



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



February 4, 1992

STAFF REPORT

APPLICATION NUMBER RZ 91-V-003

MT. VERNON DISTRICT

Applicant: Pohick Station Limited Partnership

Present Zoning: R-1, HD

Requested Zoning: R-8, HD

**Proposed Use: Single Family
Attached Residential**

**Acreage: 6.17 Acres
Density: 7.94 du/ac**

Subject Parcels: 108-1 ((1)) 19, 20, 21, 29

Application Filed: January 30, 1991

Amended: January 13, 1992

Planning Commission Public Hearing: February 20, 1992

Board of Supervisors Public Hearing: Not Scheduled

Staff Recommendation: Staff recommends that RZ 91-V-003 be approved subject to the execution of proffers consistent with those contained in Appendix 1 of this report.

Staff further recommends approval of the requested waivers of transitional screening and barrier requirements in lieu of that shown on the GDP.

Staff recommends approval of the waiver of service drive construction along Route 1.

Staff recommends that the Director of DEM be directed to waive the 600 foot maximum length of a private street as provided in Section 11-302.

MAG/96

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

For Information Call Zoning Evaluation Division,
OCP at 246-1290.

REZONING APPLICATION

RZ 91-V-003

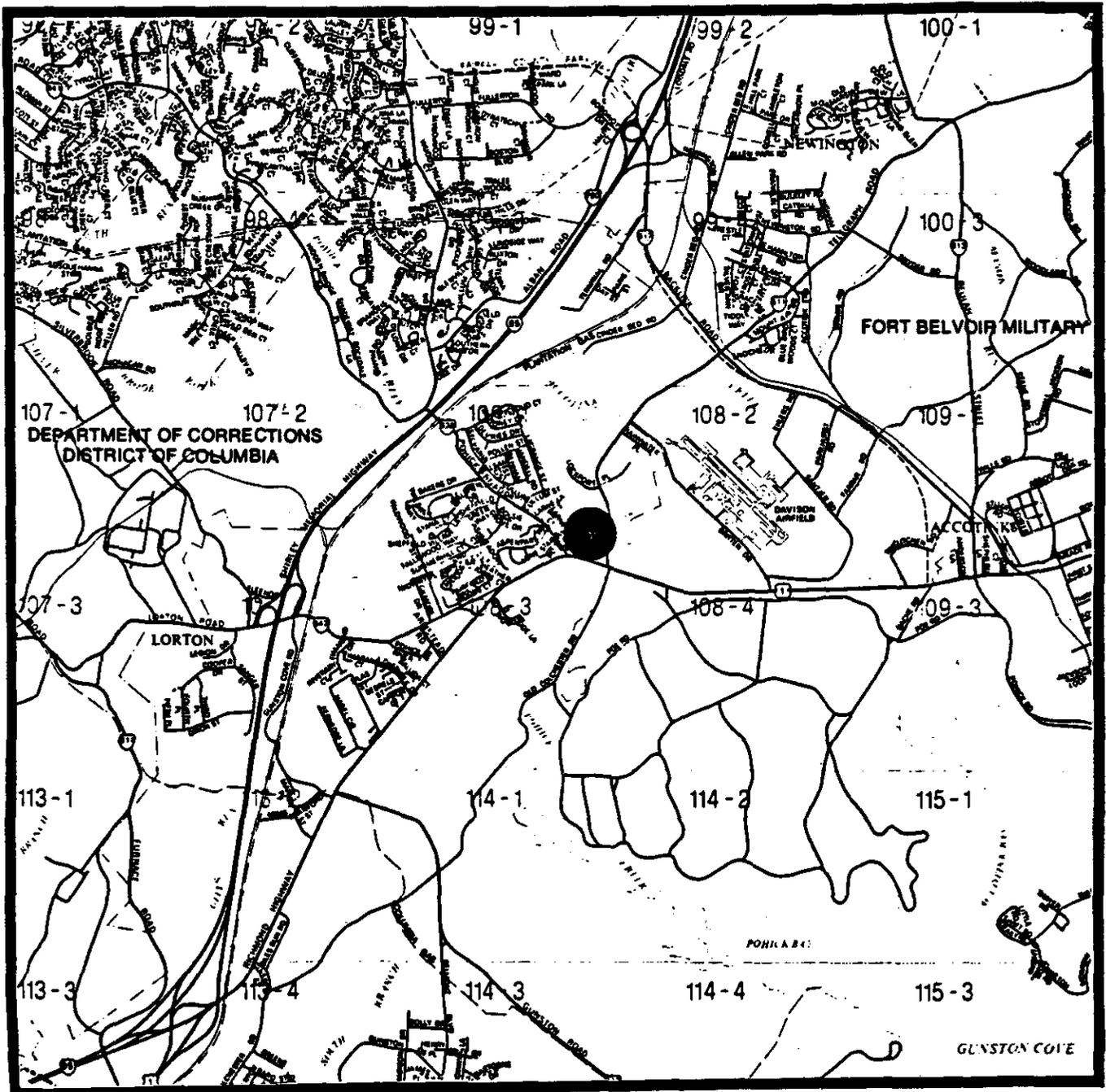
RZ 91-V-003
FILED 01/30/91
AMENDED 01/13/92

POHICK STATION LIMITED PARTNERSHIP
TO REZONE: 6.17 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: RESIDENTIAL
LOCATED: W. OF TELEGRAPH RD., N. OF RICHMOND HWY.
(RT. 1), APPROX. 600 FT. FROM INTERSECTION
OF TELEGRAPH RD. & RICHMOND HWY.

ZONING: R-1
TO: R-8

OVERLAY DISTRICT(S): MD

MAP REF 108-1- /01/ /0019- ,0020, 0021, 0029



REZONING APPLICATION

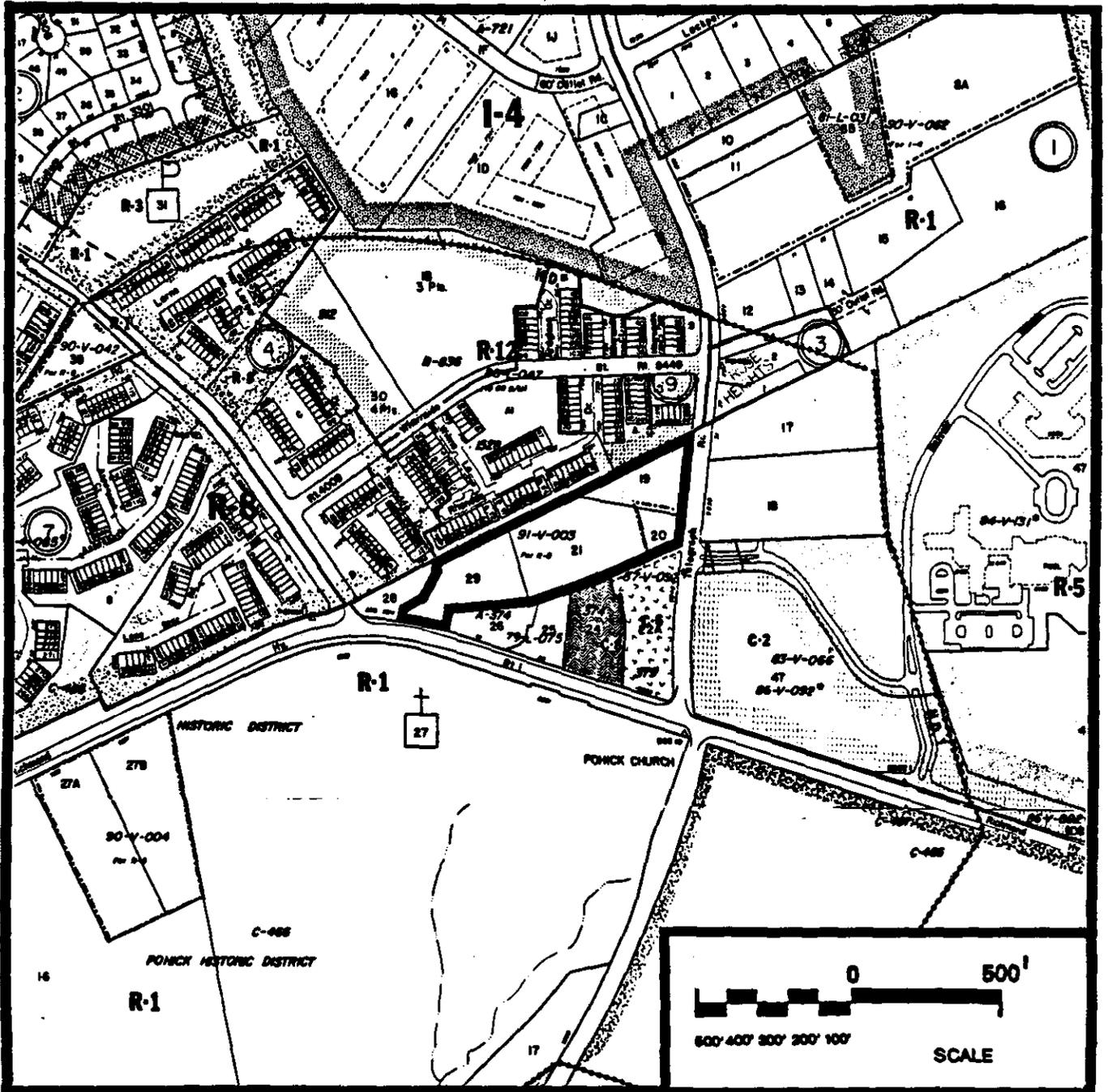
RZ 91-V-003

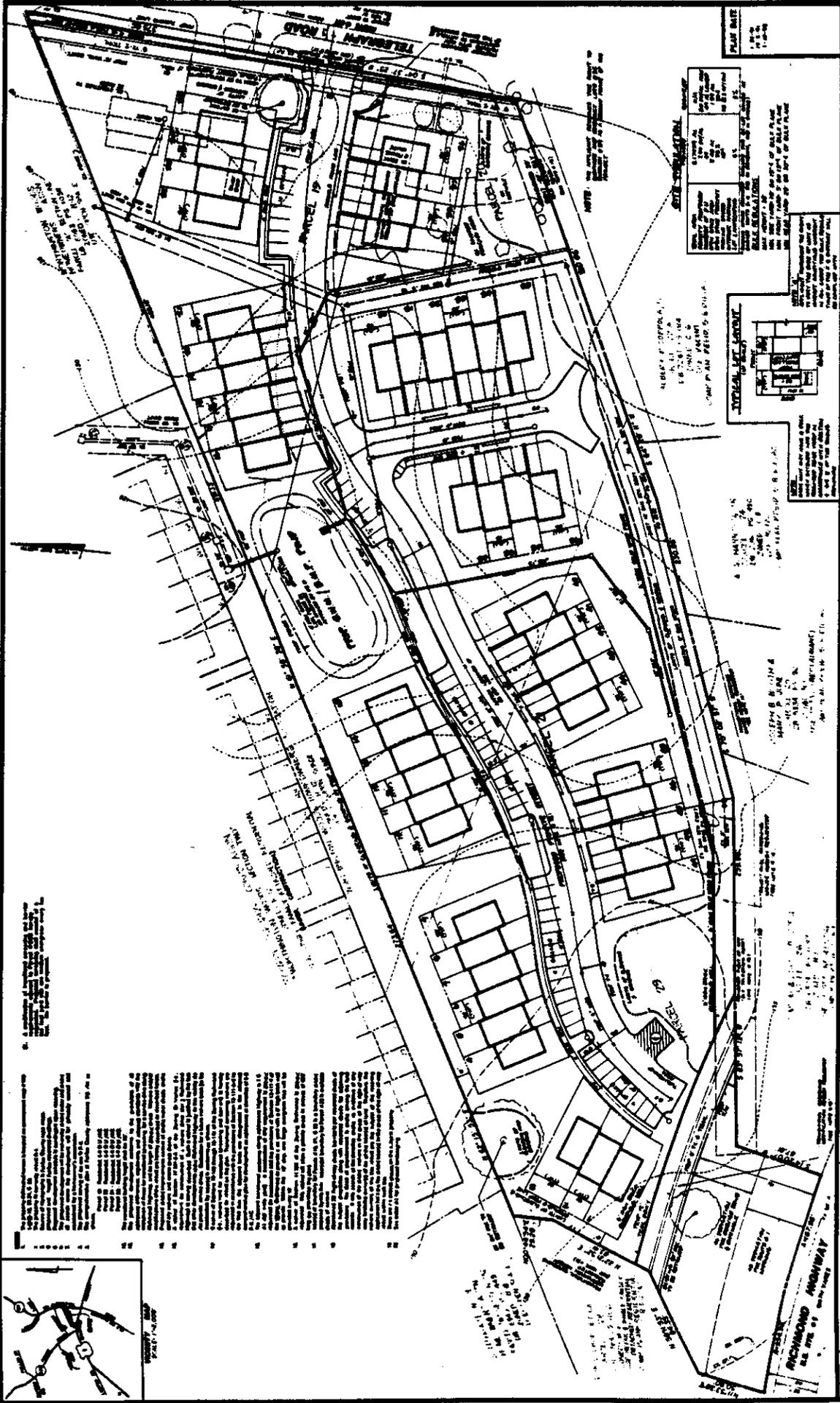
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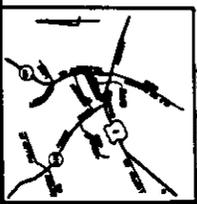
ZONING: R-1
TO: R-8
OVERLAY DISTRICT(S): HD

MAP REF 108-1- /01/ /0019- ,0020, 0021, 0029





THE CITY ENGINEERS AND LANDSCAPE ARCHITECTS HAVE BEEN ADVISED BY THE CITY ENGINEERS AND LANDSCAPE ARCHITECTS THAT THE PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEERS AND LANDSCAPE ARCHITECTS. THE CITY ENGINEERS AND LANDSCAPE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEERS AND LANDSCAPE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY ENGINEERS AND LANDSCAPE ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

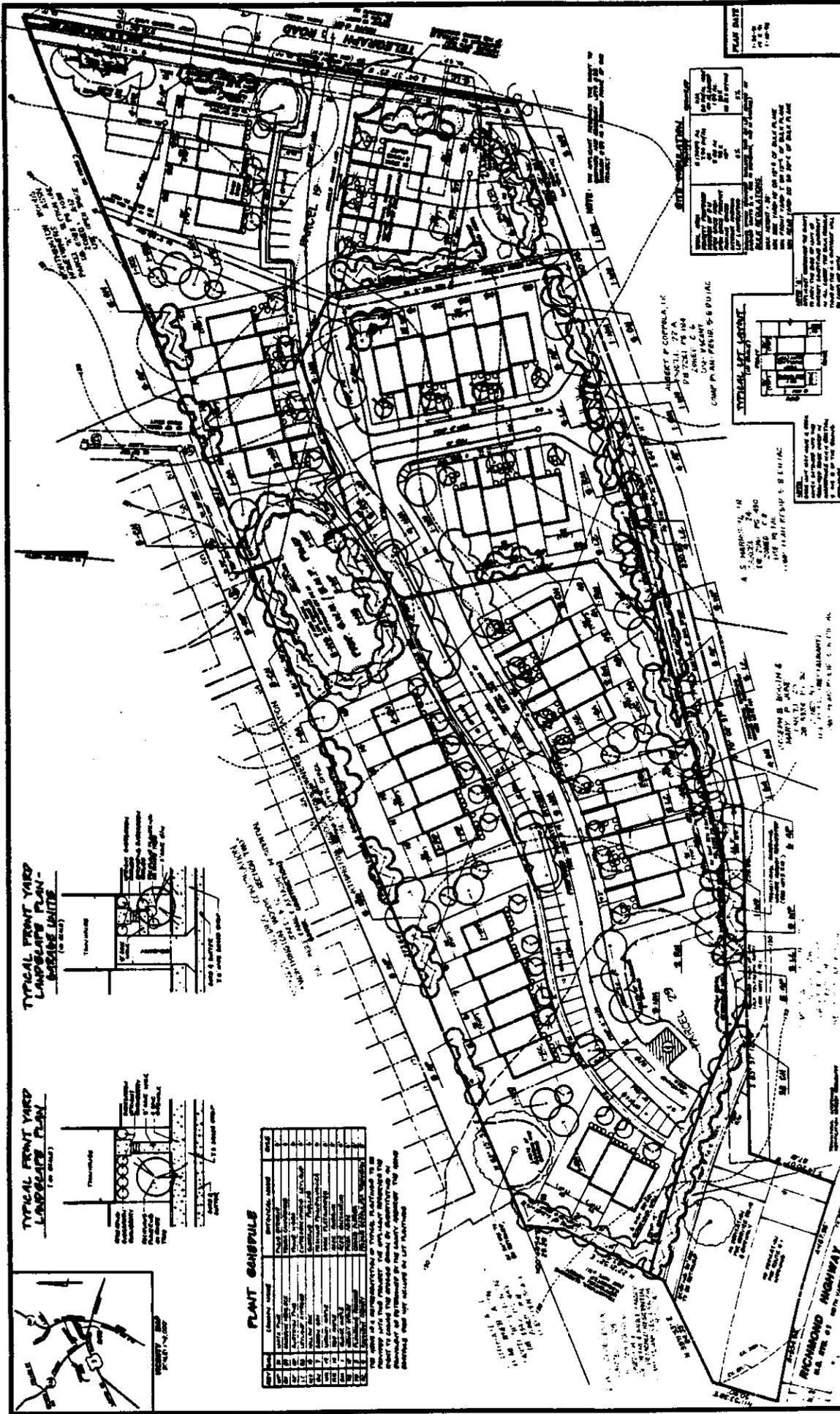


GENERALIZED DEVELOPMENT PLAN
PHASE I PLAN
 SHEET NO. 1-1-1
 DATE: JAN. 1962

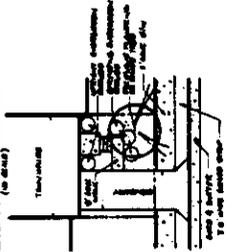
URBAN ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 842-8000

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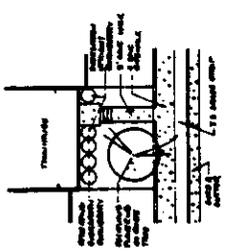
SHEET NO. 1-1-1 DATE: JAN. 1962	URBAN ENGINEERING & ASSOC. INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 842-8000	PHASE I PLAN SHEET NO. 1-1-1 DATE: JAN. 1962
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TYPICAL FRONT YARD LANDSCAPE PLAN - (FOR 2000)



TYPICAL FRONT YARD LANDSCAPE PLAN - (FOR 2000)



PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	PLANTING
1	(Symbol)	DOGWOOD	12"	PLANT
2	(Symbol)	DOGWOOD	18"	PLANT
3	(Symbol)	DOGWOOD	24"	PLANT
4	(Symbol)	DOGWOOD	36"	PLANT
5	(Symbol)	DOGWOOD	48"	PLANT
6	(Symbol)	DOGWOOD	60"	PLANT
7	(Symbol)	DOGWOOD	72"	PLANT
8	(Symbol)	DOGWOOD	84"	PLANT
9	(Symbol)	DOGWOOD	96"	PLANT
10	(Symbol)	DOGWOOD	108"	PLANT
11	(Symbol)	DOGWOOD	120"	PLANT
12	(Symbol)	DOGWOOD	132"	PLANT
13	(Symbol)	DOGWOOD	144"	PLANT
14	(Symbol)	DOGWOOD	156"	PLANT
15	(Symbol)	DOGWOOD	168"	PLANT
16	(Symbol)	DOGWOOD	180"	PLANT
17	(Symbol)	DOGWOOD	192"	PLANT
18	(Symbol)	DOGWOOD	204"	PLANT
19	(Symbol)	DOGWOOD	216"	PLANT
20	(Symbol)	DOGWOOD	228"	PLANT
21	(Symbol)	DOGWOOD	240"	PLANT
22	(Symbol)	DOGWOOD	252"	PLANT
23	(Symbol)	DOGWOOD	264"	PLANT
24	(Symbol)	DOGWOOD	276"	PLANT
25	(Symbol)	DOGWOOD	288"	PLANT
26	(Symbol)	DOGWOOD	300"	PLANT
27	(Symbol)	DOGWOOD	312"	PLANT
28	(Symbol)	DOGWOOD	324"	PLANT
29	(Symbol)	DOGWOOD	336"	PLANT
30	(Symbol)	DOGWOOD	348"	PLANT
31	(Symbol)	DOGWOOD	360"	PLANT
32	(Symbol)	DOGWOOD	372"	PLANT
33	(Symbol)	DOGWOOD	384"	PLANT
34	(Symbol)	DOGWOOD	396"	PLANT
35	(Symbol)	DOGWOOD	408"	PLANT
36	(Symbol)	DOGWOOD	420"	PLANT
37	(Symbol)	DOGWOOD	432"	PLANT
38	(Symbol)	DOGWOOD	444"	PLANT
39	(Symbol)	DOGWOOD	456"	PLANT
40	(Symbol)	DOGWOOD	468"	PLANT
41	(Symbol)	DOGWOOD	480"	PLANT
42	(Symbol)	DOGWOOD	492"	PLANT
43	(Symbol)	DOGWOOD	504"	PLANT
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45	(Symbol)	DOGWOOD	528"	PLANT
46	(Symbol)	DOGWOOD	540"	PLANT
47	(Symbol)	DOGWOOD	552"	PLANT
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49	(Symbol)	DOGWOOD	576"	PLANT
50	(Symbol)	DOGWOOD	588"	PLANT
51	(Symbol)	DOGWOOD	600"	PLANT
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53	(Symbol)	DOGWOOD	624"	PLANT
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66	(Symbol)	DOGWOOD	780"	PLANT
67	(Symbol)	DOGWOOD	792"	PLANT
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93	(Symbol)	DOGWOOD	1104"	PLANT
94	(Symbol)	DOGWOOD	1116"	PLANT
95	(Symbol)	DOGWOOD	1128"	PLANT
96	(Symbol)	DOGWOOD	1140"	PLANT
97	(Symbol)	DOGWOOD	1152"	PLANT
98	(Symbol)	DOGWOOD	1164"	PLANT
99	(Symbol)	DOGWOOD	1176"	PLANT
100	(Symbol)	DOGWOOD	1188"	PLANT

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LANDSCAPE PLAN
 PARKLAND
 PLANNING & DESIGN, GREENING
 SCALE: P & R
 DATE: JAN. 1998
 SHEET: 1 OF 2
 FILE NO.: DP-71

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DATE	REVISION	BY	CHK.	APP.

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

DESCRIPTION OF THE APPLICATION

The applicant, Pohick Station Limited Partnership, is requesting approval to rezone 6.17 acres of land from the R-1 (Residential-One Dwelling Unit per Acre) to the R-8 (Residential-Eight Dwelling Units per Acre) District in order to develop forty-nine (49) single-family attached dwelling units at a density of 7.94 dwelling units per acre. Open space in the amount of 36% has been proposed in this application. The application site is located within the Pohick Church Historic Overlay District (HD).

The following additional requests are included in this application:

Waiver of service drive construction along Richmond Highway

Waiver of transitional screening and barrier requirements along the western side of the application site

Modification of transitional screening requirements along the southern side of the site

Waiver of the 600 foot maximum length for a private street

The applicant's Draft Proffers, Affidavit, and Statement of Justification are contained in Appendices 1, 2, and 3, respectively.

LOCATION AND CHARACTER OF THE AREA

The subject property is the result of the consolidation of four (4) parcels of land which are part of a triangular land unit formed by the intersection of Route 1 and Pohick Road on the south and west, Telegraph Road on the east, and the Worthington Woods and Southgate Woods R-12 District townhouse developments on the north. A total of nine (9) parcels make up this land unit which contains 11.1 acres. The property is also located in the Pohick Historic District, with the Pohick Church south of the subject site across Route 1. Development on the property consists of a few abandoned structures and an occupied dwelling unit on Parcel 20. Scattered areas of the site are wooded with deciduous and evergreen trees. Topography is slight with gentle slopes draining toward the north into Accotink Creek. Parcels 24, 25, 26, and 28, which are not included in the application and front on Route 1, are developed with a mixture of older commercial and residential uses. Parcel 22A is undeveloped; however, it was rezoned with proffers to C-6 in 1989 for a

retail and office use. With the exception of Parcels 22A and 24 which are zoned C-6 and C-8, the entire 11.1 acre land unit is zoned R-1. East of the subject property and across Telegraph Road are residential uses zoned R-1 and vacant land in the C-2 District. Further to the east is a 107 acre approved development known as Cook Inlet, a mixed use development zoned R-5, consisting of office, elderly housing, and medical care facilities.

COMPREHENSIVE PLAN PROVISIONS

The 6.17 acre property is located in Community Planning Sector LP4 (Lorton) of the Lower Potomac Planning District in Area IV. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

On page 21, under the heading "Recommendations, Land Use, Land Unit E3", Plan Amendment S91-IV-MVI states:

"Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road {tax map 108-1((1))19, 20, 21, 22A, 24, 25, 26, 28 and 29} and planned for residential use at 5-8 dwelling units per acre provided that the following site-specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned."

On page 12, under the heading "Recommendations, Land Use", Plan Amendment S91-IV-MV1, it states:

"Where substantial consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Plan."

Additional Plan citations can be found in the Appendices.

The Comprehensive Plan map shows that the property is planned for residential use at 5-8 dwelling units per acre with an option for development at 8-12 dwelling units per acre.

ANALYSIS

Generalized Development Plan Description

The Generalized Development Plan (GDP) submitted with this application is entitled Pohick Landing and was prepared by Urban Engineering and Associates, Inc. It is dated and revised January 10, 1992 and consists of two sheets including the Landscape Plan on Sheet 2. The GDP depicts development of the site with 49 single-family attached units at a density of 7.94 dwelling units per acre generally arranged in a linear fashion along a proposed private street which extends westward from Telegraph Road through the subject property. The building groups contain from three (3) to six (6) individual units. The GDP does not depict enclosed privacy yards which are required for single-family attached dwellings unless waived by the Board of Supervisors. However, the yards are large enough to provide the privacy yards and a note on the GDP states that all R-8 District bulk requirements will be met. A note states that the applicant reserves the right to subdivide and construct lots 26 through 29 as a second phase. Lots 26 through 29 are depicted on Parcel 20 which shows a possible phase line around its perimeter. An occupied dwelling unit is currently located on this parcel. Limits of clearing and grading have been placed along the southern side of the site to preserve existing vegetation. In addition, two (2) individual trees, one at the Telegraph Road entrance and another in the northwest corner of the site, are noted to be retained and show limits of clearing and grading around their perimeters. A third tree is noted to be retained; however, it is located in the area to be dedicated for a service drive along Route 1. With those exceptions, the limits of clearing and grading are coincident with the property line. A proposed BMP pond is depicted along the north-central area of the site enclosed by a 4 foot high chain link fence. The GDP also shows a six (6) foot high brick wall located adjacent to the area to be dedicated on Richmond Highway and a six (6) foot high solid wood fence south of units 36 through 49 for noise

mitigation. According to the tabulations, 2.46 acres or 36% of the site is open space which is scattered throughout the development. The application proposes a total of 115 parking spaces which are located along the northern side of the private street for units 1 through 15 and units 22 through 25 which do not have garages. Units 16 through 21 and units 26 through 49 are garage units which are proposed to have one (1) space in the garage and one (1) in the driveway.

The Landscape Plan on Sheet 2 of the GDP shows typical landscaping consisting of one (1) deciduous tree and upright and spreading evergreen shrubs at the front of each unit. The heaviest concentration of landscaping proposed in the development is located along the southern boundary of the property where a variety of pine trees is proposed to create a landscaped screen. Austrian Pines and Willow Oak trees are depicted along Telegraph Road. Landscaping is also shown surrounding the BMP pond. A number of deciduous trees are depicted scattered throughout the site. In addition, the Landscape Plan identifies three (3) existing large oak trees to be retained.

Transportation Analysis

The complete Transportation Analysis dated March 14, 1991 and an Addendum dated January 22, 1992 are contained in Appendix 4 of this report. According to those reports, there were four (4) issues which remained to be addressed by the applicant.

The subject property is affected by the revised Transportation Plan adopted by the Board of Supervisors on July 1, 1991. Under that plan, the applicant should dedicate right-of-way to 56 feet from the centerline of Telegraph Road for a four-lane divided section. The applicant's revised proffers dated February 5, 1992 commit to the requested dedication; therefore, the issue is resolved.

Since the plans for Telegraph Road are not final and subject to change, OT has requested funding equal to the cost of frontage improvements along that road to be escrowed with DEM. The amount requested would equal the cost of frontage improvements which would typically be required of this development prior to final site plan approval. The applicant's revised Draft Proffers satisfactorily address this issue.

When Telegraph Road is improved there will not be a median break at the proposed site entrance. If the site develops prior to Telegraph Road improvements, the applicant should provide right-and left-turn lanes to VDOT standards. The GDP shows a right-turn lane into the subject site but the applicant's original Draft Proffers did not commit to the provision of both the right-and left-turn lanes, as requested. The revised Draft Proffers commit to the provision of both turn lanes; therefore, this issue has been resolved.

A service drive is required along the site's Richmond Highway frontage. The applicant has requested a waiver of the requirement to construct the service drive but has committed to dedication of right-of-way for a service drive. The Office of Transportation supports the requested waiver of construction since the applicant is providing right-of-way dedication; therefore, the issue of the service drive waiver is resolved.

In summary, the applicant's revised Draft Proffers dated February 5, 1992 satisfactorily only address the transportation concerns.

Environmental Analysis

The complete Environmental Analysis and Addendum are contained in Appendix 5. The Addendum discusses the following three (3) areas of environmental concern: tree preservation, stormwater management, and highway noise.

Portions of the subject site are forested with hardwood and evergreen trees. The Environmental Analysis dated April 10, 1991 pointed out the need for the applicant to survey the trees on the site and develop a tree preservation plan. It also recommended that individual trees to be preserved should be clearly depicted on the GDP. The revised GDP dated January 10, 1992 has placed limits of clearing and grading along the southern portion of the site to preserve existing vegetation. In addition, three large oak trees have been identified on the GDP to be retained. Limits of clearing and grading have been placed around two of the trees; however, the third tree is located within the area to be dedicated for a service drive and sidewalk and, in the event those facilities are constructed, could not be preserved. The applicant has also submitted a draft proffer which commits to the submission of a tree preservation and limits of clearing plan for approval by the Urban Forester prior to final site plan approval and to replace individual trees shown to be saved if they fail to survive the issuance of the last Residential Use Permit. Staff consulted with DEM regarding enforcement of the applicant's proffer regarding the tree preservation and limits of clearing plan and was informed that the proffer language would ensure that no grading activity occur on the site without a plan approved by the Urban Forestry Branch. Staff believes that, given the above, the issue of tree preservation has been satisfactorily addressed.

The property is located on the drainage divide of the Accotink Creek and Pohick Creek watersheds and was requested to provide water quality benefits in addition to on-site stormwater detention. The applicant's revised GDP depicts a BMP pond. The draft proffers commit that the stormwater detention pond will provide BMPs for 35% phosphorous reduction. The proffers also state that if the Board of Supervisors' endorsed version of the Chesapeake Bay Preservation Ordinance, which requires a minimum of 40% phosphorous reduction, is adopted, the applicant will redesign the BMP facility to meet that standard. This proffer is acceptable to staff; therefore, the issue of stormwater detention is resolved.

The proposed development will be impacted by highway noise from Route 1. A highway noise analysis was conducted for the property which indicated that the southwestern half of the property is impacted by highway noise levels between 65 and 70 dBA Ldn. The applicant's previously submitted GDP attempted to address noise by proposing two segments of solid acoustical fence which were not continuous and left a gap between units 38 and 33 and north of Parcel 26. The revised GDP proposes a connected brick wall/solid wood fence which extends from the southwestern corner of the property to approximately the boundary of parcels 24 and 22A. The applicant's draft proffers also commit to the provision of construction techniques to achieve a maximum interior noise level of 45 dBA Ldn and exterior noise of 65 dBA Ldn; therefore, staff believes the issue of highway noise impacts has been addressed.

In summary, staff has determined that all environmental issues have been adequately addressed by this application.

Public Facilities Analysis

According to the Water Service Analysis contained in Appendix 8, adequate water service is available for the proposed development.

The Sanitary Sewer Analysis in Appendix 9 states that adequate sewer service is available for the proposed use at the present time.

The Department of Public Works Utilities and Design Division report in Appendix 10 states that no deficiencies are identified in the Master Drainage Plan and contains no recommendations for the subject property.

The Fire and Rescue Department Preliminary Analysis contained in Appendix 11 states that the application currently meets fire protection guidelines.

The Trails Memo in Appendix 12 states that the trails plan map indicates that a Type I asphalt trail 8 feet wide within a public access easement 12 feet wide or a Type IV concrete sidewalk 5 feet wide within a 9 foot wide public access easement and a service road are required along the north side of Route 1. The applicant's GDP shows an 8 foot wide asphalt trail within a 12 foot wide public access easement along this frontage. The applicant's draft proffers also commit to the provision of the Type I trail along Route 1 prior to the issuance of residential use permits. The Trails Memo also states that a Type I asphalt trail 8 feet wide within a 12 foot wide public access easement is required along the west side of Telegraph Road. This trail is shown on the GDP and is also included in the applicant's draft proffers.

Memos from the Fairfax County Schools are contained in Appendix 13, and project a total of thirteen students in grades K-12 would be generated by this proposal. There are no comments with respect to school acquisition, public walkways, or vehicular access regarding the proposed development. Projected membership currently exceeds capacity at the elementary level. Capacity is projected to be exceeded at the middle school level after 1993-1994 and at the high school level after 1995-1996.

The Preliminary Heritage Resource Assessment for this application is contained in Appendix 14. It states that the site is within the Pohick Historic District and is located on Beltsville Silt Loam which is a soil known to contain very early archaeological deposits. The applicant should have a Phase I level archaeological survey conducted and, if necessary, Phase II and Phase III studies. The applicant's draft proffers commit to a Phase I significance test in accordance with procedures provided by the County Archaeologist and to Phase II or Phase III studies, if necessary, up to a total cost of \$25,000.00, as adjusted. The proffer states that all tests will be performed in accordance with procedures provided by the County Archaeologist and permission will be granted for testing and artifact removal by County staff as long as the construction schedule is not impeded. The proffer has been reviewed by the Heritage Resources Office with the recommendation that the proffer be amended to state that the Phase I survey be conducted prior to any clearing or grading of the site. The applicant has revised the Draft Proffers accordingly.

The Park Authority Memorandum is contained in Appendix 15. The Park Authority has requested a pro-rata contribution toward a tot lot, multi-use court, and tennis court in the amount of \$37,478.00 and a contribution of \$24,345.00 for a soccer field, softball field, and baseball field. The total contribution requested is \$61,823.00. The recommendation for a cash contribution toward facilities is based on the policies contained in the Comprehensive Plan which seek to provide neighborhood park facilities with an option for a contribution of a pro-rata share to establish neighborhood park facilities in the area. Generally, any facilities, land or cash contributions are to be in accordance with the proportional impacts as determined by County standards and are to be implemented through the Residential Density Criteria. The applicant has not addressed the Park Authority comments regarding a cash contribution.

Land Use Analysis

The complete Land Use Analysis and Addendum are attached in Appendix 6. The Comprehensive Plan map shows that the subject site is planned for residential use at a density of 5-8 dwelling units per acre with an option for development at 8-12 dwelling units per acre. According to Plan text, the following three conditions should be met by any development at the 5-8 dwelling units per acre density: substantial

consolidation, provision of buffers along property lines adjacent to non-residential use, and high quality site design which is compatible with Pohick Church.

The applicant's revised GDP dated January 10, 1992 shows the consolidation of four (4) parcels. The revised GDP shows the addition of Parcel 20 to the application property. With the inclusion of Parcel 20, the remaining parcels 26, 25, 24, and 22A can develop in accordance with the Plan. Parcel 28 is a small (one-half acre) lot, zoned R-1, which is currently developed with a residence and commercial use. If Route 1 is widened in accordance with proposed plans, approximately half of the lot will be required for right-of-way. The remainder will become an "out-parcel" which will not be able to develop in accordance with the Plan. While consolidation of this parcel would be desirable, its failure to be included in the applicant's development plan will not impede future implementation of the Plan recommendation for the area. Therefore, staff believes adequate consolidation has been achieved.

The Plan requires buffers along property lines which are adjacent to non-residential uses, both existing and planned. The entire land unit in which the subject property is located is planned for residential use; therefore, there are no adjacent properties planned for non-residential use. Currently, the existing non-residential uses are located on Parcels 24, 25, and 28. Parcel 22A was rezoned for office/commercial use but is currently undeveloped. The application provides a combination of brick wall, wood fence, and landscaping between the proposed development and parcels 24, 25, and 22A. Adjacent to Parcel 28 the applicant has proposed a ten (10) foot wide landscaped strip containing medium evergreen trees. Based on the above, staff believes the Plan condition regarding buffering has been satisfied.

The applicant's development proposal has been reviewed and given conceptual approval by the Architectural Review Board (ARB) for design quality and compatibility with Pohick Church.

In summary, staff believes the Plan conditions have been met.

The applicant has requested approval of a density of 7.94 dwelling units per acre, which is the upper end of the Plan option for development of the subject property at a density of 5-8 dwelling units per acre; the applicant has not requested development at the optional 8-12 range. Staff has reviewed the application against the Residential Density Criteria specified in the Comprehensive Plan. A copy of the Development Criteria is contained in Appendix 7 of this report. Staff's evaluation is as follows:

1. Provide a development plan, enforceable by the County, in which the natural, man-made and cultural features result in a high quality site design that achieves, at a minimum, the following

objectives: it complements the existing and planned neighborhood scale, character and materials as demonstrated in architectural renderings and elevations (if requested); it establishes logical and functional relationships on- and off-site; it provides appropriate buffers and transitional areas; it provides appropriate berms, buffers, barriers, and construction and other techniques for noise attenuation to mitigate impacts of aircraft, railroad, highway and other obtrusive noise; it incorporates site design and/or construction techniques to achieve energy conservation; it protects and enhances the natural features of the site; it includes appropriate landscaping and provides for safe, efficient and coordinated pedestrian, vehicular and bicycle circulation. (FULL CREDIT)

The proposed single-family attached development at a density of 7.94 dwelling units per acre will result in a significantly less intense land use than the R-12 development to the north which is developed at a density of ten (10) dwelling units per acre. The design has been developed, in part, as a result of work with the ARB in order to produce a quality development plan which complements the Pohick Church which is located across Route 1 from the subject property. The GDP has received approval from the ARB and will be subject to additional review prior to final site plan approval. This review will ensure that the final development is of high quality which will complement the neighborhood in terms of layout, landscaping, lighting, and building materials. The application provides noise attenuation to mitigate highway noise impacts. Limits of clearing and grading will serve to preserve some of the existing vegetation. The applicant has provided for trails along both Route 1 and Telegraph Road. Given all of the above, staff believes full credit is warranted.

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

There were no public facility requests applicable to this application.

3. Provide for the phasing of development to coincide with planned and programmed provision of public facility construction to reduce impacts of proposed development on the community. (FULL CREDIT)

The applicant was requested by the Office of Transportation (OT) to escrow the cost of frontage improvements on Telegraph Road in lieu of construction to provide funding for road construction at the time the complete VDOT project is undertaken. In addition, the applicant was asked to provide right and left turn lanes into the site if it develops prior to the Telegraph Road project. Both issues have been addressed in the applicant's Draft Proffers; therefore, staff believes full credit is

4. Contribute to the development of specific transportation improvements that off-set 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)

There were no transportation improvements beyond ordinance requirements requested of this application.

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. (NO CREDIT)

While the applicant was not requested to dedicate parkland to the Park Authority, the Public Facilities Analysis section of this report discusses cash contributions which the Park Authority did request to offset the impact of this proposed development. The applicant has not addressed the Park Authority comments; therefore, no credit can be given toward satisfying this criterion.

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

The application proposes a total of 36% open space which exceeds the Ordinance requirement of 20%. There is no EQC on the subject site. Even though there are no passive recreation facilities, staff believes the amount and design of open space justifies full credit.

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 and enhancement to environmental resources must be in excess of ordinance requirements. (FULL CREDIT)

There is no EQC on the application site; however, the application does provide tree preservation through limits of clearing and grading depicted on the GDP and through a proffer which commits to preserve wooded areas and specific trees. The application also provides stormwater BMPs for water quality improvement. Staff believes the application addresses the above issues at a level which deserves full credit.

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

The formula adopted by the Board of Supervisors on May 20, 1991 related to contributions for low and moderate income housing, as provided for in the Residential Density Criteria contained in the adopted Policy Plan, is applicable to this rezoning application since it proposes development at the high end of the Plan range. In order to address this criterion, based on the Board's policy, the applicant has proffered, in consultation with the Department of Housing and Community Development, a contribution of one percent (1%) of the sales price of each of the forty-nine (49) dwelling units proposed in this application to be paid at the time of site plan approval. Based upon that proffer, full credit can be given toward this criterion.

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)

In accordance with a request from the Heritage Resources Branch of OCP, the applicant has proffered to conduct a Phase I significance test "prior to any clearing or grading" by a qualified archaeological resource firm in accordance with procedures provided by the County. The proffer language has been reviewed by the Heritage Resources Office which has stated that it is acceptable. Staff recommended the above revision which the applicant has included in the latest Draft proffers. In addition, the applicant's development plan has been approved by the Architectural Review Board (ARB) which will review it again prior to final site plan approval for compatibility with the Pohick Church; therefore, full credit can be given.

10. Integrate land assembly and/or development plans to achieve Plan objectives. (THREE QUARTERS CREDIT)

The applicant has been able to consolidate all but Parcel 28 of the northern half of the land unit which is planned for residential development at the 5-8 dwelling unit per acre density. As discussed in the Land Use Analysis, Parcel 28 is small and a significant portion of its area is likely to be needed for right-of-way when Route 1 is widened. Even though consolidation of Parcel 28 into the subject application would not greatly enhance its design except for use as additional open space, staff does not believe full credit can be given on this criterion without its inclusion.

In staff's analysis, the applicant has justified development at the upper end of the Plan density range. There are no outstanding land use issues associated with this request. The proposed development will implement the Plan recommendation for approximately 55% of the land unit planned for residential use at 5-8 dwelling units per acre and will, thereby, begin the planned transitional area between the Pohick Church and the higher density townhouse developments to the north. Further, the development plan has received conceptual approval by the ARB and should result in a quality design for the area.

ZONING ORDINANCE PROVISIONS

The following table illustrates how the application conforms with the requirements of the requested R-8 Zoning District.

	<u>Required</u>	<u>Provided</u>
Minimum District Size	5.0 acres	6.17 acres
Minimum Lot Width	18 feet	18 feet
Maximum Height	35 feet	35 feet
Front Yard	15° ABP, not less than 5 feet	5 feet
Side Yard	15° ABP, not less than 8 feet	8 feet
Rear Yard	30° ABP, not less than 20 feet	20 feet
Open Space	20%	36%

As the above table indicates, the application is in conformance with the R-8 bulk regulations.

According to Section 11-103, 2.3 parking spaces are required for each single-family attached residential unit, or 113 for this application. The application GDP shows the provision of 115 parking spaces.

Unless waived by the Board of Supervisors in accordance with Section 9-613, a privacy yard of a minimum of 200 square feet is required to be provided on each single-family attached lot. Although not shown on the GDP, the applicant has not requested a waiver of this requirement and proposes to construct the privacy yards in accordance with the provisions of 9-613.

Section 13-301 addresses transitional screening and barrier requirements. Transitional screening 1 and Barrier A or B are required to be provided by single-family attached developments wherever they are adjacent to single-family detached uses or zoning. Those screening and barrier requirements are applicable to the subject application along the western boundary, adjacent to Parcel 28, between the proposed development and Parcels 25 and 26, and along the southernmost portion of the site along Route 1. The applicant has requested a modification of transitional screening requirements adjacent to Parcels 25 and 26 pursuant to 13-302, Par. 5 which states that transitional screening and barrier requirements may be waived or modified where the adjoining land is designated in the Comprehensive Plan for a use which would not require the provision of screening or barrier. In this case, both parcels are planned for a similar use and density as the subject development. Further, staff can support the requested modification of screening requirements in this location because the application provides a 6 foot high solid wood fence and brick wall and approximately fifteen (15) feet of landscaping along the southern side of the development property adjacent to Parcels 25 and 26. Parcel 28 currently contains both a residential and retail use, is zoned R-1, and also planned for residential use at a density of 5-8 dwelling units per acre. Adjacent to this parcel the applicant proposes a ten (10) foot wide strip containing medium evergreen trees. Staff believes Par.5 of Section 13-302 provides adequate justification for supporting the requested waiver of screening and barrier requirements in this location as Parcel 28 is planned for a similar use and density. It should be pointed out, however, that the site specific Plan text for this land unit makes buffering between residential and non-residential uses a condition for development at the 5-8 dwelling unit per acre density. Staff believes the landscaping treatment proposed by the applicant in this location satisfies the intent of the Plan language even though it does not fully comply with 13-302. Along Route 1 the applicant is proposing a 6 foot high brick wall and a row of pine trees densely planted to form a solid screen on the southern side. This treatment along Route 1 has been approved by the ARB; however, it will be reviewed again at the time of site plan review. Staff supports the requested waiver of transitional screening requirements in this located pursuant to Par. 3 and 7 of Section 13-304 which state that transitional screening and barriers may be waived or modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques and where the adjoining property is used for any public purpose other than a school or hospital. Staff, therefore, believes transitional screening and barrier requirements have been satisfied by this application.

According to Section 13-201 of the Zoning Ordinance, any parking lot of twenty (20) or more spaces shall be provided with interior parking lot landscaping covering at least 5% of the total area of the parking lot. The applicant's GDP indicates that six (6) percent interior parking lot landscaping has been proposed.

Section 11-302 of the Zoning Ordinance requires the maximum length of a private street to be a maximum length of 600 feet unless waived by the Director of DEM. The application proposes a private street which is less than 1000 feet in length and serves only forty-nine dwelling units. Further, the Office of Transportation does not object to this waiver. Therefore, staff supports the waiver of this Section.

The applicant's development proposal has been reviewed and given conceptual approval by the Architectural Review Board (ARB) for design quality and compatibility with Pohick Church. At the time of site plan approval the ARB will review landscaping, lighting, and building details.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

This is a request to rezone 6.17 acres of land from the R-1 District to the R-8 District in order to develop forty-nine (49) single-family attached dwelling units. It is staff's determination that the application is in conformance with the Comprehensive Plan and meets all applicable Zoning Ordinance requirements. All environmental issues have been resolved to the satisfaction of staff. With the applicant's revised Draft Proffers, all transportation issues have been resolved. The applicant has justified the requested upper-end density and has provided substantial consolidation and buffering as called for in the Plan text. The development plan has been reviewed and approved by the ARB for design sensitivity to the Pohick Church.

Recommendations

Staff recommends that RZ 91-V-003 be approved subject to the execution of proffers consistent with those contained in Appendix 1 of this report.

Staff further recommends approval of the requested waivers of transitional screening and barrier requirements in lieu of that shown on the GDP.

Staff recommends approval of the waiver of service drive construction along Route 1.

Staff recommends that the Director of DEM be directed to waive the 600 foot maximum length of a private street as provided in Section 11-302.

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Transportation Analysis
5. Environmental Analysis
6. Land Use Analysis
7. Residential Density Criteria
8. Water Service Analysis
9. Sanitary Sewer Analysis
10. Public Works Memorandum
11. Fire and Rescue Department Analysis
12. Trails Memo
13. Fairfax County Schools Reports (2)
14. Heritage Resource Assessment
15. Park Authority
16. Glossary



PROFFERS

RZ 91-V-003

February 5, 1992

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors approving a rezoning to the R-8 District, Applicant proffers the following:

A. Development Plan

1. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, the subject property shall be developed in conformance with the Generalized Development Plan (GDP) showing 49 single family attached units and Landscape Plan prepared by Urban Engineering & Associates, Inc. and dated January 24, 1991, and revised through January 10, 1992.

2. Applicant reserves density credit in accordance with the provisions of Section 2-308 of the Fairfax County Zoning Ordinance for all dedications as described herein.

3. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this use restriction shall be recorded among the land records and shall run to the benefit of the homeowners association and Fairfax County. The covenant shall be approved by the County Attorney prior to recordation. Each deed of conveyance to initial purchasers of lots shall expressly contain this use restriction and prospective purchasers shall be advised of this use restriction prior to entering any

B. Transportation

1. At the time of site plan approval, or upon demand of Fairfax County or the Virginia Department of Transportation (VDOT), whichever first occurs, the Applicant shall dedicate 131 feet from the centerline of Richmond Highway (U.S. Route 1) property frontage for public street purposes. Said dedication includes dedication necessary for the proposed service drive along Richmond Highway (U.S. Route 1). Applicant shall provide all ancillary easements necessary for the construction of road improvements to Richmond Highway.

2. At the time of site plan approval, or upon demand of Fairfax County or VDOT, whichever first occurs, Applicant shall dedicate 56 feet from centerline of realigned Telegraph Road as depicted on VDOT plan #0611-029-303, C-501 for public street purposes. Said dedication will accommodate the ultimate plans for the widening of Telegraph Road to a six lane facility. Applicant shall provide all ancillary easements necessary for the construction of improvements to Telegraph Road.

3. Upon site plan approval, Applicant shall escrow with the Department of Environmental Management (DEM) funds equivalent to an amount necessary to construct frontage improvements of curb and gutter along the subject property's Telegraph Road frontage.

4. Prior to the issuance of a residential building permit, and if Telegraph Road is not constructed as a divided facility, Applicant shall construct right and left turn lanes on

Proffers
RZ 91-V-003
Page 3

Telegraph Road, as approved by VDOT, up to a maximum of 200 feet in length with 100 foot tapers.

C. Environmental

1. On-site storm water detention shall be provided as generally shown on the GDP as approved by DEM and the Department of Public Works (DPW). The storm water detention facility shall be designed to Best Management Practice (BMP) standards for a minimum of 35% phosphorus reduction. If the Board of Supervisors' endorsed version, dated May 20, 1991, of the Chesapeake Bay Preservation Ordinance, General Performance Criteria For Resource Management Areas is adopted, Applicant shall redesign the storm water detention facility to BMP standards for a minimum of forty percent (40%) phosphorus reduction which may necessitate minor engineering modifications in the proposed pond as shown on the GDP.

2. If required by DEM, the Applicant will submit a geotechnical soils report which will conform to the guidelines set forth in the PFM of Fairfax County for review and approval by DEM as a part of the site plan review process. Construction plans for any improvements to be constructed on the property shall incorporate the recommendations of the geotechnical soils report as determined by DEM.

3. Applicant shall utilize building materials which will have qualities which will achieve a maximum interior noise level of 45 dBA Ldn. All units located between the 65-70

dBa Ldn highway noise impact contours within 385 feet from the existing centerline of Route 1 shall have the following acoustical attributes:

a. Exterior walls shall have a laboratory Sound Transmission Class (STC) rating of at least 39.

b. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they should have the same laboratory STC rating as walls.

c. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

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 located within the 70 dBA Ldn highway noise impact contours within 120 feet from the existing centerline of Route 1 that are unshielded by topography or built structures. Acoustical fencing or walls, if used, shall be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

4. Prior to final site plan approval, the Applicant shall submit for review and approval by the Urban Forester a tree preservation plan and limits of clearing plan which

in areas not designated for structures, roadways or parking. The Applicant shall use good engineering practices and reasonable techniques such as tree wells and retaining walls not to exceed two feet in height to preserve trees. In addition, the Applicant shall provide supplemental plantings in the tree save area in coordination with the Urban Forester. In

the event the individual trees shown on the GDP to be saved fail to survive the issuance of

the 45th Residential Use Permit for the subdivision, such trees shall be replaced with appropriate replacement(s) in size, species and quantity in coordination with Urban Forester. Applicant shall retain easements through the tree save areas which shall be used for the location of utilities and storm drains. Utilities and storm drains shall be located and constructed in a manner to minimize disturbance and impact on existing trees.

D. Public Facilities

1. Prior to the issuance of residential use permits, the Applicant shall provide a Type I asphalt trail, 8 feet wide within a public access easement 12 feet wide on the property's Telegraph Road frontage as shown on the GDP, subject to the approval of VDOT and DEM.

2. Prior to the issuance of residential use permits, the Applicant shall provide a Type I asphalt trail, 8 feet wide within a public access easement 12 feet wide along the property's Richmond Highway/Route 1 frontage as shown on GDP, subject to the approval

E. Heritage Resources

Prior to any clearing and grading of the site, the Applicant will conduct Phase I significance test by a qualified archeological resource firm in accordance with standard procedures provided by the County Archeologist. If a Phase II or Phase III archeological test is determined to be necessary, the Applicant will retain a qualified archeological resource firm to perform said test. The cost of all testing shall not exceed \$25,000.00. Using the approval date of the rezoning application as the base date, the cost limit of said testing will be adjusted according to the Construction Cost Index as published in the Engineering News Record by McGraw Hill. All tests shall be performed in accordance with standard procedures provided by the County Archeologist and all studies shall be reviewed by the County Archeologist. The Applicant shall grant permission to the County Archeologist or his agent to enter the property to evaluate the site, make any necessary tests and remove artifacts as long as such testing and removal does not unreasonably interfere with the Applicant's proposed construction schedule. The Applicant retains the rights to any artifacts or objects found on subject property.

F. Affordable Housing

The Applicant, in consultation with the Department of Housing and Community Development, shall contribute one percent (1%) of the

Proffers
RZ 91-V-003
Page 7

**Fund at the time of site plan approval as per Board of Supervisors policy adopted May 20,
1991.**

POHICK STATION LIMITED PARTNERSHIP

**By: POHICK STATION, INC.,
General Partner**

By: _____

Its: _____

**HARRIET L. CRAMPTON,
Owner, Parcel 20**

**LJS-GPROFFER4
2/4/92**



REZONING AFFIDAVIT

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

DATE: 1/10/92
(enter date affidavit is notarized)

JAN 10 1992

I, Lynne J. Strobel, Agent, do hereby state that I am an **ZONING EVALUATION DIVISION**
(enter name of applicant or authorized agent)

91-14a

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

in Application No(s): RZ 91-V-003
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Pohick Station Limited Partnership	c/o 1320 Old Chain Bridge Road, Suite 300, McLean, VA 22101	Owner/Applicant
John J. Morrissey		Agents
Michael Bikowski, Robert Nichols		
Urban Engineering & Associates, Inc.	7712 Little River Turnpike Annandale, Virginia 22003	Engineer
Gary P. Bowman		Agents
Phillip A. Blevins		
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.	Courthouse Plaza, 13th Floor 2200 Clarendon Boulevard Arlington, Virginia 22201	Attorneys
Martin D. Walsh		Agents
Keith C. Martin		
Lynne J. Strobel		

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

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

REZONING AFFIDAVIT

DATE: 1/10/92
(enter date affidavit is notarized)

for Application No(s): RZ 91-V-003
(enter County-assigned application number(s))

91-14a

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)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201

- 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)
Marrin D. Walsh Michael D. Lubeley
Thomas J. Colucci Keith C. Martin
Peter K. Stackhouse Nan E. Terpak
Jerry K. Emrich

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

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

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

Handwritten initials

REZONING AFFIDAVIT

DATE: 1/10/92
(enter date affidavit is notarized)

91-14a

for Application No(s): RZ 91-V-003
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Pohick Station Limited Partnership
c/o 1320 Old Chain Bridge Road, Suite 300
McLean, Virginia 22101

(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)

Table with 2 columns: Name and Title. Rows include Pohick Station, Inc. (General Partner), Jerry L. Carbone (Limited Partner), Michael A. Bikowski (Limited Partner), Gregory G. Yost (Limited Partner), J. Kenneth McLendon (Limited Partner), John I. Morrissey (Limited Partner), and Robert L. Nichols (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.

Handwritten signature or initials.

DATE: 1/10/92
(enter date affidavit is notarized)

91-14a

for Application No(s): RZ 91-V-003
(enter County-assigned application number(s))

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

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

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

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

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

WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent
Lynne J. Strobel
Lynne J. Strobel, Agent
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 10th day of January, 19 92, in the state of Virginia.

My commission expires: 3-31-95. Kylos Dean
Notary Public

DATE: 1/10/92
(enter date affidavit is notarized)

91-14a

for Application No(s): RZ 91-V-003
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Urban Engineering and Associates, Inc.
7712 Little River Turnpike
Annandale, Virginia 22003

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)
Barry B. Smith
J. Edgar Sears, Jr.

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Pohick Station, Inc.
c/o 1320 Old Chain Bridge Road, Suite 300
McLean, Virginia 22101

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)
Jerry L. Carbone
Michael A. Bikowski
Gregory G. Yost
J. Kenneth McLendon
John J. Morrissey
Robert L. Nichols

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.

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA
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January 10, 1992

Ms. Jane W. Gwinn
Zoning Administrator
4050 Legato Road, Suite 800
Fairfax, Virginia 22033Re: RZ 91-V-003
Applicant: Pohick Station Limited PartnershipRECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JAN 10 1992

ZONING EVALUATION DIVISION

Dear Ms. Gwinn:

A rezoning request for property identified by Fairfax County Tax Map reference 108-1 ((1)) Parcels 19, 21 and 29, was submitted to your office on November 15, 1990. The application was accepted by the Zoning Evaluation Division, but deferred indefinitely pending the approval of the Lorton-South Route 1 Comprehensive Plan. The above-referenced rezoning application was reactivated in October of 1991. Since that time, the applicant has been working closely with staff coordinator Mary Ann Godfrey in pursuit of a rezoning request from the R-1 District to the R-8 District.

The Planning Division cited parcel consolidation as an outstanding issue with the submitted rezoning application. In response to staff's concerns, the applicant has met with all adjacent property owners and discussed purchase of their property or joinder in the above-referenced rezoning application. Until this week, the applicant was unable to consolidate any additional parcels with the pending application.

On Monday, January 6, 1992, I was informed by the applicant that the owner of that property identified by Fairfax County Tax Map reference 108-1 ((1)) Parcel 20, was interested in joining the pending rezoning application. I would therefore request that the pending application be amended to include Parcel 20 and have submitted the appropriate copies of a revised Generalized Development Plan and a rezoning plat with this application.

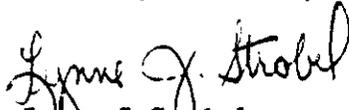
The applicant reaffirms that this request to the R-8 District is compatible and consistent with the zoning classifications and densities of surrounding properties. In addition, the rezoning request is consistent with the new adopted Comprehensive Plan recommendations.

Jane W. Gwinn
January 10, 1992
Page 2

Should you have any questions regarding my request or require additional information, please do not hesitate to give me a call.

Very truly yours,

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


Lynne J. Strobel

LJS:kd

cc: Jack Morrissey
Robert Nichols
Gary Bowman
Mary Ann Godfrey
Martin D. Walsh

lj-11\tr\gwinn.2

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

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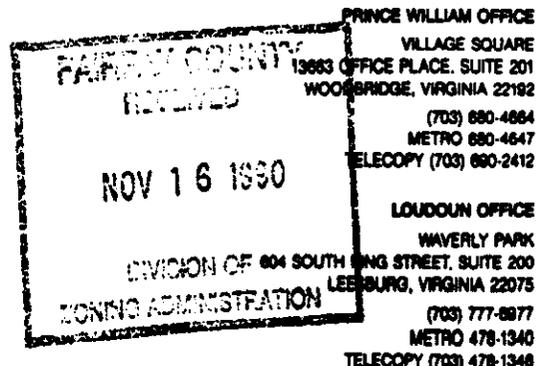
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November 15, 1990

MARTIN D. WALSH
THOMAS J. COLUCCI
NICHOLAS MALINCHAK
PETER K. STACKHOUSE
JERRY K. EMRICH
MICHAEL D. LUBELEY
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LYNNE J. STROBEL
MICHAEL S. DINGMAN

OF COUNSEL
JULIA T. CANNON



Ms. Jane W. Gwinn

Zoning Administrator

4050 Legato Road, Suite 800
Fairfax, Virginia 22033

Re: Rezoning Request for property identified as Fairfax County Tax Map Reference 108-1 ((1)) Parcels 19, 21 and 29 from the R-1 District to the R-8 District
Applicant: Pohick Station Limited Partnership

Dear Ms. Gwinn:

The following is submitted as a letter of justification for the above-referenced rezoning request.

The parcels included in this application consist of approximately 5.6 acres. The property is located near the intersection of Richmond Highway (Route 1) and Telegraph Road in the Mt. Vernon District. The applicant proposes a total of 45 townhouse units for a proposed density of 7.93 dwelling units per acre with 33% of the total area dedicated as open space.

The proposed rezoning to the R-8 District is compatible and consistent with surrounding properties' zoning classifications and densities. The property to the north is zoned R-12 and is developed with townhouse units at 10 dwelling units per acre. To the south are properties which include retail and office uses and to the northwest is property developed to the R-8 District. Across Telegraph Road from the subject property, are commercially and residentially zoned properties. As the subject property is surrounded by higher density residential and commercial uses, a residential density within the R-8 District is an appropriate infill use.

a less intense and more compatible use. The Mt. Vernon District Task Force recently reaffirmed the current Comprehensive Plan language recommending 5-8 dwelling units per acre for Parcels 19 and 21 and further included Parcel 29 in this category. I understand that this recommendation has also been endorsed by the Fairfax County Planning Staff.

The applicant proposes one access on Telegraph Road as shown on the Generalized Development Plan. Dedications will be provided along Richmond Highway in conformance to the proposed plans for expansion. This circulation system and right-of-way dedication is compatible with the proposal of the Virginia Department of Transportation to expand the right-of-way for Route 1 by 150 feet so as to accommodate six lanes of traffic. The additional right-of-way footage is planned to be taken exclusively from the western side of Route 1, as the eastern side of Route 1 contains the Pohick Church. A taking of this magnitude is a substantial hardship to Parcel 29 and it is unlikely that this parcel could be developed commercially. A consolidation of Parcel 29 with Parcels 19 and 21 for residential development is more practical and appropriate. The applicant requests a waiver of the service drive requirement along Richmond Highway as other developments in this area have not provided this service drive and the taking for Richmond Highway will render this requirement useless.

The applicant proposes landscaping and passive recreational open space as shown on the Generalized Development Plan. Modification of the transitional screening along the property's Richmond Highway frontage is requested and the applicant will provide a ten foot yard with a six foot high brick wall as shown with plantings. As the property is located within an historic overlay district, the applicant is willing to commit to a high quality architectural design. The applicant intends to construct these proposed townhomes of brick

in a colonial style.

The application as proposed, except as noted above, is in conformance with all of the applicable ordinances, regulations and adopted standards as provided in the Fairfax County Zoning Ordinance as well as in harmony with the existing and proposed Comprehensive Plan. The applicant has no knowledge of any toxic materials stored on the site and anticipates a high quality residential development that will complement existing and proposed uses. As always, I appreciate your consideration of this request. Should you have any questions or require additional information, please do not hesitate to call.

Very truly yours,

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

APPENDIX 4

RECEIVED
OFFICE OF COMPLEMENTARY PLANNING

JAN 23 1992

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ZONING EVALUATION DIVISION

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

DATE: January 22, 1992

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

FILE: 3-4 (RZ 91-V-003)/SITE1 14

SUBJECT: Transportation Impact Addendum

REFERENCE: RZ 91-V-003; Pohick Station Limited Partnership
Land Identification Map: 108-1 ((1)) 19, 21 & 29

Transmitted herewith are the comments of the Office of Transportation with regard to the referenced application. These comments are based on the development plan dated January 10, 1992 and proffers dated January 16, 1992.

1. The subject is affected by the revised Transportation Plan adopted by the Board of Supervisors on July 1, 1991. Under the new plan, the applicant should dedicate right-of-way to 56 feet from centerline for a four lane divided section along Telegraph Road. The Adopted Plan also recommends construction of a grade-separated interchange at the intersection of Richmond Highway/Telegraph Road. To date, a thorough engineering study of the design requirements for the interchange has not been completed to facilitate future planning for the area. However, Figure 17 (Attachment A) from the The Comprehensive Plan for Fairfax County, Virginia, Area IV LP-4 Fort Belvoir Community Planning Sector, recommends areas where access should be restricted/controlled until a design is approved.
2. An equivalent contribution towards the relocation/improvement of Telegraph Road in lieu of frontage construction should be provided.
3. Provision of right and left turn lanes into the proposed Telegraph Road entrance to a standard as required by VDOT. Turn lanes should be provided if the site develops prior to the relocation/widening of Telegraph Road.
4. Construction of a service drive along the site's Richmond Highway frontage as required by Ordinance. This Office would have no

Ic. Existing Roadway System — Operation

The operation of the street system in the nearby area and/or likely to be affected by traffic from the proposed site is shown below. The operation of the street system may be measured by the level of service of nearby signalized intersections and/or by an examination of the geometric conditions of the roadway segment(s).

<u>Street</u>	<u>Route</u>	<u>From</u>	<u>To</u>	<u>LOS¹</u> <u>Int.</u>	<u>Geo.²</u> <u>Ade.</u>
Telegraph Road	611	Richmond Hwy.	Backlick Road		U-5,6
Richmond Hwy.	1	Telegraph Road	Pohick Road		U-6

Intersection:

Richmond Highway/Pohick Road	F(1985)
Richmond Highway/Telegraph Road	F(1986)

¹ Level of Service of Nearby Signalized Intersection

Level of Service data, when shown, from Level of Service Summary for Signalized Intersections in Fairfax County, Fairfax County Office of Transportation, 1988.

A	Free flow. No loaded cycles
B	Stable operation. Occasional loaded cycles
C	Stable operation. More frequent cycles, but acceptable delays
D	Approaching instability. Occasional delays of substantial duration
E	At capacity. Long queues and many delays
F	Jammed conditions
N/A	Current data is not available for this intersection

² Geometric Adequacy of Street Segment

S	Satisfactory street geometry (width, alignment)
U	Unsatisfactory segment due to:

- 1 narrow width
- 2 inadequate shoulders
- 3 poor horizontal alignment
- 4 poor vertical alignment

IIa Traffic Generation

The estimated traffic generation resulting from the approval of the application is shown in Section Id. Also shown in Section Ic is a comparison of this traffic generation with the traffic generation of other potential uses of this site.

The traffic generation of the application is unsatisfactory due to:

_____ The magnitude of traffic generation exceeds that which was anticipated in conjunction with the preparation of the adopted Plan. The approval of more intense uses than those allowed in the Plan could set a precedent for other applications and contribute to the premature obsolescence of the Plan.

X The magnitude of traffic generation exceeds that which could occur as a result of other allowable uses of the site, and sufficient measures to mitigate the impact of this greater traffic have not been provided with this application.

_____ The Zoning Ordinance requires that uses regulated under Special Exception/Permit be allowed only if their traffic impacts will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. Because of the failure to mitigate these traffic impacts this application does not meet this standard. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

_____ This use is regulated in the Highway Corridor District and must meet the access requirements of that District (see Section IIb).

X The application requests rezoning approval to an intensity which is above the low end of the range prescribed in the Plan. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

IIb Site Access

The direct site access proposed for the subject application is unsatisfactory for the following reasons:

- Entrance(s) improperly located and/or would interfere with smooth traffic flow on an arterial road and create potential safety hazards due to:¹
 - speed changes and conflicting travel paths resulting from turning movements directly to and from the arterial.
 - U-turns and weaving maneuvers resulting from absence of direct left turn access at an existing or potential median break.
- Entrance(s) too close to another driveway or street and would result in vehicular turning movement conflicts.
- Entrance(s) violate principles of functional classification. The primary function of an arterial highway is the provision of travel mobility. Single-use entrances on minor arterials are not appropriate and on principal arterials are even more strongly discouraged. An entrance should be permitted on an arterial only when it represents a public benefit, such as consolidation of access for a significant area, and is adequately designed. Adequate design includes location of the entrance at an existing or potential median break location where all access movements could be accommodated.
- Improvements needed on adjacent street to minimize impact of development:
 - right-turn/deceleration lane: on Telegraph Road, at site entrance.²
 - left-turn/deceleration lane: on Telegraph Road, at site entrance.²
 - full funding for design and installation of traffic signal.
 - contribution for signalization: on _____, at _____.
 - other off-site improvements: on _____, at _____.
- Potential sight distance problems.
- Access is not provided as prescribed in a Highway Corridor District; i.e. via a functional service drive, a street not intended to carry through traffic, or internally within a shopping center.
- Absence of public streets, travel lanes, or service drive connections to adjacent properties would add unnecessary traffic and turning movements to the arterial street network or leave adjacent property without public street access. Service drives are required by Ordinance along all primary highways.
- Other.

Ia. SUMMARY OF ISSUES

The proposed development represents an increase in traffic impacts which have not been adequately addressed. The proposed site entrance onto Telegraph Road would create frictional impacts on through traffic. In addition, the proposed entrance would not have access to a future median break when Telegraph Road is improved to a divided facility. Unless the applicant can demonstrate access to a future median break, this Office cannot recommend approval of this application with the proposed density at the high end of the Comprehensive Plan range.

The following transportation issues have also not been adequately addressed:

1. Provision of adequate right-of-way dedication along the site's
Telegraph Road frontage.
2. An equivalent contribution towards the relocation/improvement of Telegraph Road in lieu of frontage construction.
3. Provision of right and left turn lanes into the proposed Telegraph Road entrance. Turn lanes should be provided if the site develops prior to the relocation/widening of Telegraph Road.
4. Provision of adequate right-of-way dedication along the site's Richmond Highway frontage.
5. Provision of all ancillary easements necessary for the improvement of Telegraph Road and Richmond Highway.
6. Provision of a service drive along Richmond Highway as required by Ordinance.

Ib. Existing Roadway System - Description

The roads most likely to be affected by traffic from the proposed site, their functional classification, and their traffic count, are shown below:

<u>Street</u>	<u>Route</u>	<u>Funct. Class¹</u>	<u>From</u>	<u>To</u>	<u>24-Hour Volume²</u>
Telegraph Road	611	MA	Richmond Hwy.	Backlick Road	2,522
Richmond Hwy.	1	PA	Fort Belvoir	Rt. 242 Gunston Hall	27,040
Pohick Road	638	MA	Richmond Hwy.	Whernside	8,415

¹ Functional Classification

- PA Principal Arterial. Primary purpose to accommodate travel.
Access to adjacent property undesirable
- MA Minor Arterial. Serves both through and local trips.
Access to adjacent property undesirable.

C Collector. Links local streets and properties with
arterial network.

- L Local. Provides access to adjacent properties.

² The volumes for secondary roads (route numbers 600 and above) are from the Fairfax County 1985 Secondary Traffic Tabulation; VDH&T, 1986 unless otherwise noted. The volumes for interstate and primary highways (route numbers 599 and below) are from Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes for 1989; VDOT, 1989.

IIb Site Access (Continued)

- 1 In the future, when Telegraph Road is widened as recommended in the Comprehensive Plan, the proposed entrance onto Telegraph Road would not have access to a median break. The location of a median break would be south of the site at Richmond Highway. There is not sufficient distance between Richmond Highway and the proposed entrance to permit a median break under VDOT spacing criteria. The applicant must demonstrate that access to a future median break can be provided before this Office can recommend approval of the proposed density.
- 2 The applicant should construct a right-turn/deceleration lane and a left-turn/deceleration lane at the site entrance if the site is developed prior to the relocation/widening of Telegraph Road.

IId Provision for Future Transportation Improvements

Development of the site will be affected by the need to provide for future transportation improvements. Table II-1 presents a listing of those future road improvements which affect the site that have not been satisfactorily addressed.

TABLE II-1

Future Road Improvements Affecting Development
of the Site
(see key on next page)

- X Failure to dedicate sufficient right-of-way¹
- X Failure to provide sufficient construction²
- X Failure to provide the ancillary easements needed to facilitate future construction
- Other

<u>Street</u>	<u>Improvement Code</u>	<u>Minimum R-O-W</u>	<u>Minimum Const.</u>	<u>Plan Status</u>	<u>Implementation Status</u>	<u>Agency</u>
Telegraph Road	W(6) ¹	DEM/VDOT ¹	DEM/VDOT ²	A	D	V
Richmond Hwy.	W(6) ³ SD ⁴	85'(CL) ³ 46'	—	A	F	N/A

¹ The subject site is affected by amendments to the Transportation Plan adopted in concept by the Board of Supervisors on August 6, 1990, with final adoption subject to and following Phase II Task Force review and public hearings before the Planning Commission and Board of Supervisors. On November 5, 1990, the Board directed that the existing transportation plan map be utilized as guidance in reviewing development applications until such time as a new Plan is duly adopted by the Board.

It should be noted that the new Plan adopted in concept on November 5 provides for an 6-lane cross section for Telegraph Road in the vicinity of the subject site. To accommodate this recommendation, the applicant would need to dedicate right-of-way and easements in accordance to VDOT Project along Telegraph Road (Project #0611-029-303, C501).

² In lieu of construction, funding equal to the cost of frontage improvements should be escrowed for use with Telegraph Road relocation funding.

³ The Comprehensive Plan recommends that this portion of Richmond Highway be widened to six-lanes. Because Richmond Highway should be designed to avoid the Pohick Church historic site in this area, all additional right-of-way for the new alignment will be needed from land along the north side of the highway. Therefore, the applicant would need to dedicate right-of-way to 85 feet from centerline and provide a 15 foot construction easement.

⁴ The Fairfax County Zoning Ordinance requires that development adjacent to

KEY TO TABLE II-1

Improvement Codes

I()	Improve () lane
W()	Widen to () lanes
NL	New Location () lanes
DEM	Match similar improvements on nearby parcels as determined by DEM at time of subsequent plan review
F	Preserve right-of-way for future need
SD	Service Drive
O	Other

Minimum Right-of-way

90	Minimum right-of-way to accommodate needed improvement
45(CL)	Minimum right-of-way, measured from centerline of adjacent road, necessary to accommodate needed improvement
DEM	Final right-of-way determination to be made by DEM at time of subsequent plan review
O	Other

Minimum Construction

52	Minimum width measured between curbs or edges of pavement, needed to accommodate existing or anticipated traffic
26(CL)	Minimum width, measured from the road centerline to the face of curb or edge of pavement, needed to accommodate the existing or anticipated traffic
DEM	Final determination to be made by DEM at time of subsequent plan review
O	Other

Plan Status

A	Element of adopted Countywide Plan
F	Not included in adopted Countywide Plan but likely future need
N	Not included in adopted Countywide Plan
O	Other

Implementation Status

CI	Construction initiated or imminent
ROW	Final design completed; right-of-way acquisition imminent or underway
D	Final design underway
PE	Preliminary engineering underway
F	Project planning not yet initiated
N/A	Project not included in any current program
O	Other

KEY TO TABLE II-1 (Continued)

Implementation Agency

V	Project included in current VDOT Six-Year Program
F-1	Project included in County Bond Program for construction
F-2	Project included in County Bond Program for design
N/A	Project not included in any current program
0	Other

RLM/SU:tsb

cc: John Winfield, Deputy Director, Design Review, Department of Environmental
Management

MEMORANDUM

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

THRU: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environmental and Heritage Resources Branch, OCP

FROM: Connie Chitwood Crawford, Environmental Planner
Environmental and Heritage Resources Branch, OCP

FILE NO.: CRAWFORD (300.54)

SUBJECT: ADDENDUM TO THE
ENVIRONMENTAL ASSESSMENT for: RZ 91-V-003
Pohick Station Limited
Partnership
108-1((1)) 19, 21, 29

DATE: DEC. 20 1991

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 23 1991
ZONING EVALUATION DIVISION

This addendum addresses the revised plan submitted by the applicant on December 2, 1991. The revised development plan includes a landscape plan and a tree preservation plan that shows where existing trees will be preserved. Because of the size and age of the oak trees on this site, the applicant should provide the appropriate conservation measures to ensure the specimen oak trees will survive during and after construction. The applicant should hire an experienced urban forester and work with the County's Urban Forestry Branch to develop a tree preservation plan specifically for the Oak trees. If necessary, the applicant should also agree to modify the limits of clearing and grading to accomplish the proposed tree save.

The applicant has agreed to provide water quality mitigation by designing the proposed stormwater management pond as a water quality Best Management Practice (BMP). This has resolved the water quality issue.

The proposed development will be impacted by highway noise from Route 1. The applicant shows an acoustical barrier along the rear and the side yards of several townhouses. The barrier will mitigate noise impacts for some of the units but because of the gap between the brick wall and the acoustical fence other units will still be impacted. The applicant should provide a continuous solid acoustical wall along the southern boundary of the entire property located within the 65 to 70 dBA Ldn noise contour. Alternatively, the applicant can conduct a noise study to develop more specific noise mitigation measures.

BGD:CCC

FAIRFAX COUNTY, VIRGINIA

MEMORANOUm

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

DATE: 10 APR 1991

THRU: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environmental And Heritage Resources Branch, OCP

FROM: Paula P. Stouder, Planning Technician *PPS*
Environmental and Heritage Resources Branch, OCP

FILE NO.: PEAK 354

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 91-V-003
Pohick Station Limited
Partnership
108-1 ((1)) 19, 21, 29

This environmental assessment includes citations from the Comprehensive Plan that establish environmental policy for this property and a discussion of environmental concerns including a description of potential impacts that may result from the proposed development. Possible solutions to remedy identified environmental impacts are suggested.

COMPREHENSIVE PLAN CITATIONS:

Comprehensive Plan guidance is the basis for the evaluation of this application. The following citations have been determined to have relevance to the application property and the development proposal.

On page 86 of the Policy Plan for Fairfax County, the Comprehensive Plan States the following:

- Objective 2: Prevent and reduce pollution of surface waters.
 - Policy a. Implement a best management practices (BMP) program for Fairfax County.
 - Policy c. Minimize the amount of impervious surface created as a result of development consistent with planned land uses."

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APR 11 1991

On page 93 of the Policy Plan for Fairfax County, the Comprehensive Plan states the following:

"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.

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 or restore the maximum amount of tree cover on developed sites consistent with planned land use and good silvicultural practices.

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

On page 90 of the Policy Plan of Fairfax County, the Comprehensive Plan states the following:

" Objective 7: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.

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

On page 89 of the Policy Plan for Fairfax County, the Comprehensive Plan states the following:

" Objective 5: 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. New

ENVIRONMENTAL CONCERNS AND SUGGESTIONS FOR THEIR RESOLUTION:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Proposed solutions are acceptable remedies to the concerns that have been identified. There may be other acceptable solutions that have not been identified by staff. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining environmental resources.

Water Quality

Concern: The property is located on the drainage divide of the Accotink Creek and Pohick Creek watersheds with the majority of the property draining to Accotink Creek.

The applicant has proposed to install a stormwater detention facility to serve the proposed development. This facility, if designed properly, could provide water quality benefits in addition to satisfying existing stormwater detention requirements.

Suggested Solution: The applicant should provide water quality improvements for the proposed townhouse development by designing the stormwater detention facility as a phosphorous reducing best management practice (BMP).

Tree Preservation

Concern: Portions of the property are forested with hardwood and evergreen trees. The applicant has not indicated that any trees will be preserved on the site.

Suggested Solution: The applicant should conduct a tree survey and develop a tree preservation plan for the property. Healthy, mature trees should be preserved everywhere possible and existing vegetation should be incorporated into the landscaping plan for the project. Trees which are to be preserved should be clearly depicted on the generalized development plan.

Soils

Concern: Problem soils exist on a large portion of the property according to the County's soils map (Loamy and Gravelly Sediments).

Suggested Solution: The applicant may be required to conduct a geotechnical engineering study for the proposed development

RZ 91-V-003
Pohick Station Limited Partnership
Page Four

Highway Noise

Concern: The property is impacted by highway noise generated by Richmond Highway (Route 1). A highway noise analysis was conducted for the property and yielded the following:

Route 1

65 dBA Ldn - 385 feet from centerline
70 dBA Ldn - 120 feet from centerline

The southwestern half of the property is impacted by highway noise levels between 65 and 70 dBA Ldn. The six foot brick wall which the applicant has proposed to install along a segment of Route 1 will not adequately shield the proposed residential structures from highway noise.

Suggested Solution: The applicant should extend the brick wall, or other architecturally solid fencing along the entire southern boundary of the site in order to mitigate highway noise. The applicant should ensure an exterior noise level no greater than 65 dBA Ldn within the development and an interior noise level no greater than 45 dBA Ldn (please see attached guidelines for the acoustical treatment of residential structures located within 65-70 dBA Ldn noise levels).

BGD:PPS

Highway Noise Attachments:

ATTACHMENT R 65-70

**GUIDELINES FOR THE ACOUSTICAL TREATMENT OF RESIDENTIAL PROPERTIES
AND OTHER NOISE SENSITIVE USES WITHIN HIGHWAY NOISE IMPACT ZONES OF
65-70 dBA L_{dn}**

In order to achieve a maximum interior noise level of 45 dBA L_{dn} all units located between the 65-70 dBA L_{dn} highway noise impact contours should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.
2. Doors and windows should have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade they should have the same laboratory STC rating as walls.
3. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA L_{dn} noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, should be provided for those outdoor recreation areas including rear yards, that are unshielded by topography or built structures. If acoustical fencing or walls are used, they should be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted

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TELEPHONE
(703) 591-6660

COMMONWEALTH of VIRGINIA

NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT

11216 WAPLES MILL ROAD • FAIRFAX, VIRGINIA 22030

March 7, 1991

TO: Barbara Byron, Director
Zoning Evaluation Division, OCP

FROM: Wilfred D. Woode
Conservation Specialist

A handwritten signature in dark ink, appearing to be "W. D. Woode", written over the printed name.

RE: Conservation Report on Rezoning Application RZ 91-V-003

This is a 5.67 acre Property in the Accotink Creek Watershed. It is situated on the west side of Telegraph Rd., north of Richmond Hwy. (Rt. 1), Approximately 600 Ft. from intersection of Telegraph Rd. and Richmond Hwy. Proposed rezoning is from R-1 to R-8. Map reference is 108-1-7017/70015-0021-0029-.

Presently, the property has a couple of abandoned houses on parcels 19 and 29 whereas parcel 21 has no physical structure.

Vegetation on parcels 19 and 29 consists of mostly tall grass and colonies of evergreen hardwoods. This covers about 70% of the total ground area; other spots are either bear (unprotected) or paved in concrete (being part of the old existing structures). Parcel 21 consists of a denser type of vegetation which includes deciduous and evergreen trees and knee high grass areas.

The general landform of this property is of gentle slopes (2-5%), draining towards the north into the Accotink Creek. There is a waterway noticed in parcel 21 which was dry at the time of the field visit.

Soils are Beltsville Silt Loam (37B1) and Penn Fine Sandy Loam (67D2). The causes for concern based on these soil types are: (1) Because of the marginal subsurface drainage characteristic of Beltsville soils, a geotechnical report would be required if the final development plan of this project does not include structural details to help alleviate foreseen

In an attempt to prevent any sediments getting into the Accotink Creek which flows just north of this site, I would strongly recommend the efficient use of silt fence around the perimeter of the plot. Also, the area marked out to be used as a dry pond should be used as a detention pond during construction. At the end of which, the pond should be dredged out so that it could serve its originally intended purpose.

WW/ww

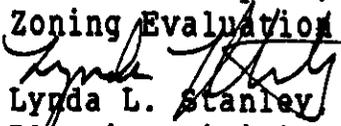
cc: Bruce Douglas, Chief Environmental and Heritage Resources
Branch, OCP.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: JAN 16 1992

FROM:  Lynda L. Stanley, Director
Planning Division, OCP

FILE NO: 928 (ZONING)

SUBJECT: Addendum to Planning Analysis for: RZ 91-V-003

This memorandum provides an addendum to planning analysis for application RZ 91-V-003, which requests a rezoning to the R-8 zoning district. The applicant has submitted a revised development plan (dated January 10, 1992) which reflects additional consolidation of Parcel 20 and a new design.

The consolidation of Parcel 20 allows for future development of the remainder of this land unit to occur in a regular development pattern in accordance with the Plan.

Parcel 28 has not been consolidated and will, in effect, create an "out-parcel" which, because of its small size, will not develop in accordance with the Plan. However, as noted in the previous planning analysis, Route 1 is planned for widening which will result in approximately one-half of the site being required for right of way. Therefore, while consolidation of Lot 28 would be desirable, it is not critical to future implementation of the Plan recommendation for this land unit.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DEC 18 1991

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

FROM: *Lynda L. Stanley*
Lynda L. Stanley, Director
Planning Division, OCP

FILE NO: 906 (ZONING)

SUBJECT: Planning Analysis for: RZ 91-V-003

This memorandum provides amended Comprehensive Plan text and revised analysis on the application RZ 91-V-003, submission dated December 2, 1991, which requests a rezoning from the R-1 Zoning District to the R-8 Zoning District. Since the last land use analysis report dated April 18, 1991, the Board of Supervisors adopted Plan Amendment S91-IV-MV1 on October 14, 1991 which affects the subject property.

COMPREHENSIVE PLAN CITATIONS:

The 5.67-acre property is located in Community Planning Sector LP4 (Lorton) of the Lower Potomac Planning District in Area IV. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

On page 21, under the heading "Recommendations, Land Use, Land Unit E3", Plan Amendment S91-IV-MV1 states:

"Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road {tax map 108-1((1))19, 20, 21, 22A, 24, 25, 26, 28 and 29} and planned for residential use at 5-8 dwelling units per acre provided that the following site-specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of Sub-unit E3;
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to non-residential use, both existing and planned."

On page 12, under the heading "Recommendations, Land Use", Plan Amendment S91-IV-MV1, it states:

"Where substantial consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Plan."

The Comprehensive Plan map shows that the property is planned for residential use at 5-8 dwelling units per acre.

PLANNING ANALYSIS:

The following analysis identifies and discusses pertinent planning issues that relate to the proposed use on the application property.

Character of the Surrounding Area:

The site is located north of Route 1 and west of Telegraph Road. The surrounding area is planned, zoned and developed as follows:

To the north and northwest is an area planned for residential use at 8-12 dwelling units per acre, zoned R-12, that is developed with the Worthington Woods and Southgate Woods townhouses.

Further west is property planned for residential use at 5-8 dwelling units per acre and zoned R-8 that is developed with the Pohick Village townhouses.

Barbara B. Byron
RZ 91-V-003
Page Three

To the south are properties planned for residential use at 5-8 dwelling units per acre with an option for 8-12 dwelling units per acre given total consolidation of Land Unit E3. These properties are zoned R-1, C-6 and C-8 and contain a delicatessen, an antique shop and a single-family detached dwelling unit. Further south and across Route 1 is land planned for residential use at a density of 4-5 dwelling units per acre and zoned R-1 that contains the historic Pohick Church. To the east and across Telegraph Road is an area planned for residential use at 8-12 dwelling units per acre and zoned R-1 that contains single-family detached dwelling units.

Planning Issues

The Plan recommends that the subject property be developed in residential use at 5-8 dwelling units per acre dwelling units per acre. The applicant is requesting townhouse development at a density of 7.93 dwelling units per acre. This is at the high end of the planned density range. Development above the low end of the planned density range is conditioned on the provision of substantial consolidation, provision of buffers along adjacent property lines with existing and planned non-residential use and high quality design which is compatible with Pohick Church.

Land Unit E3 consists of 11.1 acres, of which the applicants have consolidated three lots totaling 5.67 acres or 51%. In addition to those three lots, lots 20 and 28, adjacent to the subject site are the most critical, in staff's opinion, to meet the Plan recommendation for substantial consolidation. It is noted that, technically, lot 20 could develop with the lots to the south although this would create an irregular development pattern.

If consolidated, the remaining lots in Land Unit E3, with the exception of Lot 28, could be developed in conformance with the Plan recommendation. Lot 28 is one-half acre in size, zoned R-1, and contains a 1,000 square-foot converted residence in poor condition with a commercial retail use. This lot will become an "out-parcel" to the adjacent proposed townhouses. Given its small size, lot 28 could not be developed independently at a later time in accordance with the Comprehensive Plan recommendation for 5-8 dwelling units per acre. However, it is also noted that when Route 1 is widened, approximately one-half of this site could be needed for right-of-way.

The southwestern corner of the property abuts an existing commercial use, but provides only a 10-foot buffer area and no landscaping between the townhouse privacy fences and the project property line.

Barbara B. Byron
RZ 91-V-003
Page Four

The site is located in the Pohick Church Historic District and may impact the Pohick Church.

Suggested Measures to Address Planning Issues

Tax Map 108-1((01)) 20 and 28 should be consolidated with the subject property in order for the area to be developed above the low end of the Plan density range. Lacking consolidation, parcel 28 cannot develop in conformance with the Plan. Without consolidation of either of these parcels, development above five units per acre on the subject property would not, in staff's opinion, be in conformance with the Plan.

If parcel 28 is not consolidated, it would be desirable for the applicant to provide additional buffering and screening along the property lines adjacent to parcel 28 to help mitigate visual impacts to the subject property.

To ensure the project is compatible in terms of "mass, scale, height, color, type of material and visual impact" with Pohick Church, the project should be reviewed by the Architectural Review Board. To adhere to the Plan recommendations, the height of the houses should not exceed the height of Pohick Church, which is 39.5 feet.

For commercial, industrial and mixed use projects, provide a number of units in appropriate residential projects, or land or a contribution to the Housing Trust Fund sufficient for a number of units, determined in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.

- 9. Preserve, protect and/or restore structural, historic or scenic resources which are of architectural and/or cultural significance to the County's heritage.**
- 10. Integrate land assembly and/or development plans to achieve Plan objectives.**

Date: 02/28/91

TO: Staff Coordinator (Tel.: 246-1250)
Zoning Evaluation Branch
4050 Legato Road, Centre Pointe
Fairfax, VA 22033

FROM: Planning Branch (Tel.: 698-5600 ext. 343)
Engineering and Construction Division
Fairfax County Water Authority

Subject: Water Service Analysis, Rezoning Application RZ 91-V-003

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

1. The application property is located within the franchise area of the Fairfax County Water Authority
2. Adequate water service is available at the site.
3. Offsite water main extension is not required.
4. The nearest adequate water main available to provide service is a 12 inch main located at the property. See enclosed property map.
5. Other pertinent information or comments:

REZONING APPLICATION

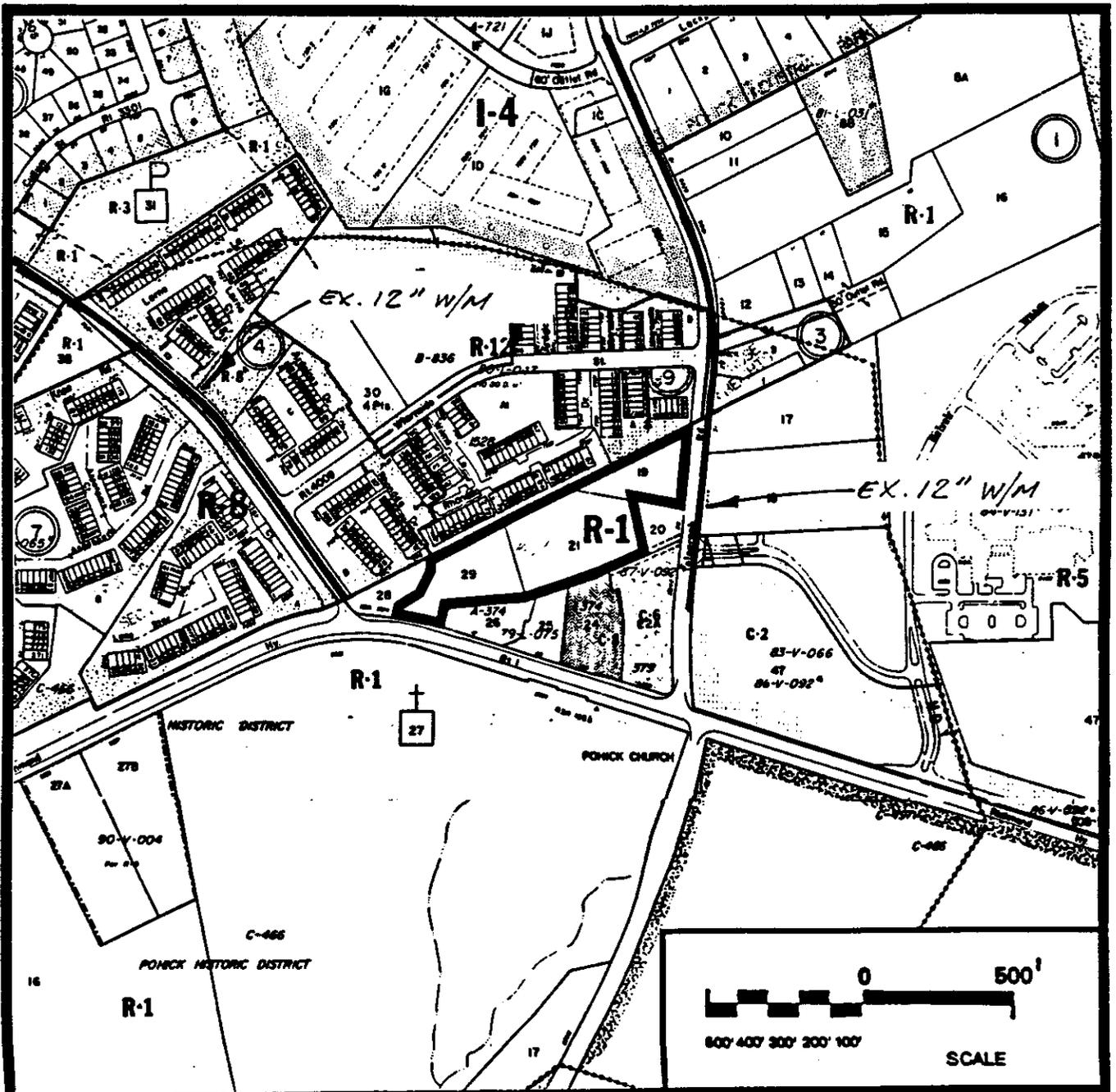
RZ 91-V-003

RZ 91-V-003
FILED 01/30/91

POHICK STATION LIMITED PARTNERSHIP
TO REZONE: 5.67 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: RESIDENTIAL
LOCATED: N. OF TELEGRAPH RD., N. OF RICHMOND HWY.
(RT. 1), APPROX. 600 FT. FROM INTERSECTION
OF TELEGRAPH RD. & RICHMOND HWY.

ZONING: R-1
TO: R-8
OVERLAY DISTRICT(S): HD

MAP REF 108-1- /01/ /0019- ,0021- ,0029-



108-1-001-19, 21, 29
R-8
5.67 Acres

FAIRFAX COUNTY, VIRGINIA

2062w (LP)
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OFFICE OF COMPREHENSIVE PLANNING

MEMORANDUM

FEB 12 1991

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: February 7, 1991 ZONING EVALUATION DIVISION

FROM: Gilbert Osei-Kwadwo (Tel: 246-5025)
System Engineering & Monitoring Division
Department of Public Works

SUBJECT: Sanitary Sewer Analysis, Rezoning Application RZ 91-V-003

The following information is submitted in response to your request for a sanitary sewer analysis for subject rezoning application:

1. The application property is located in the Accotink Creek (M6) Watershed. It would be sewerred into the Lower Potomac Treatment Plant.

2. 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 for timing for the development of this site.

3. An Ex. 8 inch line located in easement and on the property ~~is/~~~~s~~ not adequate for the proposed use at the present time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: _____

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 3-8-91

FROM: John W. Koenig, Director
Utilities Planning and Design Division
Department of Public Works

JWK

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAR 13 1991

SUBJECT: Rezoning Application Review

Name of Applicant/Application: POWER STATION LIMITED PARTNERSHIP ZONING EVALUATION DIVISION

Application Number: 91-V-003

Type of Application: REZONING

Information Provided

Application: YES

Development Plan: YES

Other: YES - LETTER OF JUSTIFICATION

Date Received in UP&DD: 2-6-91

Date Due Back to OCP: 3-5-91

Site Information

o Location: TAX MAP 106-1/01/19, 21, 29

o Area of Site: 5.67 ACRES

o Rezoned from: R-1 to R-8

o Watershed/Segment: ALLOTINK CREEK / LONG BRANCH A

I. Drainage

o Master Drainage Plans: No deficiencies identified in Master Drainage Plan.

o UP&DD Ongoing County Drainage Projects: None

o UP&DD Drainage Complaint Files:
 Yes No

Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, Describe: Storm drainage complaint on file pertaining to minor flooding in the common area of Southwoods Town house development adjacent to this site.

o Other Drainage Information: None



II. Trails:

 Yes No Any Trail projects pending funding approval on this property?

If yes, Describe: _____

 Yes No Any funded trail projects affected by this rezoning?

If yes, Describe: _____

III. School Sidewalk Program:

 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 rezoning?

If yes, Describe: _____

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

 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 rezoning?

If yes, Describe: _____

V. Other UP&DD Projects or Programs:

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

If yes, Describe: _____

Other Program Information: _____

Application Name/Number: POLICK STATION Limited Partnership 02 91-V-003

***** UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS *****

Note: The UP&DD recommendations are based on the UP&DD involvement in the below listed programs and are not intended to constitute total County input for these general topics.

DRAINAGE RECOMMENDATIONS: None

TRAILS RECOMMENDATIONS: None

SCHOOL SIDEWALK RECOMMENDATIONS: None

SANITARY SEWER E&I RECOMMENDATIONS:

YES NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I recommendations: NONE

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: NONE

UP&DD Internal Sign Off by:
Planning Support Branch (Ron Kirkpatrick)
Public Improvements Branch (Walt Wozniak)
Stormwater Management Branch (Bill Henry)



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FAIRFAX COUNTY, VIRGINIA

FEB 13 1991

MEMORANDUM

February 11, 1991

ZONING EVALUATION DIVISION

TO: Barbara A. Byron, Director
Zoning Evaluation Branch
Office of Comprehensive Planning

FROM: Edie Beitzel, (246-3953) *EB*
Resource Management Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis,
Rezoning Application RZ 91-V-003, Zoning R-1 to R-8

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #19 Lorton.
2. After construction programmed for FY 1991, 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; however, a station location study is currently underway, which may impact this rezoning positively.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director DATE: February 6, 1991
Zoning Evaluation Division, OCP

FROM: David B. Marshall, Branch Chief *DBM*
Public Facilities and Services Branch, OCP

FILE NO. 232.1 TRAILS

SUBJECT: Trails Program Requirements for RZ 91-V0-003

The trails plan map indicates that trails will be required in the following locations:

- o **Richmond Highway/Route 1 (North Side)** -- Type I (asphalt) trail, 8 feet wide within a public access easement 12 feet wide, or a Type IV (concrete) sidewalk, 5 feet wide within a public access easement 9 feet wide and a service road.
- o **Telegraph Road (West Side)** -- Type I (asphalt) trail, 8 feet wide within a public access easement 12 feet wide.

Additional trails recommendations may be forthcoming from the Fairfax County Park Authority, the Northern Virginia Regional Park Authority and/or the Department of Public Works.

Final determination of trail location and design will be made by DEM in consultation with the Trails Planner at the time of the subdivision or site plan review.

DBM/PSB



Department of Facilities Services

Design and Construction
Services

10700 Page Avenue
Fairfax, Virginia 22030

February 8, 1991

Zoning Evaluation Division
Fairfax County Office of Comprehensive Planning
4050 Legato Road
Fairfax, Virginia 22033

Gentlemen:

Re: Below Listed Recently Filed Rezoning Application(s) as Listed
on Attached Sheet:

RZ 91-V-003 POHICK STATION LIMITED PARTNERSHIP
(Mount Vernon District)

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OFFICE OF COMPREHENSIVE PLANNING

FEB 13 1991

ZONING EVALUATION DIVISION

This will advise that this office has reviewed the subject Development Plans for Rezoning Application(s) and would have no comments on any with respect to school acquisition or public walkways or vehicular access within the respective areas.

Sincerely yours,

A handwritten signature in cursive script that reads 'Thomas A. Williamson'.

Thomas A. Williamson, P.E.
Civil Engineering & Site Work

TAW/cms
Attachment

cc: (w/attach.) Facilities Planning Services, FCPS

TO: Mary Ann Godfrey
Staff Coordinator 246-3387
Zoning Evaluation Branch (OCP)
4050 Legato Road, Suite 700

Date: 1-27-92
 Map: 108-1((1))19,21,29

Acreage: 5.67

FROM: Liz Gardner (Tel: 246-3609)
 Facilities Planning Services Office

From: R1 To: R2

SUBJECT: Schools Analysis, Rezoning Application RZ 91-V-003

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

*A comparison of estimated student generation between the proposed development plan and that possible under existing zoning are as follows:

School Level	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Rezoning Increase Decrease	Total School Impact
		Units	Ratio	Students		Units	Ratio	Students		
Elem. (K-6)	Th	49	.174	9	SF	5	.400	2	+ 7	9
		x				x				
		x				x				
Inter. (7-8)	Th	49	.044	2	SF	5	.071	0	+ 2	2
		x				x				
		x				x				
High (9-12)	Th	49	.106	5	SF	5	.170	1	+ 4	5
		x				x				
		x				x				

* Schools which serve this property, their current total membership, net operating capacity, and their projections for the next 5 years are as follows:

School Name & Number	Grade Level	9/30/91 Capacity	9/30/91 Membership	Projected Membership				
				92-93	93-94	94-95	95-96	96-97
Gunston 1348	K-6	654	655	683	710	708	730	753
Hayfield 1181	7-8	1150	960	1043	1186	1327	1373	1376
Hayfield 1180	9-12	2000	1566	1624	1737	1971	2186	2427

Source: Capital Improvement Program, FY 1993-97 Facilities Planning Services Office

*Comments:

a. 5 year projections are those currently available and are subject to periodic review.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division, OCP

DATE: 3-14-91

FROM: Larry Moore, Historian III
Heritage Resources Office LM
Environmental & Heritage Resources Branch, OCP

SUBJECT: Preliminary Heritage Resource Assessment for:

R2 91-V-003, Pchik station

We have reviewed the subject application and have the following initial comments:

Applicant needs to have a phase I level archaeological survey conducted. A list of consultants is attached. The scope of work and the final report is to be approved by this office. If necessary, phase II and phase III level archaeological studies will have to be done. If you have any questions please give me a call.

Request will have no effect on heritage resources.

Request will affect heritage resources:

Site is within the historic district and is located on Beltsville Silt loam, soil known to contain very early archaeological deposits. ARB review is ASAP.

Please keep us advised on any revisions to this application.

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OFFICE OF COMPREHENSIVE PLANNING

MAR 15 1991

Fairfax
County
Park
Authority



February 11, 1991

Memorandum

TO: Barbara Byron, Director
Zoning Evaluation Division - OCP
for Staff Coordinators

FROM: Dorothea L. Stefen, Plans Review *DLS*
Division of Planning & Land Acquisition - FCPA

SUBJECT: RZ 91-V-003
Loc: 108-1((1))19,21,29

The Fairfax County Park Authority (FCPA) staff reviewed the above referenced application and makes the following recommendations:

- o The Comprehensive Plan, Parks and Recreation, Objective 4, Policy a, states: "Provide neighborhood park facilities on private open space in quality 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".

The FCPA requests the funds of this development's pro-rata share, which is \$ 37,478, for a tot lot, a multi-use court and a tennis court.

- o The Comprehensive Plan, Parks and Recreation, Objective 4, Policy b, states: "Mitigate the cumulative impacts of development which exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facilities needs as determined by County standards. Implement this policy through application of the Criteria for Appropriate Development Intensity".

The FCPA requests this development's proportional contribution, which is \$ 24,345, for a soccer field, a softball field and a baseball field.

- o This development will have approximately 112 persons.

cc: Raymond W. Philipps
James Heberlein

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 456 REVIEW PROCESS: A public hearing process pursuant to 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 plan. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 DEM 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 DEM 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	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PPRB	Permit, Plan Review Branch
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	Central Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
DEM	Department of Environmental Management	SE	Special Exception
DDR	Division of Design Review, DEM	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW	Department of Public Works	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPW
FDP	Final Development Plan	UMTA	Urban Mass Transit Association
GDP	Generalized Development Plan	VC	Variance
GFA	Gross Floor Area	VDOT	Virginia Dept. of Transportation
HCD	Housing and Community Development	VPD	Vehicles Per Day
LOS	Level of Service	VPH	Vehicles per Hour
Non-RUP	Non-Residential Use Permit	WMATA	Washington Metropolitan Area Transit Authority
OCP	Office of Comprehensive Planning		

