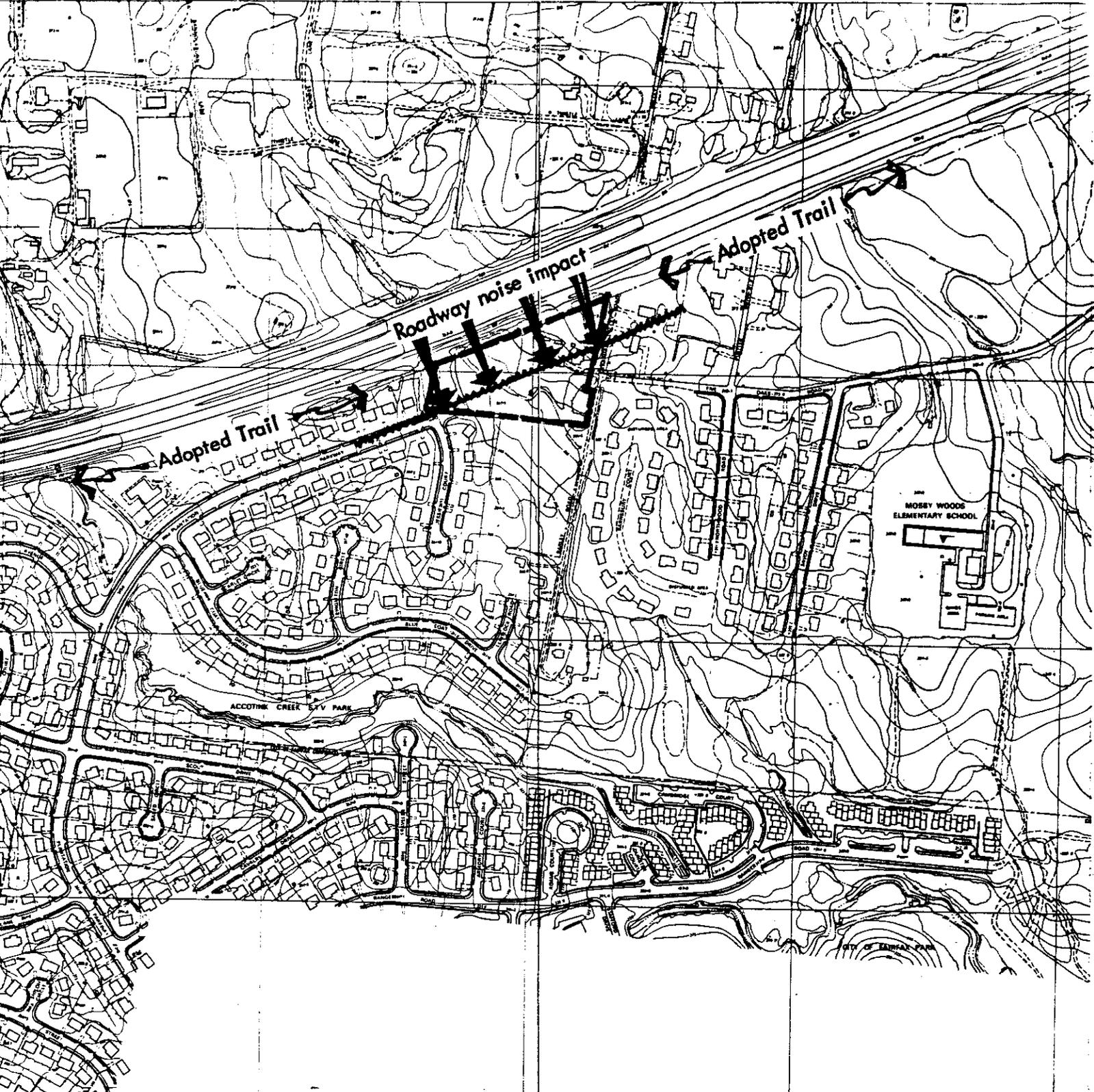
1. Limit development to twelve (12) lots which would afford needed flexibility to provide for the proposed road connection and to provide larger and deeper lots adjacent to Route #66.

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**ENVIRONMENTAL ANALYSIS      REZONING      77-P-001**

Scale: 1 inch equals 500 feet



2. Provide connection between Plantation Parkway and Five Oaks Road. The road should be constructed as a 44-foot cross section in a 60-foot right-of-way. \*
3. Provide a tree belt of 25 feet with supplemental plantings along Route #66 to serve as a visual and noise buffer. Also work with the County Arborist in the endeavor to preserve other good quality trees on the site to the extent possible.
4. Provide a trail along Route #66, as per the Countywide Trails Plan.

\*Since this connection is specifically identified in the adopted Comprehensive Plan, if the connection is not accommodated, then it is suggested that the application be deferred until the Comprehensive Plan is appropriately amended.

MORTIMER B. PHILLIPS REZONING AFFIDAVIT

Appendix 1

77-P-001

I, Mortimer B. Phillips, do hereby make oath of affirmation that I am an applicant in Rezoning Case Number 77-P-001 which was filed on 7th day of January, 1977, and that to the best of my knowledge and belief the following information is true:

- 1. (a) That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, or lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Entries include Mortimer B. Phillips (Owner), BOOTHE, PRICHARD & DUDLEY (Attorney), and Charles J. Huntley (Surveyor).

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Entry: Name N/A.

- (c) That the following constitutes a listing of all partners, both general and limited, in any limited partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Entry: Name N/A.

- 2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

None

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

E.A. PRICHARD - Campaign contribution of more than \$50 to Supervisor Pennino

WITNESS the following signature this \_\_\_\_\_ day of \_\_\_\_\_, 1977

Mortimer B. Phillips (Signature)

Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 26th day of July, 1977, in the State of CALIFORNIA

(Signature) Notary Public



My commission expires: \_\_\_\_\_

MEMBERS OF THE FIRM OF  
BOOTHE, PRICHARD & DUDLEY  
4085 University Drive  
Fairfax, Virginia 22030

E. Waller Dudley  
William W. Koontz  
Fairfax Sheild McCandlish  
A. Hugo Blankingship, Jr.  
Carrington Williams  
John S. Stump  
Edgar Allen Prichard  
Haynie S. Trotter  
Fred C. Alexander, Jr.  
R. Dennis McArver  
Richard R. G. Hobson

Philip Tierney  
J. Jay Corson, IV  
Stanley M. Franklin  
Arthur P. Scibelli  
James Howe Brown, Jr.  
Charles S. Perry  
Courtland L. Traver  
R. Terrence Ney  
Thomas L. Appler  
Thomas C. Brown, Jr.  
Michael T. Bradshaw

\* \* \* \* \*

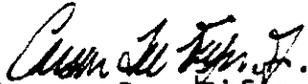
Minerva Wilson Andrews  
Munford R. Yates, Jr.  
C. L. Dimos  
Carson Lee Fifer, Jr.  
K. Stewart Evans, Jr.  
David J. Brewer  
C. Torrence Armstrong

N. Carr Stogner, Jr.  
Edward F. Rodriguez, Jr.  
James M. Lewis  
Elizabeth Land Lewis  
C. Thomas Hicks, III  
Grady C. Frank, Jr.  
Stephen M. Colangelo

## DEVELOPMENT PLAN APPLICATION - 77-P-001 - MORTIMER B. PHILLIPS

Pursuant to §§30-13.2(9) and 30-13.3, the following information is presented in conjunction with Rezoning Application 77-P-001:

- A. Topography - As shown on the Schematic Land Use Plan.
- B. Schematic Land Use Plan - Attached
- C. Scenic Assets or Natural Features - Best efforts will be made to limit clearing to preserve existing valuable trees.
- D. Comprehensive Plan - This application is in full accord with the adopted Area II Comprehensive Plan and the Mosby Woods Community Planning Sector (F-30) in particular. Moreover, it is consistent with surrounding development and constitutes infill.
- E. Neighboring Properties - The development will have no adverse affects on neighboring properties. Cul-de-sacs at Plantation Parkway and Five Oaks Road are consistent with the desires of surrounding neighbors.
- F. Maximum Height - No building shall exceed the height limitation of the R-12.5 district.
- G. FAR - Not applicable
- H. Number of Dwelling Units - The maximum number of dwelling units will be 13.
- I. Special Amenities - A trail easement shall be appropriately located.
- J. Off-site Improvements - There are no anticipated off-site improvements.
- K. Schedule - There is no present schedule for development.
- L. Additional Information - The proposed trail easement will provide for continued access across this parcel by school children to and from the school site. The cul-de-sacing of Five Oaks Road and Plantation Parkway will prevent the use of those roads as a major through-street paralleling Route I-66.

  
Carson Lee Fifer, Jr.  
Attorney for Applicant

May 13, 1977

## Fairfax County Park Authority

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**M E M O R A N D U M**

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*LC*  
**To:** Phil Yates, for Staff Coordinators  
Chief, Plan Implementation Branch, OCP

**Date:** June 6, 1977.....

**From:** Larry Gordon, Assistant Superintendent  
Division of Land Acquisition, FCPA *LJ*

**Subject:** 77-P-001  
Loc: 48-3-((1))-4 & 22

The Fairfax County Park Authority staff has reviewed the subject Rezoning Application and has made the following recommendations:

- The plan is acceptable as it does not appear to interfere with the plans, policies and/or holdings of the Park Authority.

CC: Oscar Hendrickson, DEM  
Ed Byrne, OCP

LAG/rk

## GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

**BUFFER** - A strip of land established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

**CLUSTER** - The "alternate density" provisions of the Zoning Ordinance, which permits smaller lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

**COVENANT** - A private legal restriction on the use of land, recorded in the land records of the County.

**DEVELOPMENT PLAN** - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDR or PDC.

**DEDICATE** - Transfer of property from private to public ownership.

**DENSITY** - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

**DESIGN REVIEW** - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Zoning Ordinance, the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

**EASEMENT** - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property, etc.

**OPEN SPACE** - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

**Common** - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

**Dedicated** - Open space which is conveyed to a public body for public use.

**Developed Recreation** - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

**PROFFER** - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

**PUBLIC FACILITIES MANUAL** - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

**SERVICE LEVEL** - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

**SETBACK, REQUIRED** - The distance from a lot line or other reference point, within which no structure may be located.

**SITE PLAN** - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

**SUBDIVISION ORDINANCE** - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

**SUBDIVISION PLAT** - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

**USE** - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

**Permitted** - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

**Non-Conforming** - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulation(s) now governing.

**Special Permit** - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest adopted comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

**Transitional** - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

**VARIANCE** - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

**VPD** - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

#### ENVIRONMENTAL TERMS

**ACOUSTICAL BERM** - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

**AQUIFER** - A permeable underground geologic formation through which groundwater flows.

**AQUIFER RECHARGE AREA** - A place where surface runoff enters an aquifer.

**CHANNEL ENLARGEMENT** - A development-related phenomenon whereby the stream's bank full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

**COASTAL PLAIN GEOGRAPHIC PROVINCE** - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

**dB(A)** - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

**DRAINAGE DIVIDE** - The highest ground between two different watersheds or subheds.

**ENVIRONMENTAL LAND SUITABILITY** - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

**ERODIBLE SOILS** - Soils susceptible to diminishing by exposure to elements such as wind or water.

**FLOODPLAIN** - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed meanders.

**IMPERVIOUS SURFACE** - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

**MONTHDRILLONITIC CLAY** - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

**NEF** - Noise Exposure Forecast - A noise description for airport noise sources.

**PERCENT SLOPE** - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H.

**PIEDMONT GEOGRAPHIC PROVINCE** - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valley, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

**PIES/ENVIRONMENT** - Project Impact Evaluation - A systematic, comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual project or area plan proposals.

**SHRINK-SWELL RATE** - The susceptibility for a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

**SOIL BEARING CAPACITY** - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

**STREAM VALLEY** - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in "A Restudy of the Pohick Watershed" (1969) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

**STORM WATER MANAGEMENT** - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts typically associated with development by the specific design of onsite systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.

**TRIASSIC GEOGRAPHIC PROVINCE** - The western 1/4 of Fairfax County, characterized by broad expanses of nearly level topography, subtle ridge lines, a shallow depth to sedimentary rocks which are locally intruded by igneous rocks and a tendency towards soils with high shrink-swell properties.