



**APPLICATION ACCEPTED:** May 29, 2012  
**PLANNING COMMISSION:** November 1, 2012  
**BOARD OF SUPERVISORS:** Not yet scheduled

# County of Fairfax, Virginia

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**October 18, 2012**

## **STAFF REPORT**

**APPLICATION RZ 2012-HM-013**

**HUNTER MILL DISTRICT**

<b>APPLICANT:</b>	Sekas Homes, Ltd.
<b>PRESENT ZONING:</b>	R-1
<b>REQUESTED ZONING:</b>	R-2
<b>PARCELS:</b>	28-4 ((1)) 12
<b>SITE AREA:</b>	2.5 acres
<b>PLAN MAP:</b>	Residential, 1 – 2 du/ac
<b>PROPOSAL:</b>	To rezone from the R-1 District to the R-2 District to construct five (5) single-family detached dwellings at a density of 2.0 dwelling units per acre (du/ac)

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2012-HM-013 subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

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.

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**Megan Brady**

**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



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

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

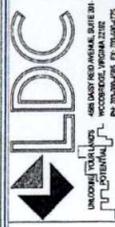
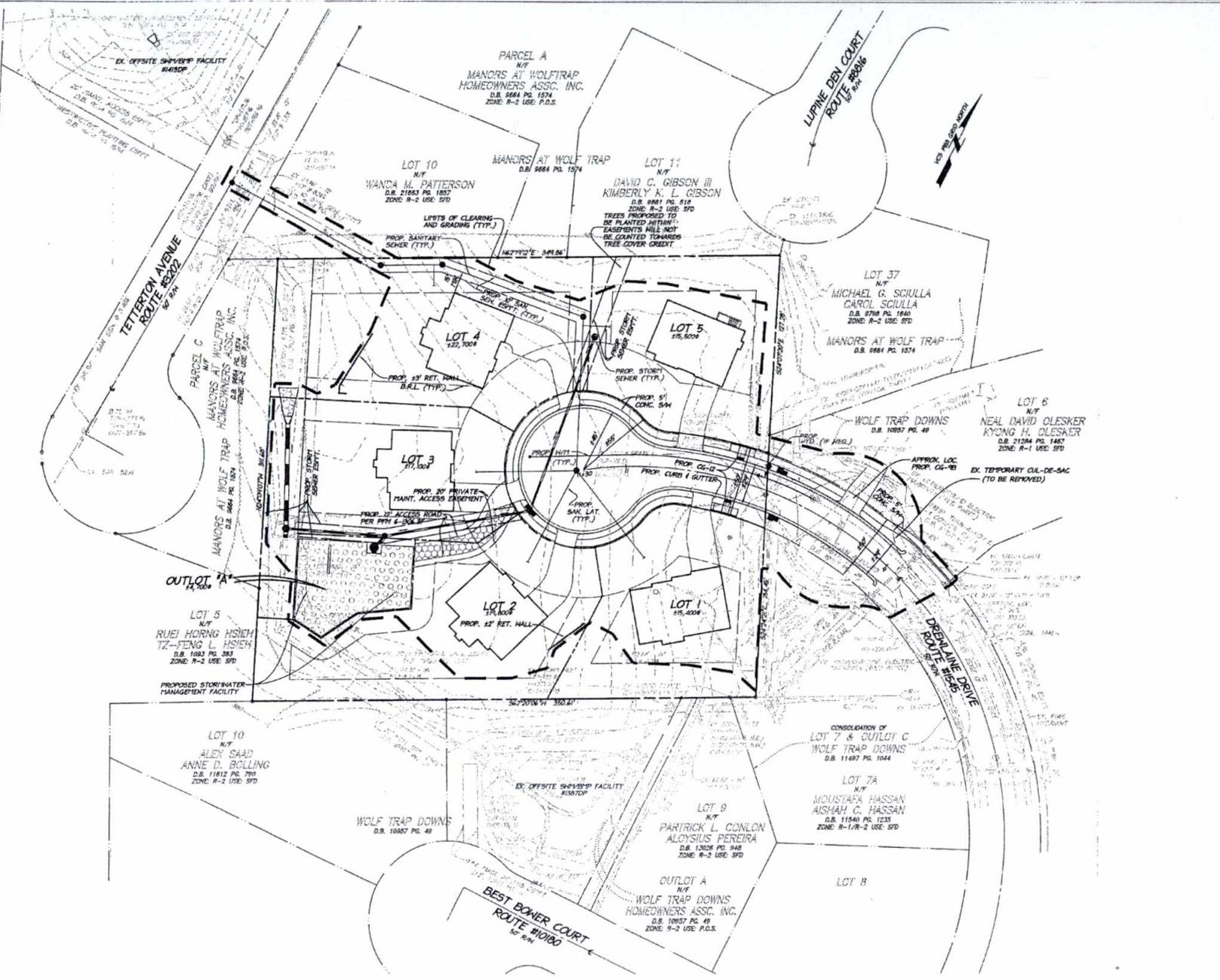
O:\mbrad9\RZ\RZ 2012-HM-013 Sekas Homes\Staff Report\Cover\RZ 2012-HM-013\_Staff Report cover



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).







GENERALIZED DEVELOPMENT PLAN

WOLF TRAP DOWNS, SEC. 2

NO.	DATE	DESCRIPTION	BY	APPROVED DATE
1	05/11/2012	PRELIMINARY PLAN	LDLC	
2	05/11/2012	FINAL PLAN	LDLC	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 30'

SHEET 2 OF 8

DATE: MAY, 2012  
DRAFT: KFA  
CHECK: JTT  
FILE NUMBER: 1008-1-0 3.08

**PLANTING SCHEDULE**

SYMBOL	TYPE	SIZE
	LARGE EVERGREEN	6'-8" HT.
	LARGE DECIDUOUS	2" CAL.
	CAT. 4 DECIDUOUS (ENERGY CONSERV. CREDIT)	2" CAL.

THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE AND PROVEN DESIRABLE SPECIES WHICH INCLUDE BUT ARE NOT LIMITED TO EASTERN RED CEDAR, NORWAY SPRUCE, AMERICAN HOLLY, RED MAPLE, HILLTOP OAK, RIVER BIRCH, BLACK GUM, DOGWOOD, JAPANESE MAPLE, AND CHERRY. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SUBDIVISION PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE SPECIES AND LOCATION FROM THAT PROVIDED HEREIN AT TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY LIFT.

**FAIRFAX COUNTY PUBLIC FACILITIES MANUAL**

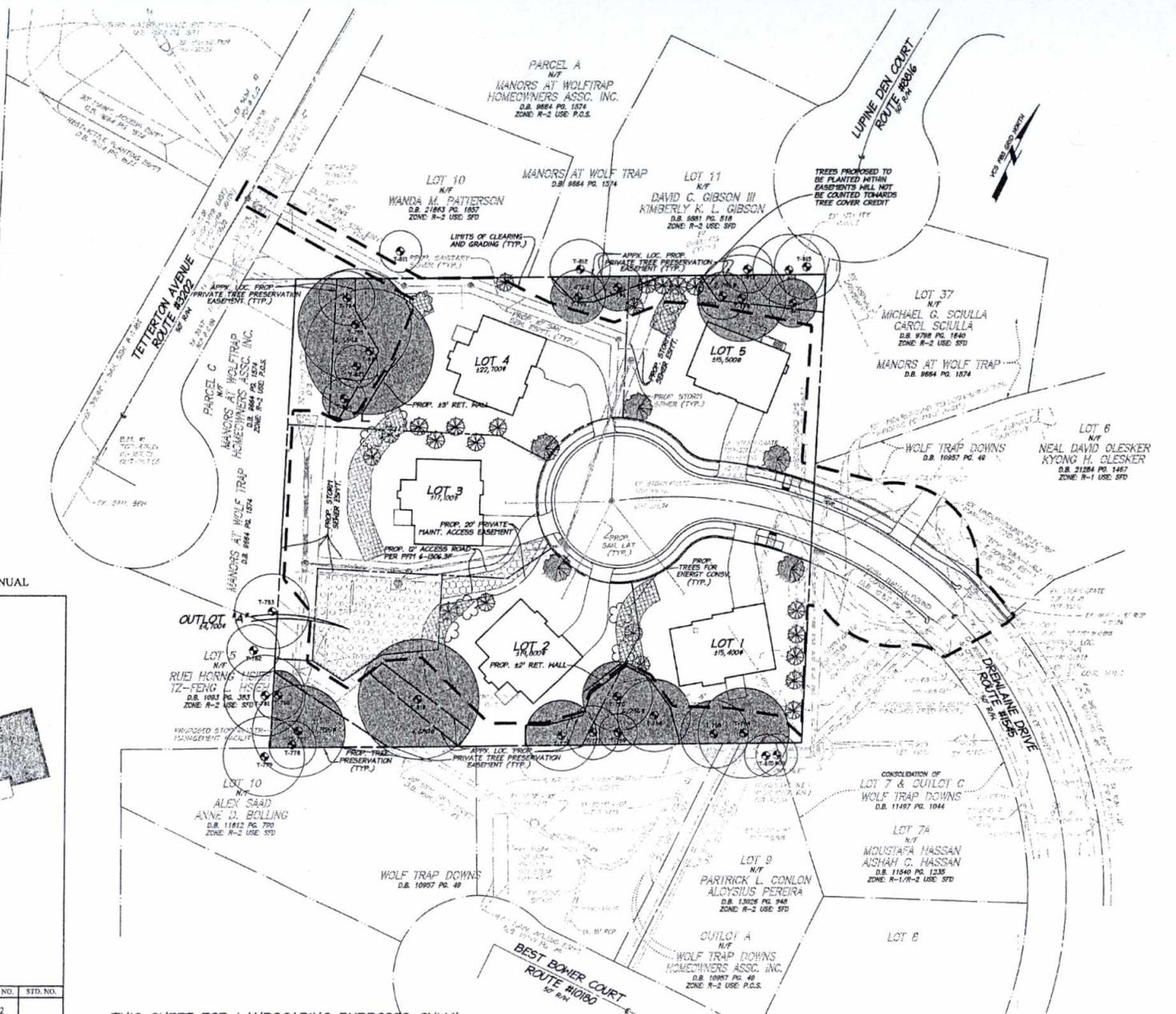
Trees of trees to be planted or preserved for energy conservation must be placed within this zone in order to receive credit.

Place Category 4 deciduous trees further from buildings

Place Category 3 deciduous trees closer to buildings

15 ft energy conservation credit tree placement zone

Ref: See 22-070 (02/01/04)	<b>ENERGY CONSERVATION TREE CANOPY CREDIT</b>	PLATE NO.	STD. NO.
Rev: 2-02, 2011 Report		4-12	



THIS SHEET FOR LANDSCAPING PURPOSES ONLY!



**LANDSCAPE PLAN**

**WOLF TRAP DOWNS, SEC. 2**

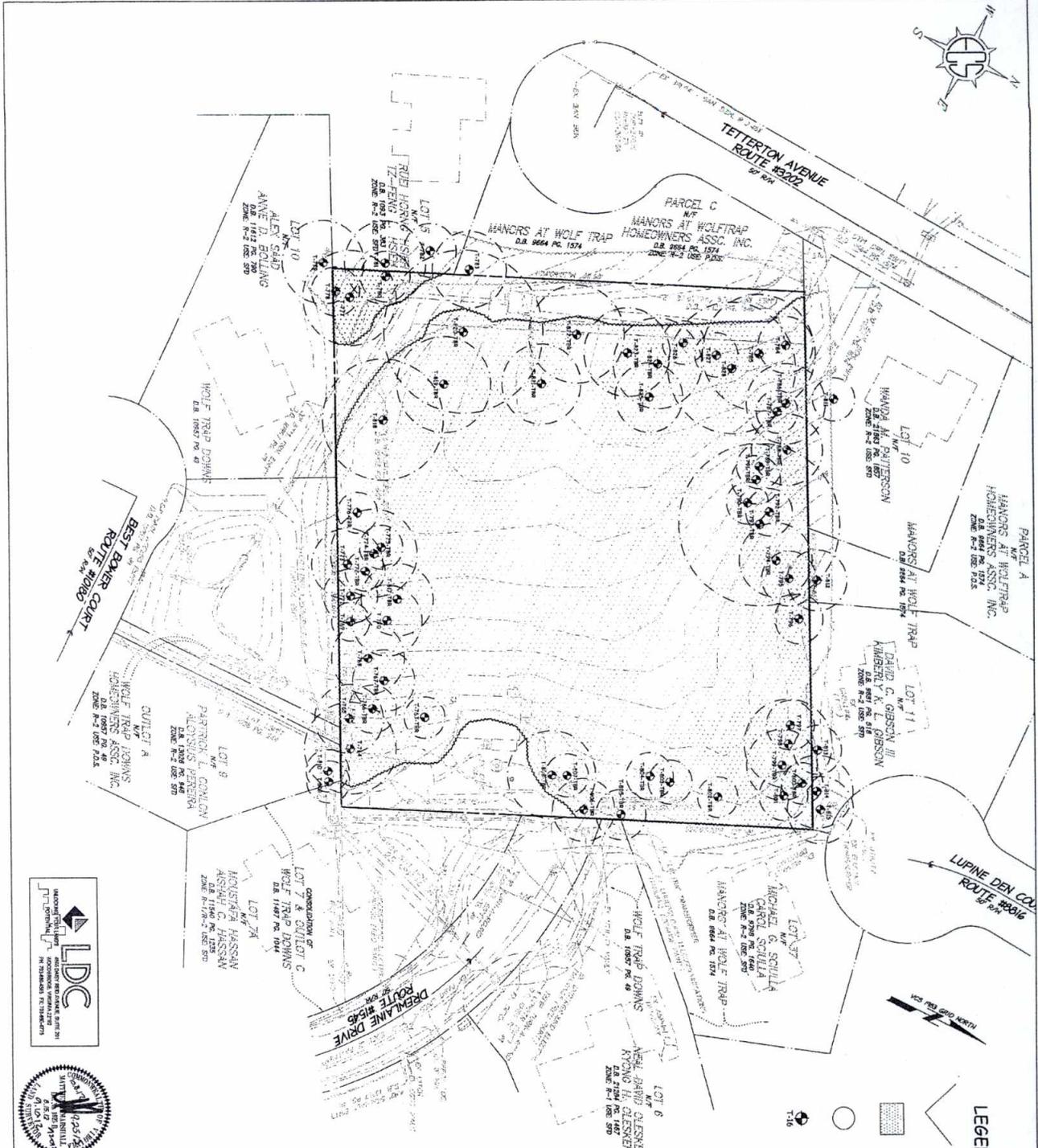
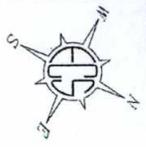
NO.	DESCRIPTION	DATE	BY	APPROVED BY
1	DESIGN	10/15/11	[Signature]	[Signature]
2	REVISION	10/15/11	[Signature]	[Signature]
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18	REVISION	10/15/11	[Signature]	[Signature]
19	REVISION	10/15/11	[Signature]	[Signature]
20	REVISION	10/15/11	[Signature]	[Signature]



SCALE: 1" = 30'

SHEET 2A OF 8  
 DATE: JULY 2002  
 DRAFT: CHECK K14 P111  
 FILE NUMBER: 2004-1-2 3-01





NOTES:  
 1. SHADERS SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED OWNER.  
 2. OPEN CUTS SHALL BE TO THE NORTHWEST CORNER UNLESS OTHERWISE NOTED.  
 3. DATE: 01/19/2024



PROJECT: 01/19/2024  
 SHEET: 4 of 6  
 DATE: 01/19/2024

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
T1	Red Oak	12.0	25.0	Good	
T2	White Oak	10.0	20.0	Good	
T3	Red Oak	15.0	30.0	Good	
T4	White Oak	11.0	22.0	Good	
T5	Red Oak	13.0	28.0	Good	
T6	White Oak	9.0	18.0	Good	
T7	Red Oak	14.0	29.0	Good	
T8	White Oak	12.0	26.0	Good	
T9	Red Oak	16.0	32.0	Good	
T10	White Oak	10.0	21.0	Good	
T11	Red Oak	13.0	27.0	Good	
T12	White Oak	11.0	23.0	Good	
T13	Red Oak	14.0	28.0	Good	
T14	White Oak	12.0	25.0	Good	
T15	Red Oak	15.0	31.0	Good	
T16	White Oak	10.0	20.0	Good	
T17	Red Oak	13.0	27.0	Good	
T18	White Oak	11.0	22.0	Good	
T19	Red Oak	14.0	28.0	Good	
T20	White Oak	12.0	26.0	Good	
T21	Red Oak	16.0	32.0	Good	
T22	White Oak	10.0	21.0	Good	
T23	Red Oak	13.0	27.0	Good	
T24	White Oak	11.0	23.0	Good	
T25	Red Oak	14.0	28.0	Good	
T26	White Oak	12.0	25.0	Good	
T27	Red Oak	15.0	31.0	Good	
T28	White Oak	10.0	20.0	Good	
T29	Red Oak	13.0	27.0	Good	
T30	White Oak	11.0	22.0	Good	
T31	Red Oak	14.0	28.0	Good	
T32	White Oak	12.0	26.0	Good	
T33	Red Oak	16.0	32.0	Good	
T34	White Oak	10.0	21.0	Good	
T35	Red Oak	13.0	27.0	Good	
T36	White Oak	11.0	23.0	Good	
T37	Red Oak	14.0	28.0	Good	
T38	White Oak	12.0	25.0	Good	
T39	Red Oak	15.0	31.0	Good	
T40	White Oak	10.0	20.0	Good	
T41	Red Oak	13.0	27.0	Good	
T42	White Oak	11.0	22.0	Good	
T43	Red Oak	14.0	28.0	Good	
T44	White Oak	12.0	26.0	Good	
T45	Red Oak	16.0	32.0	Good	
T46	White Oak	10.0	21.0	Good	
T47	Red Oak	13.0	27.0	Good	
T48	White Oak	11.0	23.0	Good	
T49	Red Oak	14.0	28.0	Good	
T50	White Oak	12.0	25.0	Good	

**EXISTING VEGETATION MAP**  
 SEKAS HOMES, LTD.

**DREWLAINE DRIVE VIENNA, VIRGINIA**  
 FAIRFAX COUNTY

EGS AND PLANTIC, LLC  
 1800 WOODBURN ROAD SUITE 201  
 CHANTILLY, VA 20151  
 1-800-832-1988  
 703-411-6400  
 (703) 703-824-9007  
 CELEBRATING 20 YEARS OF EXCELLENCE  
 SETTING THE STANDARD FOR SERVICE

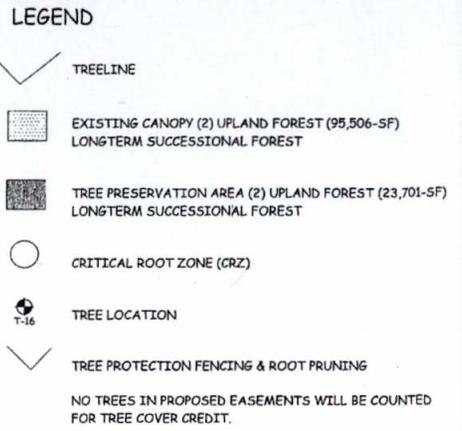
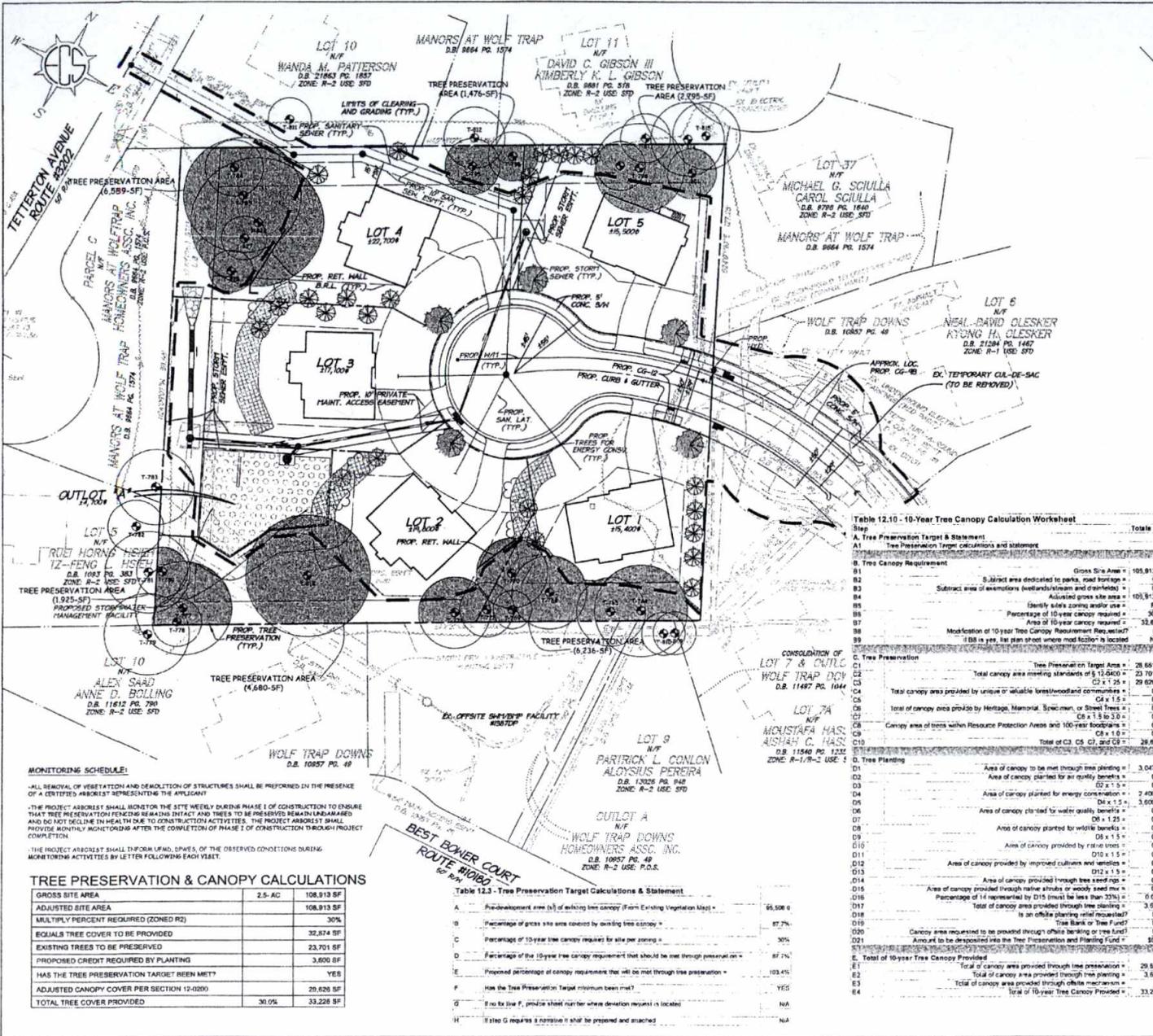
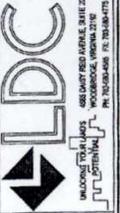


Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Item	Description	Value	Total
A1	Tree Preservation Target and Statement		
A1	Tree Preservation Target calculations and statement		
B	Tree Canopy Requirement		
B1	Green Site Area = 105,913.0	0.0	
B2	Adjusted green site area = 100,730.0	0.0	
B3	Percentage of 10-year canopy required = 30%	30,219.0	
B4	Area of 10-year canopy required = 32,874		
B5	Modification of 10-year Tree Canopy Requirement (easement) = N/A		
C	Tree Preservation		
C1	Tree Preservation Target Area = 28,661.8		
C2	Total canopy area meeting standards of 12-6000' = 23,191.0		
C3	C2 x 1.25 = 29,024.3		
C4	Total canopy area provided by unique or valuable trees/woodland communities = 0.0		
C5	Total canopy area provided by Heritage, Memorial, Specimen, or Street Trees = 0.0		
C6	Total canopy area provided by Heritage, Memorial, Specimen, or Street Trees = 0.0		
C7	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0.0		
C8	Total of C3, C4, C5, and C6 = 29,024.3		
D	Tree Planting		
D1	Area of canopy to be met through tree planting = 3,047.7		
D2	Area of canopy planted for an equity benefit = 0.0		
D3	Area of canopy planted for energy conservation = 2,400.0		
D4	Area of canopy planted for water quality benefits = 0.0		
D5	Area of canopy planted for wildlife benefits = 0.0		
D6	Area of canopy planted by native shrubs or woody seed mix = 0.0		
D7	Area of canopy planted by native shrubs or woody seed mix = 0.0		
D8	Percentage of 14 represented by D15 (must be less than 33%) = 0.0%		
D9	Total of canopy area provided through tree planting = 3,000		
D10	Is an office planting relief requested? No		
D11	Is an office planting relief requested? No		
D12	Canopy area required to be provided through tree planting and planting fund = \$0.0		
D13	Amount to be deposited into the Tree Preservation and Planting Fund = \$0.0		
E	Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation = 29,024.3		
E2	Total of canopy area provided through tree planting = 3,000		
E3	Total of canopy area provided through tree preservation and tree planting = 32,226.3		
E4	Total of 10-year Tree Canopy Provided = 32,226.3		

Tree	Common Name	Tree Diameter	Canopy Area	Condition	Remarks
101	Red Oak	18.0	15.0	35%	Good
102	White Oak	12.0	10.0	45%	Good
103	Red Oak	10.0	8.0	55%	Good
104	White Oak	8.0	6.0	65%	Good
105	Red Oak	6.0	4.0	75%	Good
106	White Oak	4.0	2.0	85%	Good
107	Red Oak	3.0	1.5	95%	Good
108	White Oak	2.0	1.0	100%	Good
109	Red Oak	1.5	0.75	100%	Good
110	White Oak	1.0	0.5	100%	Good
111	Red Oak	0.75	0.375	100%	Good
112	White Oak	0.5	0.25	100%	Good
113	Red Oak	0.375	0.1875	100%	Good
114	White Oak	0.25	0.125	100%	Good
115	Red Oak	0.1875	0.09375	100%	Good
116	White Oak	0.125	0.0625	100%	Good
117	Red Oak	0.09375	0.046875	100%	Good
118	White Oak	0.0625	0.03125	100%	Good
119	Red Oak	0.046875	0.0234375	100%	Good
120	White Oak	0.03125	0.015625	100%	Good
121	Red Oak	0.0234375	0.01171875	100%	Good
122	White Oak	0.015625	0.0078125	100%	Good
123	Red Oak	0.01171875	0.005859375	100%	Good
124	White Oak	0.0078125	0.00390625	100%	Good
125	Red Oak	0.005859375	0.0029296875	100%	Good
126	White Oak	0.00390625	0.001953125	100%	Good
127	Red Oak	0.0029296875	0.00146484375	100%	Good
128	White Oak	0.001953125	0.0009765625	100%	Good
129	Red Oak	0.00146484375	0.00073125	100%	Good
130	White Oak	0.0009765625	0.0004875	100%	Good
131	Red Oak	0.00073125	0.000365625	100%	Good
132	White Oak	0.0004875	0.00024375	100%	Good
133	Red Oak	0.000365625	0.0001828125	100%	Good
134	White Oak	0.00024375	0.000121875	100%	Good
135	Red Oak	0.0001828125	0.00009140625	100%	Good
136	White Oak	0.000121875	0.0000609375	100%	Good
137	Red Oak	0.00009140625	0.000045703125	100%	Good
138	White Oak	0.0000609375	0.00003046875	100%	Good
139	Red Oak	0.000045703125	0.0000228515625	100%	Good
140	White Oak	0.00003046875	0.00001516875	100%	Good
141	Red Oak	0.0000228515625	0.000011390625	100%	Good
142	White Oak	0.00001516875	0.00000759375	100%	Good
143	Red Oak	0.000011390625	0.0000056940625	100%	Good
144	White Oak	0.00000759375	0.000003796875	100%	Good
145	Red Oak	0.0000056940625	0.000004296875	100%	Good
146	White Oak	0.000003796875	0.000001953125	100%	Good
147	Red Oak	0.000004296875	0.0000015625	100%	Good
148	White Oak	0.000001953125	0.0000009375	100%	Good
149	Red Oak	0.0000015625	0.00000078125	100%	Good
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151	Red Oak	0.00000078125	0.000000390625	100%	Good
152	White Oak	0.00000046875	0.000000234375	100%	Good
153	Red Oak	0.000000390625	0.0000001953125	100%	Good
154	White Oak	0.000000234375	0.0000001171875	100%	Good
155	Red Oak	0.0000001953125	0.00000009765625	100%	Good
156	White Oak	0.0000001171875	0.0000000609375	100%	Good
157	Red Oak	0.00000009765625	0.00000004875	100%	Good
158	White Oak	0.0000000609375	0.00000003046875	100%	Good
159	Red Oak	0.00000004875	0.000000024375	100%	Good
160	White Oak	0.00000003046875	0.0000000151875	100%	Good
161	Red Oak	0.000000024375	0.00000001171875	100%	Good
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163	Red Oak	0.00000001171875	0.000000005859375	100%	Good
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169	Red Oak	0.00000000146484375	0.00000000073125	100%	Good
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176	White Oak	0.00000000009140625	0.0000000000609375	100%	Good
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180	White Oak	0.0000000000228515625	0.00000000001516875	100%	Good
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191	Red Oak	0.00000000000046875	0.000000000000390625	100%	Good
192	White Oak	0.000000000000390625	0.000000000000234375	100%	Good
193	Red Oak	0.000000000000234375	0.0000000000001953125	100%	Good
194	White Oak	0.0000000000001953125	0.0000000000001171875	100%	Good
195	Red Oak	0.0000000000001171875	0.00000000000009765625	100%	Good
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197	Red Oak	0.0000000000000609375	0.00000000000004875	100%	Good
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199	Red Oak	0.00000000000003046875	0.000000000000024375	100%	Good
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217	Red Oak	0.0000000000000000609375	0.00000000000000004875	100%	Good
218	White Oak	0.00000000000000004875	0.00000000000000003046875	100%	Good
219	Red Oak	0.00000000000000003046875	0.000000000000000024375	100%	Good
220	White Oak	0.000000000000000024375	0.0000000000000000151875	100%	Good
221	Red Oak	0.0000000000000000151875	0.000000000000000011390625	100%	Good
222	White Oak	0.000000000000000011390625	0.00000000000000000759375	100%	Good
223	Red Oak	0.00000000000000000759375	0.000000		





ELEVATIONS

WOLF TRAP  
DOWNS, SEC. 2

HUNTER HILL DISTRICT  
BUNSBURG COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	BY	APPROVED BY

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE



SCALE: N/A

SHEET 7 OF 8  
DATE: MAY, 2012  
DRAFT: KGA CHECK: JTT  
FILE NUMBER: 0046-1-0 3.08

FOR ILLUSTRATIVE PURPOSES ONLY!

PLP 2012.05.08-1.0 Drafting Date - 05/17/2012 10:46:00 AM

**STORMWATER MANAGEMENT NARRATIVE**

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED BY THE CONSTRUCTION OF AN INFILTRATION TRENCH. THIS FACILITY SHALL BE DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM).

THE INFILTRATION TRENCH HAS BEEN DESIGNED FOR THE 10 YEAR 2 HOUR STORM IN ORDER TO PROVIDE DETENTION FOR THE 1, 2 & 10 YEAR STORM EVENTS AND TO MEET BMP REQUIREMENTS. THE SITE CURRENTLY HAS SEVERAL EXISTING BUILDINGS, PAVED SURFACES, AND SOME TREES CURRENTLY, APPROXIMATELY 72% OF BROADLY IS LEAVING THE SUBJECT PROPERTY UNCONTROLLED AND UNTRATED, WITH THE PROPOSED ATTENUATION, THE POST DEVELOPMENT RUNOFF WILL BE REDUCED SUBSTANTIALLY. THEREFORE, THERE WILL BE A REDUCTION IN RUNOFF LEAVING THE PROPERTY AS A RESULT OF THE PROPOSAL. THE TRENCH HAS BEEN SIZED TO PROVIDE WATER QUALITY AND QUANTITY CONTROL FOR THE SUBJECT PROPERTY AND TO PROVIDE STORAGE FOR THE 1-YEAR STORM VOLUME AS OUTLINED IN THE DETENTION METHOD FOR ADEQUATE OUTFALL, PFM SECTION 6-0203.4C.

ON JULY 23, 2010, TERRA ENGINEERING SERVICES, INC. COMPLETED INFILTRATION TESTING IN THE VICINITY OF THE INFILTRATION TRENCH. PER THIS FIELD INVESTIGATION, NO ROCK OR GROUNDWATER HAS DISCOVERED THROUGH A DEPTH OF 11 FEET, WHICH IS APPROX. 4.0 FEET BELOW THE PROPOSED BOTTOM OF THE INFILTRATION TRENCH. AN AVERAGE INFILTRATION RATE GREATER THAN THE MINIMUM REQUIRED (2.8 INCHES/HOUR OBSERVED) WAS OBSERVED. THEREFORE LDC BELIEVES THE RESULTS OF THIS SUBSURFACE EXPLORATION ILLUSTRATES ADEQUACY OF THE PROPOSED INFILTRATION TRENCH.

THE FINAL DESIGN OF THE INFILTRATION TRENCH IS SUBJECT TO FURTHER REVIEW BY A GEOTECHNICAL ENGINEER AND FINAL ENGINEERING. ADDITIONAL INFILTRATION TESTING WILL OCCUR AT THE TIME OF SUBDIVISION PLAN SUBMISSION PER THE REQUIREMENTS OF THE PFM. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH CHAPTER 3, STANDARD 3.10 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.

THE FACILITY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

THE PROPOSED DWELLING ON LOT 3 IS NOT WITHIN THE DAM BREACH FLOODATION ZONE OF THE EXISTING UPSTREAM POND.

**DRAINAGE DIVIDE DIVERSION STATEMENT:**

THE PROJECT IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. RUNOFF CHANGES IN THE NATURAL DRAINAGE DIVIDES ARE PROPOSED AS A PART OF THIS PROJECT. THE CHANGES ARE INTENDED TO ASSIST IN COLLECTING STORMWATER DISCHARGE IN ORDER TO FEET DETENTION, BMP & ADEQUATE OUTFALL REQUIREMENTS AS OUTLINED IN THE PFM. DETENTION RELEASE RATE COMPUTATIONS WILL BE PROVIDED ON THE SUBDIVISION PLAN THAT DEMONSTRATE THAT THE POST DEVELOPED FLOW TO ALL OUTFALLS IS LESS THAN THE PREDEVELOPED AND NO COVERAGE IMPACTS WILL BE EXPERIENCED BY ANY DOWNSTREAM PROPERTIES. NO CHANGES ARE PROPOSED TO ANY MAJOR DRAINAGE SUEED DIVIDES. THESE MAJOR DIVERGENTS WITHIN AN INDIVIDUAL MAJOR WATERSHED AREA ARE ALLOWED PER PFM SECTION 6-0202.2A (SEE THE OUTFALL ANALYSIS ON THIS SHEET).

**OUTFALL NARRATIVE**

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THERE ARE NO EXISTING FLOODPLAIN OR BFA AREAS ON THE SUBJECT PROPERTY, AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. AN INFILTRATION TRENCH IS PROPOSED TO MEET DETENTION REQUIREMENTS FOR THE SUBJECT PROPERTY. THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. NO DOWNSTREAM WATER REQUIREMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT AND NO BATHYMETRIC NOTIFICATIONS OR SURVEYS ARE REQUIRED.

OUTFALL #1 DISCHARGE LEAVES THE SUBJECT PROPERTY VIA AN EXISTING STORM SEWER SYSTEM BUILT IN ASSOCIATION WITH THE "HANDS AT HOLY TRAP" SUBDIVISION PLAN (#162-SD-00). THE EXISTING STORM SEWER SYSTEM HAS ADEQUATE CAPACITY FOR THE DISCHARGE FROM THE SUBJECT PROPERTY AND CONVEYS THE DISCHARGE TO AN EXISTING SHUT FOND ALSO BUILT IN ASSOCIATION WITH THE "HANDS AT HOLY TRAP" SUBDIVISION PLAN (SHUT FOND #480P). THE EXISTING DPT DETENTION POND DISCHARGES INTO AN EXISTING CONVEYANCE CHANNEL WITHIN AN EXISTING STORMWATER MANAGEMENT EASEMENT (D.B. #44, PG. 1574) AND THEN OUTFALLS TO THE NORTH-WEST INTO AN EXISTING DRAINAGE EASTERN ON THE LEADY SUBDIVISION (D.B. #76, PG. 23) AND THEN INTO AN EXISTING STORM DRAINAGE EASEMENT ON THE SPRING LAKE SECTION 2 SUBDIVISION (D.B. #74, PG. 22) AND THEN INTO THE WOLFTRAP CREEK FLOODPLAIN (D.B. #904, PG. 342). STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROVIDED BY THE PROPOSED INFILTRATION TRENCH (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR INFILTRATION TRENCH INFORMATION). CROSS-SECTIONS WILL BE PROVIDED FOR THE CONVEYANCE CHANNEL TO WOLFTRAP CREEK TO DEMONSTRATE THAT AN ADEQUATE OUTFALL EXISTS FOR THE SUBJECT PROPERTY PER PFM SECTION 6-0203.

THIS OUTFALL CONVEYS 2.80 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. AS A RESULT OF THE PROPOSED INFILTRATION TRENCH, DETENTION OF THE TWO AND TEN YEAR STORM EVENT WILL BE PROVIDED. THE DETENTION METHOD FOR ADEQUATE OUTFALL WILL BE USED AS OUTLINED IN PFM SECTION 6-0203.4C. STORAGE OF THE 1-YEAR STORM VOLUME WILL BE PROVIDED IN THE PROPOSED INFILTRATION TRENCH AND THE DISCHARGE FROM THE SITE SHALL BE REDUCED BY THE REQUIRED PROPORTIONAL IMPROVEMENT AMOUNT OUTLINED IN PFM SECTION 6-0203.4C. DEFINED CHANNEL, OUTFALL REQUIREMENTS FOR THIS OUTFALL WILL BE DEMONSTRATED BY CROSS-SECTIONS FROM THE OUTFALL OF THE SITE TO THE WOLFTRAP CREEK FLOODPLAIN AND THE EXISTENCE OF AN EXISTING STORM SEWER SYSTEM. THE EXTENT OF REVIEW FOR THE SITE IS WHERE THE CONVEYANCE CHANNEL JOINS THE WOLFTRAP CREEK FLOODPLAIN AS DEFINED BY THE TOTAL DRAINAGE AREA BEING 100 TIMES THE SUBJECT PROPERTY AREA AS OUTLINED IN PFM SECTIONS 6-0203.3 & 6-0203.2B. AT THE POINT WHERE THE CONVEYANCE CHANNEL FROM THE EXISTING SWM POND JOINS WITH WOLFTRAP CREEK, THE TOTAL DRAINAGE AREA IS 1,960 ACRES WHICH IS GREATER THAN 100 TIMES THE DEVELOPMENT SITE AREA OF 2.80 ACRES MAKING THIS THE EXTENT OF THE STUDY AREA FOR THE OUTFALL. THE EXISTING FLOODPLAIN CHANNEL HAS BEEN INVESTIGATED AND FOUND TO HAVE A DEFINED BED AND BANKS CHANNEL. THIS OUTFALL IS ADEQUATE IN ACCORDANCE WITH SECTIONS 6-0203.2B, 6-0203.3 & 6-0203.4C OF THE PUBLIC FACILITIES MANUAL.

IT IS OUR PROFESSIONAL OPINION THAT ALL OUTFALLS ARE ADEQUATE IN ACCORDANCE WITH THE PFM.

① EXTENT OF REVIEW FOR OUTFALL #1 SEE THIS SHEET FOR "OUTFALL NARRATIVE"



**DRAINAGE AREA MAP**  
SCALE: 1" = 500'

**STORMWATER MANAGEMENT INFORMATION**

TYPE OF FACILITY - INFILTRATION TRENCH  
FACILITY MAINTENANCE - PRIVATE/TEAM

INFILTRATION TRENCH #1  
APPROXIMATE REQUIRED 10-YEAR VOLUME = 18,480 C.F.  
APPROPRIATE AVAILABLE VOLUME = 18,000 C.F.  
APPROPRIATE SURFACE AREA = 14,340 S.F.  
APPROPRIATE FINISHED GRADE = 154.8'  
APPROPRIATE GRADE TRENCH NOTCH = 136.0'

**PRE-DEVELOPMENT SUBJECT PROPERTY**  
A=2.80 AC, C=0.40, T=0.5 MIN, I<sub>2</sub>=5.45 INHR, I<sub>10</sub>=7.27 INHR  
Q<sub>2</sub> = (0.40)(3.6)(2.50) = 3.60 CFS  
Q<sub>10</sub> = (0.40)(7.27)(2.50) = 7.27 CFS

**POST-DEVELOPMENT SUBJECT PROPERTY**  
A=2.50 AC, C=0.50, T=0.5 MIN, I<sub>2</sub>=5.45 INHR, I<sub>10</sub>=7.27 INHR  
Q<sub>2</sub> = (0.50)(3.6)(2.50) = 4.50 CFS (DETENTION PROVIDED BY INFILTRATION TRENCH #1)  
Q<sub>10</sub> = 12.01 AFTER DETENTION  
Q<sub>2</sub> = (0.50)(7.27)(2.50) = 9.01 CFS (DETENTION PROVIDED BY INFILTRATION TRENCH #1)  
Q<sub>10</sub> = 12.78 AFTER DETENTION

● - DENOTES OUTFALL

**STORMWATER MANAGEMENT CHECKLIST**

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:  
Special Permits (8-011.21 & 21.1)      Special Exceptions (8-011.21 & 21.1)  
Cluster Subdivision (8-015.10 & 10.1)      Commercial Reutilization Districts (8-022.2A (12) & (14))  
Development Plan Proc Districts (18-202.1 & 10)      PFC Plan Districts (18-202.1 & 10)  
PDP Districts (except PFC) (18-502.1 & 10)      Amendments (18-202.10F & 10)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic detailing the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outlets, energy dissipation device, and stream stabilization measures as shown on sheet 2.

3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area (acres)	Drainage area (A)	Footprint area (A')	Storage Volume (C)	If covd. dem. (ft)
INFILTRATION TRENCH #1	2.50 AC	12.8 AC	15.3 AC	15,250 SF	18,000 C.F.	N/A
TOTAL						

- 4. Create drainage channels, outlets and pipe systems as shown on sheet 2, 3 & 4. (Inlet and outlet pipe systems are shown on sheet N/A.)
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on sheet 2. Type of maintenance access road surface noted on the plat is GRASS (asphalt, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on sheet 2.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on sheet 4.
- 8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 feet the site area or which has a drainage area of at least one square mile (840 acres) is provided on sheet 4.
- 9. A description of how the natural requirements, including cord flouting drainage areas of the Public Facilities Manual will be satisfied is provided on sheet 4.
- 10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an existing or field one is provided on sheet 2, 3 & 4.
- 11. A submission waiver is requested for \_\_\_\_\_.
- 12. Stormwater management is not required because \_\_\_\_\_.



STORMWATER MANAGEMENT INFORMATION

WOLF TRAP DOWNS, SEC. 2

NO.	DESCRIPTION	DATE	BY	REVISION	APPROVED
1	ISSUED FOR PERMITTING	10/19/10	BY: [Signature]	REVISION	APPROVED: [Signature]
2	REVISED PER COMMENTS FROM THE CITY	11/18/10	BY: [Signature]	REVISION	APPROVED: [Signature]
3	REVISED PER COMMENTS FROM THE CITY	12/10/10	BY: [Signature]	REVISION	APPROVED: [Signature]
4	REVISED PER COMMENTS FROM THE CITY	1/13/11	BY: [Signature]	REVISION	APPROVED: [Signature]
5	REVISED PER COMMENTS FROM THE CITY	1/13/11	BY: [Signature]	REVISION	APPROVED: [Signature]

I HEREBY CERTIFY THAT OTHER THAN THE PERSONS SIGNED HEREON NO OTHER CHANGES HAVE BEEN MADE.

DATE: 10/19/10  
BY: [Signature]  
PROJECT: WOLF TRAP DOWNS, SEC. 2  
SCALE: N/A

SHEET 8 OF 8  
DATE: MAY 2012  
DRAFT: KIM  
CHECK: HETI  
FILE NUMBER: 0208-1-0 3.08





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

**DESCRIPTION OF THE APPLICATION**

The applicant, Sekas Homes, Ltd., requests approval of a rezoning of approximately 2.5 acres from the R-1 District to the R-2 District to permit the development of five single family detached dwellings at a density of two dwelling units per acre (du/ac). The five proposed lots range in size from 15,400 square feet to 22,700 square feet with an average lot size of 18,100 square feet. A proposed extension of the existing cul-de-sac (Drewlaine Drive) and sidewalk will provide vehicular and pedestrian access to the proposed residences. The dwellings, which have footprints between 2,500 square feet and 2,700 square feet, are oriented around the proposed cul-de-sac. A 4,700 square foot outlot located near the southwest corner of the property contains the proposed stormwater management facility.

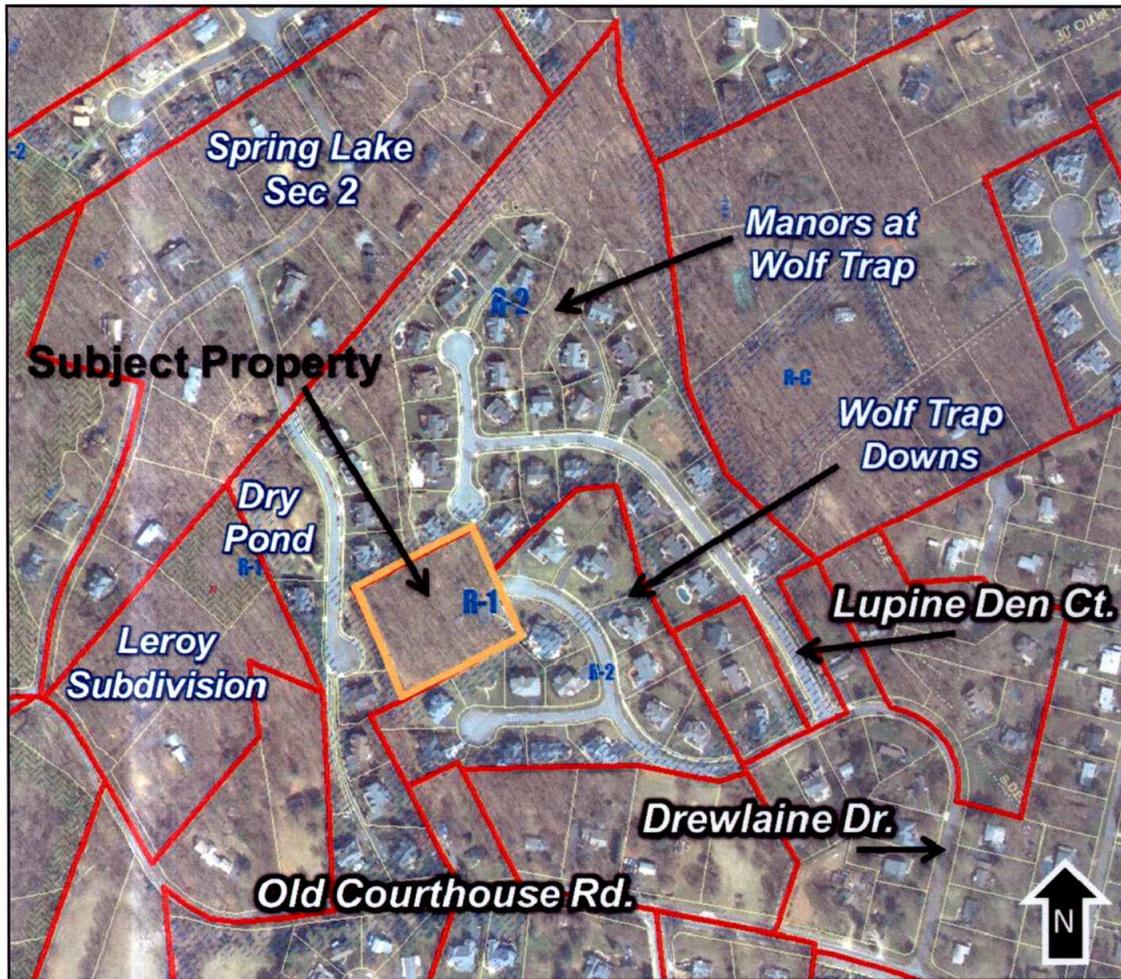
The application does not include any requests to waive or modify Zoning Ordinance provisions.

**LOCATION AND CHARACTER**

The subject property is located in the Hunter Mill Magisterial District at the terminus of Drewlaine Drive in Vienna. The 2.5 acre property currently contains one single family detached dwelling that was constructed in 1957 and an associated driveway. The applicant intends to remove this existing dwelling prior to the completion of this rezoning. Existing tree canopy and understory vegetation cover the remainder of the property. There are no Resource Protection Areas (RPAs), floodplains, or Environmental Quality Corridors (EQCs) on the property.

Two existing residential subdivisions developed with single family detached dwellings surround the subject property: Manors at Wolf Trap to the north and west and Wolf Trap Downs to the south and east. The properties within the Manors at Wolf Trap are zoned R-2 Cluster. The residential development to the south/southeast (Wolf Trap Downs) is primarily zoned R-2, but also includes parcels split-zoned R-2 and R-1 and zoned R-1.

The image and corresponding text below summarize the zoning district, use, and plan designations for the surrounding parcels. As the image demonstrates, the subject property is an undeveloped parcel that is surrounded by existing residential development.



Source: Fairfax County GIS

- North/West:** Residential (SFD – Manors at Wolftrap), R-2  
Plan: Residential, 1 – 2 du/ac
- East:** Residential (SFD – Wolf Trap Downs & Manors at Wolftrap), R-1 & R-2  
Plan: Residential, 1 – 2 du/ac
- South:** Residential (SFD – Wolf Trap Downs), R-2  
Plan: Residential, 1 – 2 du/ac

**BACKGROUND**

The existing house located on the subject property was built in 1957 according to the Department of Tax Administration’s Real Estate Assessment records. On May 2, 2012, the Department of Public Works and Environmental Services (DPWES) approved a Conservation Plan for this existing dwelling (9615-CON-001-1). A Conservation Plan may be used in lieu of a Grading Plan when demolishing an existing single family home when certain conditions are met, as outlined in Section 104-1-2 of the County Code.

On April 17, 1995, the Board of Supervisors approved RZ 93-H-043 to rezone the 29.45 acres that are currently part of the Manors at Wolf Trap subdivision from the R-1 District to the R-2 Cluster District at a maximum density of 1.32 dwelling units per acre (du/ac) and a minimum density of 1.29 du/ac. The application included a proposal for a maximum of 39 lots and a minimum of 38 lots, with the lots ranging in size from 13,000 square feet to 25,000 square feet and with an average lot size of 18,000 square feet. The subdivision was developed as a cluster subdivision. As described in the staff report, staff supported the option of cluster development on this property largely as a mechanism to preserve the existing environmental features of the site, as the eastern portion of the site contains an Environmental Quality Corridor. The approved proffers for this case are contained in Appendix 17.

On June 9, 1999, the Department of Public Works approved the subdivision plat for the adjacent subdivision to the southeast (Wolf Trap Downs) at a density of 1.0 du/ac for the R-1 portion and 1.7 du/ac for the R-2 portion. The plat depicts 14 lots and three associated outlots on the approximately 8.9 acre site, with an average lot area in the R-1 zone of 36,423 square feet and in the R-2 zone of 18,313 square feet. The minimum lot area excluding outlots is shown as 15,000 square feet with a maximum lot area of 36,431 square feet in the R-1 and 22,414 square feet in the R-2. Subsequent to the approval of this subdivision plat, DPWES approved a plat for the reconsolidation of parcel 7 and outlot C, which created parcel 7A that currently exists within the Wolf Trap Downs subdivision. As a result Parcel 7A now contains 24,568 square feet and is adjacent and to the southeast of the subject property.

The application property is not subject to any proffered conditions.

## **DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN (GDP)**

**Title of GDP:** Wolf Trap Downs, Sec. 2

**Prepared by:** LDC

**Original and Revision Dates:** May 16, 2012, through October 8, 2012

**GDP Description:** The GDP consists of eleven total sheets.

The following features are depicted on the proposed GDP:

### **Proposed Layout**

The GDP depicts the development of five single family detached dwellings on the 2.5 acre parcel at a density of 2.0 du/ac. The proposed lots are oriented around a cul-de-sac and range in size from 15,400 square feet (lot 1) to 22,700 square feet (lot 4), with an average lot size of 18,100 square feet. Sheet 1 of the GDP provides a lot typical that shows a minimum front yard setback of 35 feet, a side yard setback of 15 feet, and a rear yard setback of 25 feet. These setbacks



proffers include language that would prohibit the use of any garage that precludes the parking of vehicles within the garage.

### **Stormwater Management**

The application proposes to meet stormwater management (SWM) and Best Management Practices (BMP) through the use of an infiltration trench located on Outlot A. As an alternative, the draft proffers also provide the applicant with the option to meet the SWM and BMP requirements through the use of a modular, crate infiltration system. Although this crate system is not currently a permissible option within the Public Facilities Manual (PFM), this proffer would permit the applicant to use this method if allowable in the future, as determined by DPWES.

The application will provide storage for the one-year storm volume and peak flow reduction for the 2-year and 10-year storms. As stated in the outfall narrative on the GDP, the stormwater discharge would leave the subject property via an existing storm sewer system built concurrent with the development of the Manors at Wolf Trap subdivision. It would then be conveyed to the existing SWM pond built in association with the Manors at Wolf Trap. The GDP states that outfalls are adequate in accordance with the PFM and the proffers state that the stormwater facility shall be designed to meet the adequate outfall requirements as outlined in the PFM.

The stormwater facility will be privately maintained by the future homeowners' association (HOA). A 12-foot wide maintenance access road within an associated 20-foot wide access easement will provide vehicular access to the facility in accordance with the PFM.

### **Architecture and Design**

Sheet 7 of the GDP displays conceptual elevation views of the proposed single family detached dwellings. The draft proffers state that the design and architecture of the proposed units shall be in substantial conformance with these illustrative elevations, or of comparable quality. The proposed proffers also state that the exterior facades of the homes will be covered with masonry from finished grade to the first floor on all four sides and may include cultured stone, stone, or brick. In addition, the homes will incorporate green building features and will attain the ENERGY STAR® for Homes qualification. In accordance with Zoning Ordinance requirements, all units will be no more than 35 feet in height.

## **ANALYSIS**

### **Comprehensive Plan**

On page 71 of the Fairfax County Comprehensive Plan, 2011 Edition, McLean Planning District, as amended through March 6, 2012, in the V3 Spring Lake Community Planning Sector, it states:

*The remaining vacant area west of Route 123, except for designated public space, should be limited to single-family residential uses at 2-3 dwelling units per acre as shown on the Plan map. However, the area bounded by Old Courthouse Road, Trap Road, the Dulles Airport Access Road, Bartholomew Court, and the Tysons Green subdivision, is planned for 1-2 dwelling units per acre as shown on the Plan map. Protection is required for the areas of Moonac Creek and Wolftrap Creek as tributaries to the environmentally sensitive Difficult Run watershed.*

The Comprehensive Plan map calls for a density of 1 – 2 du/ac on the subject property and surrounding properties. The use and density of the proposed development, therefore, are in conformance with the Comprehensive Plan.

### **Residential Development Criteria (Appendix 16)**

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to the County's historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. To that end, the Comprehensive Plan requires that the Residential Development Criteria be used to evaluate zoning requests for new residential development:

#### Site Design (Development Criterion #1)

*All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.*

- *Consolidation*

There is no site specific text in the Comprehensive Plan that addresses consolidation for the subject parcel. The application property is a single undeveloped parcel that is surrounded on all sides by existing residential subdivisions that are primarily zoned R-2 (with the exception of three lots within Wolf Trap Downs that are either zoned R-1 or split-zoned R-1 and R-2). Ideally, the application property should have been consolidated with the development of either of the adjacent subdivisions. Therefore, consolidation is not applicable.

- *Layout*

The proposed layout includes five lots that range in size from 15,400 square feet (lot 1) to 22,700 square feet (lot 4), with an average lot size of 18,100 square feet. The lot typical shown on Sheet 1 of the GDP depicts a minimum front yard setback of 35 feet, a side yard setback of 15 feet, and a rear yard setback of 25 feet. These setbacks meet the R-2 District requirements and provide for usable yard areas within the individual lots that may accommodate the future construction of decks in accordance with Section 2-412 of the Zoning Ordinance. In addition, the proposed dwelling

units are appropriately oriented toward and around the extended Drewlaine Drive cul-de-sac.

- *Open Space, Landscaping, and Amenities*

The R-2 District does not have an open space requirement for conventional subdivisions. However, the application includes 4,700 square feet (4.3%) of open space in association with the proposed stormwater facility. In addition, the GDP depicts tree preservation around the perimeter of the property as well as supplemental plantings around the proposed dwellings and cul-de-sac.

Based on the features described above, the application satisfies Criterion #1.

*Neighborhood Context (Development Criterion #2)*

*All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:*

- *Transitions to abutting and adjacent uses;*

The application property is an undeveloped parcel that is surrounded by residential subdivisions containing single family detached dwellings and associated outlots. Therefore, the proposed use is compatible with the adjacent uses.

The residential development to the north/west (Manors at Wolf Trap) is zoned R-2 Cluster and was approved at a density of 1.32 du/ac. The residential development to the south/southeast (Wolf Trap Downs) is primarily zoned R-2, but also includes parcels that are split-zoned R-2 and R-1 and zoned R-1. The record plat for this subdivision shows an approved density of 1.0 du/ac for the R-1 portion and 1.7 du/ac for the R-2 portion. The density of the applicant's proposed development is 2.0 du/ac. Although this density is slightly higher than that of adjacent developments, staff finds that the proposed density is compatible with the density of the adjacent subdivisions and is within the Comprehensive Plan's recommended density range for this parcel.

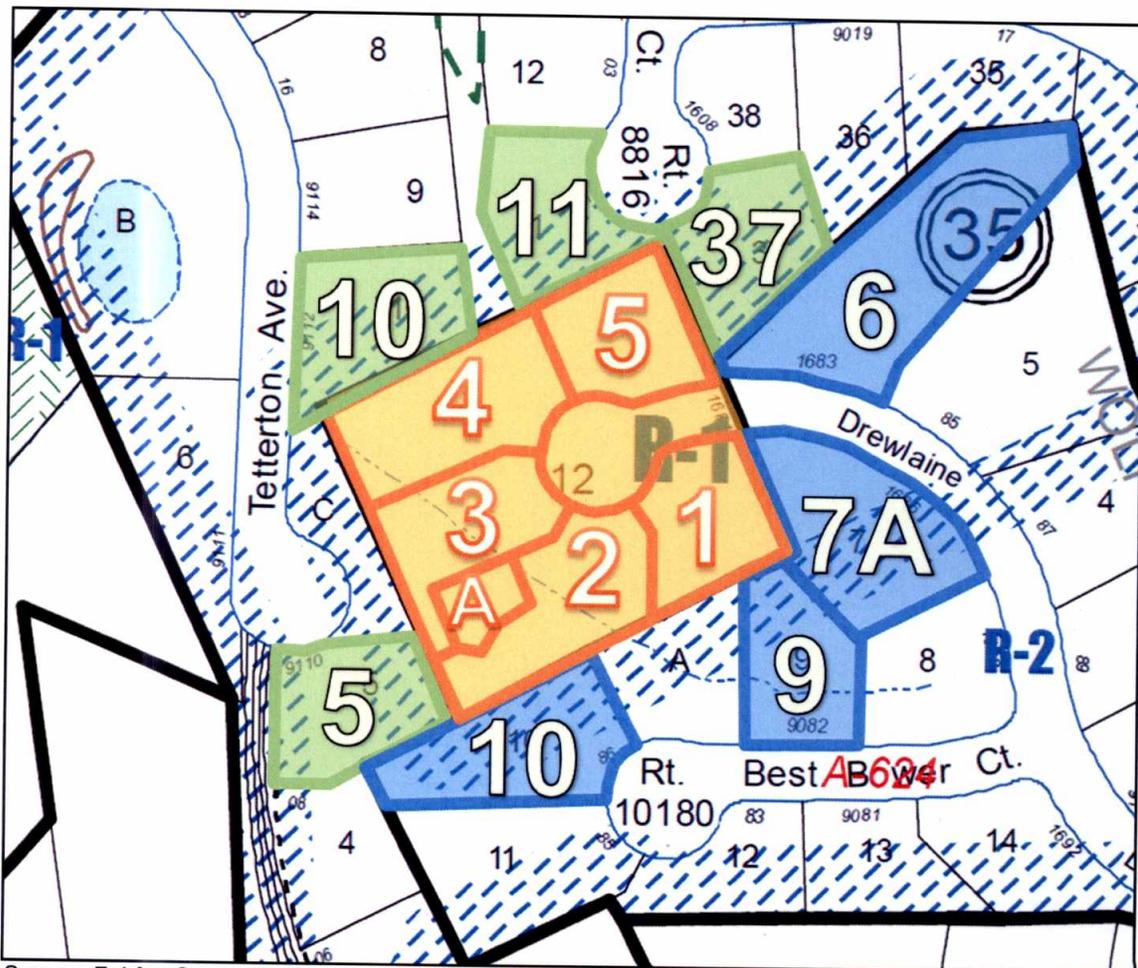
- *Lot sizes, particularly along the periphery;*

The proposed lot sizes are comparable in size to the lots in the adjacent neighborhoods, including along the periphery of the proposed development. The chart below contains a summary of the average lot sizes, the minimum lot area, and the maximum lot area for the subject application and the two adjacent subdivisions (Wolf Trap Downs and Manors at Wolf Trap).

	Average Lot Area (sf)	Min. Lot Area (sf)	Max. Lot Area (sf)
<b>Current App.</b>	18,100	15,400	22,700
<b>Wolf Trap Downs</b>	21,575	15,000	36,431 (R-1) 22,414 (R-2)
<b>Manors at Wolftrap</b>	17,760	13,026	25,614

\*Note: The calculations above are from the Department of Tax Administration's Real Estate Assessment records and do not include any outlots.

The graphic below displays the proposed lots and highlights the abutting parcels. The table that follows contains a summary of the lot sizes for the proposed and abutting parcels.



Source: Fairfax County Zoning Map and Real Estate Assessment Records

	Parcel	Area (sf)
<b>Wolf Trap Downs</b>	Lot 6	36,431 (R-1)
	Lot 7A	24,568 (R-1 pt)
	Lot 9	15,468
	Lot 10	20,733
<b>Manors at Wolf Trap</b>	Lot 5	19,952
	Lot 10	19,082
	Lot 11	16,338
	Lot 37	17,125
<b>Average</b>		21,212

Proposed	Area (sf)
<b>Lot 1</b>	15,400
<b>Lot 2</b>	19,800
<b>Lot 3</b>	17,100
<b>Lot 4</b>	22,700
<b>Lot 5</b>	15,500
<b>Average</b>	18,100

- Bulk/mass of the proposed dwelling units;*  
 The applicant intends to construct dwellings that contain a footprint between 2,500 square feet and 2,700 square feet. Staff prepared the image below to perform a visual analysis of the footprints of the existing and proposed residences.



Source: Fairfax County GIS

The image demonstrates that the proposed dwellings appear to be roughly consistent with the existing dwellings in the surrounding residential developments. According to the Real Estate Assessment records, the dwellings in the Manors at Wolf Trap and Wolf Trap Downs subdivisions have above grade living areas that range in size from 3,153 square feet to 5,966 square feet, which excludes any garages.

- *Setbacks (front, side, and rear);*  
As discussed in Criterion #1, the lot typical shown on the GDP indicates a minimum front yard setback of 35 feet, a side yard setback of 15 feet, and a rear yard setback of 25 feet. These setbacks meet the R-2 District's requirements. The table below provides a summary of the required setbacks for the proposed development, the Manors at Wolf Trap subdivision, and the Wolf Trap Downs subdivision.

	Front	Rear	Side
<b>Current App. (R-2)</b>	35 feet	25 feet	15 feet
<b>Wolf Trap Downs*</b>	R-1: 40 feet R-2: 35 feet	R-1: 25 feet R-2: 25 feet	R-1: 20 feet R-2: 15 feet
<b>Manors at Wolftrap**</b>	25 feet	25 feet	8 feet (with total min. of 24 feet)

\*Setbacks are as indicated on approved subdivision plan 9615-SD-01-2

\*\*Setbacks are as indicated with prior rezoning to R-2 Cluster (RZ 93-H-043)

The following table displays the actual setbacks of the dwellings on the abutting properties, as shown on the original House Location Plats located in the Department of Planning and Zoning's files.

	Parcel	Area (sf)
<b>Wolf Trap Downs</b>	Lot 6	F: 58.6 ft. S: 22.4 ft. R: 141.6 ft.
	Lot 7A	F: 41.3 ft. S: 35.0 ft. R: 34.1 ft.
	Lot 9	F: 36.7 ft. S: 18.3 ft. R: 83.2 ft.
	Lot 10	F: 35.3 ft. S: 17.2 ft. R: 25.1 ft.
<b>Manors at Wolf Trap</b>	Lot 5	F: 22.9 ft. S: 49.0 ft. R: 30.2 ft.
	Lot 10	F: 25.2 ft. S: 26.7 ft. R: 76.3 ft.
	Lot 11	F: 27.2 ft. S: 9.7 ft. R: 27.9 ft.
	Lot 37	F: 28.1 ft. S: 23.5 ft. R: 38.9 ft.

- Orientation of the proposed dwelling units to adjacent streets and homes;*  
 The proposed dwellings are oriented appropriately around the cul-de-sac that would terminate on the subject property. As a result, the proposed dwellings are also logically oriented in terms of their relationship to existing homes. The previous image illustrates the relationship between the existing and proposed dwellings and demonstrates that the majority of the rears of the proposed homes would generally face the rears of the existing homes. While the rear of the dwelling on lot five would face the cul-de-sac of Lupine Den Court, the applicant's proposed tree preservation area at the rear of lot five helps to provide a visual buffer between the rear of the dwelling on lot 5 and the existing cul-de-sac to the north. Further, the applicant's draft proffers commit to using a minimum of 50% masonry materials on the rear of the dwelling located on lot five.
- Architectural elevations and materials;*  
 Sheet 7 of the GDP provides illustrative elevations of the proposed dwellings. An excerpt from this sheet that illustrates the proposed side and rear elevations is shown below.



The draft proffers state that the design and architecture of the proposed units shall be in substantial conformance with these illustrative elevations, or of comparable quality. The exterior facades of the dwellings will be covered with masonry from the finished grade to the first floor on all four sides, and masonry and/or cementitious siding will be installed from the first floor to the roof line. The proposed dwellings would be limited to a maximum height of 35 feet. This architecture is generally consistent with the existing residences in the neighboring subdivisions.

- *Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;*  
The proposed Drewlaine Drive extension provides an adequate vehicular connection to the subject property. In addition, the applicant's proposed five-foot wide sidewalk on the subject property provides a connection to the existing sidewalk along Drewlaine Drive.
- *Existing topography and vegetative cover and proposed changes to them as a result of clearing and grading*  
The existing topography of the site gradually slopes downward from east to west and ranges in elevation from approximately 390 feet down to approximately 362 feet. As a result, many of the proposed residences would be at a lower elevation than the neighboring existing residences according to the initial cross sections submitted by the applicant. Further, the applicant is proposing tree preservation areas at the perimeter of the property as well as supplemental plantings. The topography and existing and proposed vegetation will help to create a buffer between the proposed development and the existing residential developments. Two proposed retaining walls located on lots two and four would address topographic changes near the limits of clearing and grading that are in close proximity to tree preservation areas.

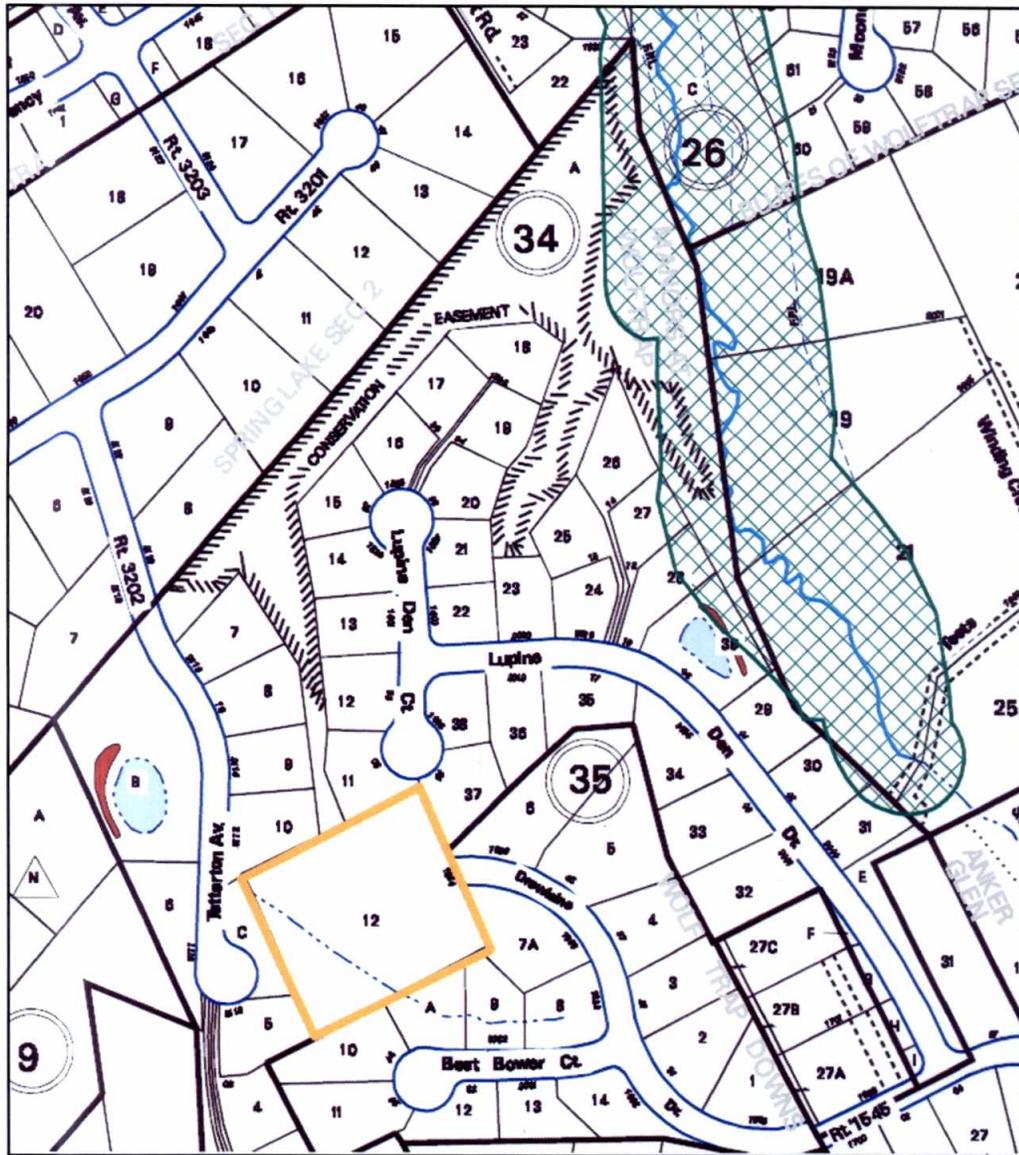
Based on the above analysis, the application satisfies Criterion #2.

*Environment (Development Criterion #3)*

*All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.*

*a) Preservation*

The Policy Plan states that developments should conserve natural environmental resources such as floodplains, stream valleys, woodlands, and wetlands. The subject property does not contain any floodplains, stream valleys, wetlands, Environmental Quality Corridors (EQCs) or Resource Protection Areas (RPAs). The below excerpt from the Chesapeake Bay map depicts RPA to the north of the property within the Manors at Wolf Trap subdivision.



Source: Fairfax County Digital Map Viewer

The property is primarily wooded. The applicant's impact to existing vegetation is discussed in Development Criterion #4 below.

*b) Slopes and Soils*

As previously discussed, the site gradually slopes downward from east to west. The majority of the site contains a soil type that is rated as "good" for foundation support and drainage<sup>1</sup>. While a portion of the site contains a soil type that is rated as "poor" for foundation support and drainage, this is a somewhat small area of the site. The applicant completed infiltration testing near the vicinity of the infiltration trench and have stated that their results indicated an average infiltration rate that is greater than the minimum requirements. Staff finds that the proposed development takes

<sup>1</sup> Description & Interpretive Guide to Soils in Fairfax County, [http://www.fairfaxcounty.gov/dpwes/environmental/soils\\_map\\_guide.pdf](http://www.fairfaxcounty.gov/dpwes/environmental/soils_map_guide.pdf)

the existing topographic conditions and soil characteristics into consideration.

c) *Water Quality*

As previously discussed, the applicant proposes to manage the impacts of stormwater runoff through the installation of an infiltration trench on Outlot A. The applicant intends to meet detention and BMP requirements with this facility. According to the submitted GDP, the infiltration trench will provide a 48.6% phosphorus removal rate, which exceeds the required minimum of 40%. The proffers also provide the applicant with the option to meet the stormwater requirements through the use of a modular, crate infiltration system, if it becomes allowable by the PFM.

d) *Drainage*

The volume and velocity of stormwater runoff will be managed through the stormwater management facility previously described. Detention for the two and ten year storm event and storage for the one-year storm volume will be provided. The GDP indicates that outfalls are adequate in accordance with the PFM and the proffers state that the stormwater facility shall be designed to meet the adequate outfall as outlined in the PFM.

e) *Noise*

The property is not within close proximity to a source of transportation generated noise and is surrounded by other residential development. Old Courthouse Road is located approximately 500 feet from the proposed development, according to measurements taken with Geographic Information Systems (GIS). Therefore, the proposed dwelling units are unlikely to experience adverse impacts as a result of transportation-generated noise.

f) *Lighting*

The applicant intends to install lighting at the proposed entrance to the development in accordance with PFM standards.

a) *Energy*

The applicant's proposal seeks a density at the high end of the Comprehensive Plan's recommended density range for this parcel (1 – 2 du/ac). On page 20 of the Environment Section of the Policy Plan, as amended through July 27, 2010, it states, "Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied." Therefore, staff requested that the applicant commit to this ENERGY STAR<sup>®</sup> Qualified Homes designation. The applicant's draft proffers commit to this request.

Based on the features described above, Criterion #3 has been met.

*Tree Preservation and Tree Cover Requirements (Development Criterion #4)*

*All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of the Policy Plan) are also encouraged.*

The subject property currently contains approximately 95,506 square feet of existing tree canopy, as shown on the GDP. According to the Existing Vegetation Map, eight of the trees on the site are larger than 30 inches in diameter. The majority of the trees identified in the tree inventory are various Oak varieties.

Since the initial submission, the applicant has revised the tree preservation calculations and now intends to meet the tree preservation target by preserving 23,701 square feet of existing tree canopy. Four of the trees larger than 30 inches in diameter are proposed for preservation; two of these trees are located at the southwest corner of the property near the proposed stormwater management facility, and two others are located at the northwest corner of the property. Staff from UFMD recommended that the applicant commit to a tree bond proffer due to the high quality of existing trees proposed for preservation on-site. This would require the applicant to post a cash bond and letter of credit at the time of subdivision plan approval to ensure preservation and/or replacement of the trees for which a Tree Value has been determined (the "bonded trees"). At any time prior to bond release, if any bonded trees die, be removed, or severely decline as determined by the Forest Conversation Branch (FCB) due to unauthorized construction activities, the applicant would be required to replace the trees at their expense. In addition, a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activities would be required. The applicant's draft proffers commit to this request. Further, the applicant's draft proffers commit to recording a private tree preservation easement behind the proposed lots as shown on Sheet 2A of the GDP in order to preclude the removal of any existing and proposed vegetation.

The GDP indicates that a total of 32,674 square feet of canopy must be provided to meet the tree cover requirement. The applicant proposes to meet the remainder of the tree cover requirement that is not being provided through preservation through planting. Specifically, 3,600 of the total 33,226 square feet of total proposed canopy area will be provided through planting. A portion of these plantings will be provided in accordance with the energy conservation tree canopy credit as outlined in the PFM and as depicted on the GDP.

In summary, the application meets the tree preservation requirement, exceeds the tree canopy requirement, and provides plantings in accordance with the energy conservation guidance of the PFM. Therefore, staff finds that the application satisfies Criterion #4.

*Transportation (Development Criterion #5)*

*All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.*

*a) Transportation Improvements*

A proposed extension of Drewlaine Drive as a public street onto the subject property will provide access to the dwellings. Safe and adequate access to the road network will, therefore, be provided for each residence. The proposed development is estimated to generate 67 vehicle trips on weekdays, including 14 vehicle trips on adjacent streets during the AM peak hour (7-9 AM), and 8 vehicle trips on adjacent streets during the PM peak hour (4-6 PM). Therefore, staff finds that the traffic generated by five proposed residences located at the terminus of the cul-de-sac would have a minimal impact on the surrounding transportation network.

*b) Transit/Transportation Management*

The applicant is not proposing to provide bus shelters, shuttle service, or other transportation management commitments. Due to the minimal impact that five residences will likely have on the nearby transportation network, staff did not identify a need for such transportation management measures.

*c) Interconnection of the Street Network*

As previously described, the applicant intends to extend Drewlaine Drive to terminate in a cul-de-sac on the subject property. Given that the other neighborhoods are already developed with single family detached residences on cul-de-sacs that are not readily accessible for connection due to the location of private residential lots and HOA open space, the continuation of the street to other adjacent developments would not be practical. The applicant has received approval from the Virginia Department of Transportation (VDOT) for an exception of the multiple connections requirement contained in VDOT's Secondary Street Acceptance Requirements (SSAR).

*d) Streets*

Drewlaine Drive would continue to operate as a public street after its extension onto the subject property. Although the existing development along Drewlaine Drive (Wolf Trap Downs) does not contain curb and

gutter, the applicant proposes to install curb and gutter for the proposed Drewlaine Drive extension. Section 7-0103.1 of the PFM states that curb and gutter shall be installed on side of arterial, collector and local streets which provide frontage to lots within new subdivisions in which the average lot size is less than 18,000 square feet. The average lot size for the proposed development is 18,100 square feet; therefore, it is above the minimum of 18,000 square feet.

*e) Non-motorized Facilities*

The applicant proposes to extend the existing sidewalk that traverses the northern side of Drewlaine Drive onto the subject property. The applicant's initial submission indicated that the extended sidewalk would terminate at lot three of the proposed development and would not traverse the frontage of lots one and two. However, Criterion #5 states that construction of such non-motorized facilities on both sides of the street is preferred. Therefore, staff urged the applicant to extend the sidewalk across the frontage of all of the proposed dwellings. The GDP has since been revised to indicate that the applicant will extend the existing sidewalk onto the subject property across the frontage of all proposed dwellings. In addition, the proposed driveways will be a minimum length of 18 feet. This length is adequate to accommodate passenger vehicles without blocking the sidewalk.

*f) Alternative Street Designs*

This application does not propose any alternative street designs.

Based on the features described above, the application satisfies Criterion #5.

*Public Facilities (Development Criterion #6)*

*All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.*

The Fairfax County Public Schools' Office of Facilities Planning Services (Appendix 11) determined that the proposal is anticipated to yield approximately one new student over the one student that would be anticipated if the parcel were to be developed by-right. Based on the approved proffer formula guidelines, staff determined that a proffer contribution of \$9,378 is appropriate in order to address capital improvements for the receiving schools. Staff recommended that the contributions be directed to the Marshall HS pyramid and/or the Cluster II schools that encompass the surrounding area. The applicant's proffers commit to these recommendations and offer \$9,378 to the Board of Supervisors for capital improvements to the public schools in the

Marshall High School pyramid and/or to Cluster II schools that encompass the area at the time of building permit approval.

Similarly, the Fairfax County Park Authority (FCPA) noted that the Policy Plan within the Comprehensive Plan describes the “need to mitigate adverse impacts to park and recreation facilities caused by growth and development,” and offers ways in which those impacts can be offset. One of these mitigation measures includes a contribution to the Park Authority to allow for recreational facility development as the population increases. To offset the additional impact caused by the proposed development, the applicant’s draft proffers propose a \$10,716 contribution to the Board of Supervisors for use by the FCPA. This contribution is consistent with the amount recommended by the FCPA and would allow for recreational facility development at one or more park sites located within the service area of the subject property.

The proposed development would not adversely impact sanitary sewer capacity (Appendix 7), and would be serviced by the Fairfax County Fire and Rescue Department Station #402, Vienna (Appendix 15). The proposed development is more than 3,000 feet from the nearest Fairfax Water main and, therefore, is not required to connect to Fairfax Water’s system (Appendix 13). The applicant intends to extend public water onto the site via Drewlaine Drive. Finally, the proposal meets the guidelines expressed by the Office of the Fire Marshall.

Given the features discussed above, the application meets Criterion #6.

*Affordable Housing (Development Criterion #7)*

*Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.*

The Zoning Ordinance does not require the applicant to provide Affordable Dwelling Units (ADUs) because only five dwellings are proposed; however, the Comprehensive Plan recommends a contribution to the County’s Housing Trust Fund in rezoning applications that propose new residential dwellings. The application satisfies this Comprehensive Plan guideline by committing in the draft proffers to contribute 0.5% of the projected sales price for all of the units approved on the property to the Fairfax County Housing Trust Fund.

Given this draft proffer, the application satisfies Criterion #7.

*Heritage Resources (Development Criterion #8)*

*Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a*

*contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.*

The applicant provided the Fairfax County Park Authority's Cultural Resource Management and Protection (CRMP) Section with a Phase 1 Archeological Report for the subject property, as requested by the FCPA. After reviewing this report, staff from CRMP did not request any further review. Criterion #8, therefore, has been adequately addressed.

**ZONING ORDINANCE PROVISIONS**

The requested rezoning of the subject parcels from the R-1 District to the R-2 District must comply with the applicable regulations of the Zoning Ordinance. The chart below compares the proposed development to the R-2 District's requirements. There are no transitional screening or barrier requirements associated with this application.

<b>Bulk Requirements (R-2)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Min. Lot Area	15,000 sq. ft.	15,400 sq. ft.
Average Lot Area	18,000 sq. ft.	18,100 sq. ft.
Max. Building Height	35 ft.	35 ft.
Front Yard	35 ft.	35 ft.
Rear Yard	25 ft.	25 ft.
Side Yard	15 ft.	15 ft.
Max. Density	2 du/ac	2 du/ac
Parking Spaces	10 spaces	20 spaces

**Waivers and Modifications**

There are no waivers or modifications associated with this application.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant requests approval of a rezoning from the R-1 District to the R-2 District to permit the construction of five single family detached dwellings at a density of 2.0 dwelling units per acre (du/ac). The subject property is an undeveloped parcel situated between two existing residential developments. Staff finds that the applicant's proposed residential development is compatible and consistent with the existing residential development in the surrounding area and concludes that the application satisfies the Residential Development Criteria. Furthermore, staff finds that the application is in harmony with the Comprehensive Plan and conforms to all applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of RZ 2012-HM-013, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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 dated October 8, 2012
2. Rezoning Affidavit
3. Statement of Justification
4. DPZ – Environment and Development Review Analysis
5. DPWES – Urban Forest Management Division Analysis
6. DPWES – Site Development and Inspections Division Analysis
7. DPWES – Wastewater Planning & Monitoring Division Analysis
8. FCDOT Analysis
9. VDOT Analysis
10. Fairfax County Park Authority Analysis
11. Fairfax County Public Schools – Office of Facilities Planning Analysis
12. Fairfax County Public Schools – Office of Design and Construction Services Analysis
13. Fairfax County Water Authority Analysis
14. Fairfax County Health Department Analysis

**APPENDICES** (continued)

15. Fairfax County Fire and Rescue Department Analysis
16. Residential Development Criteria
17. Approved proffers for RZ 93-H-043
18. Glossary of Terms

**PROFFERS*****Sekas Homes, Ltd.***  
**Wolf Trap Downs, Section 2**

October 8, 2012

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the Applicant, for himself and his successors or assigns (herein collectively referred to as the "Applicant") in this rezoning application filed on property identified on the Fairfax County Tax Map 28-4 ((1)), Parcel 12 (hereinafter referred to as the "Application Property"), agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property from the R-1 zoning district to the R-2 district.

**1. Development Plan**

- a) Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the portion of the Application Property identified on the Fairfax County Tax Map 28-4 ((1)), Parcel 12 shall be in substantial conformance with the Generalized Development Plan ("GDP") entitled "Wolf Trap Downs, Section 2" containing eleven sheets and prepared by Land Design Consultants, Inc., dated May, 2012 as revised through October 8, 2012.
- b) Pursuant to Paragraph 2 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. These modifications may include the locations of utilities and landscaping, minor adjustment of property lines, and the general location, type and size of dwellings on the proposed lots, provided that the minimum building setbacks outlined on the GDP are honored, and the limits of clearing and grading are adhered to.

**2. Homeowners Association**

The Applicant shall use best efforts to annex the Application Property into the existing Wolf Trap Downs Homeowners Association as demonstrated to DPWES at time of site plan approval. In the alternative, the Applicants shall establish a homeowners association for the proposed development for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the HOA, whether individually or as part of the Wolf Trap Downs HOA, and residential covenants. The initial deeds of conveyance shall expressly contain these disclosures.

**3. Transportation**

- a) Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein.
- b) As a condition of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way for the extension of Drewlaine Drive into the subject property and construct

improvements along the Drewlaine Drive extension, including but not limited to, the proposed 5' sidewalk, as generally shown on the GDP, subject to the approval of VDOT and the Fairfax County Site Development and Inspections Division ("SDID"). The Applicant shall remove the existing temporary cul-de-sac on Drewlaine Drive, adjacent to the subject property, in conjunction with the extension of Drewlaine Drive.

- c) Garages and Driveways. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each unit shall be a minimum of eighteen (18) feet in width and length to permit the parking of two (2) vehicles without overhanging onto the sidewalk. Garages shall be designed to accommodate two (2) vehicles.

#### **4. Landscaping**

- a) The first submission of the subdivision plan and all subsequent plan submissions shall include a landscape plan and specifications, for review and approval by the Forest Conservation Branch. The landscape plan and specifications shall incorporate the following:
- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75% of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs. Areas proposed for turf and mulch beds shall be delineated on the landscape plan submitted with the subdivision plan.
  - Plant trees in areas to contribute to energy conservation for the dwelling on each lot where possible, as depicted in Plate 4-12 of the Public Facilities Manual (PFM), and as determined in consultation with Forest Conservation Branch.
  - Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
  - Landscaping implemented with the subdivision plan may be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.19) together with smaller understory type trees (Category II). The plan may show overlap of understory trees by overstory trees as might occur in a natural environment.
  - Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.
- The Applicant shall reserve the right to modify the location and species of trees at time of final subdivision plan subject to final engineering and approval by FCB.

#### **5. Tree Preservation**

Existing Vegetation Map/Tree Preservation: The Applicant shall submit an Existing Vegetation Map/Tree Preservation Plan as part of the first and all subsequent subdivision plan submissions to identify the trees onsite and address the preservation of the trees, as shown on the Generalized Development Plan. The Existing Vegetation Map/Tree Preservation Plan shall be prepared by a professional with experience in the preparation of these plans, such as a certified arborist, Registered Consulting Arborist or landscape architect, and shall be subject to the review and approval of Forest Conservation Branch (FCB), SDID.

The Existing Vegetation Map/Tree Preservation Plan shall consist of tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the GDP for the entire site. The tree preservation plan shall provide those areas outside of the limits of clearing and grading shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering and as determined by FCB. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

Tree Preservation Walk-through: The Applicant shall retain the services of a certified arborist, Registered Consulting Arborist or landscape architect and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an FCB, SDID representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the demolition, and phase I and II erosion and sediment control sheets, as may be modified by the Root Pruning proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the FCB, SDID, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by FCB, SDID.

Root Pruning: The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffers. All treatment shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by FCB, SDID, accomplished in a manner the protects affected and adjacent vegetation to be preserved, and may include, but not limited to the following:

- a) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches,
- b) Root pruning shall take place prior to any clearing and grading,
- c) Root pruning shall be conducted with the on-site supervision of a certified arborist;

- d) FCB, SDID shall be informed in writing when all root pruning and tree protection fence installation is complete.

Site Protection: This proffer shall preclude the removal, disturbance, cutting, destroying, or otherwise harming of any trees, shrubs, or other vegetation on the subject property, except as necessary for (a) the control of invasive species of vines and other vegetation; (b) removal of dead or dying vegetation; (c) the routine maintenance of existing conditions, such as a minor tree limbing or trimming, provided that such activity is consistent with the Tree Preservation Plan; or (d) the removal of trees in order to prevent the endangerment of life or property, meet insurance requirements or damaged due to natural disasters beyond the control of the Applicant.

Site Monitoring: During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by FCB.

The Applicant shall retain the services of a certified arborist, Registered Consulting Arborist or landscape architect to monitor all construction and demolition work in order to ensure conformance with all tree preservation proffers, and FCB approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by FCB, SDID.

Tree Value Determination: The Applicant shall contract a Certified Arborist to determine the monetary value of each tree (herein, the "Tree Value") 12 inches in diameter and larger shown to be preserved in the tree inventory. Tree Value shall be determined using the Trunk Formula Method contained in the 9<sup>th</sup> Edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture, and shall be subject to approval by the Forest Conservation Branch Division, DPWES (FCBD) with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placement ratings. The Site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved Tree Conservation Plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the Tree Bond, as discussed below.

Tree Bond: At the time of subdivision plan approval, the Applicant shall both post a cash bond and a letter of credit (herein, the "Tree Bond") payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a Tree Value has been determined as described above (herein, the "bonded trees"). The Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, replacement, removal and/or treatment of the trees identified in the Tree Conservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undisturbed areas identified on the approved GDP. The letter of credit shall be equal to 50% of the replacement value of the bonded trees. The cash deposit shall consist of 33% of the amount of the letter of credit.

At any time prior to final bond release, should any bonded trees die, be removed, or severely decline as determined by FCB due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equal size, species and/or canopy cover as approved by FCB. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be equal to the Tree Value determined during reviewed and approved of the subdivision and paid to a fund established by the County for the furtherance of tree conservation objectives. At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount up to 20% of the total amounts originally committed.

Any cash or funds remaining in the Tree Bond shall be released two years from the date of the project's final bond release, or sooner, if approved in writing by FCB.

Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading: The limits of clearing and grading shown on the GDP shall be strictly adhered to. The subdivision plan shall clearly identify these areas as shown on the GDP.

As part of the subdivision plan, the Applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the FCB. The Applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The Applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of FCB if these are found to be damaged, removed or altered in a manner not allowed in writing by the FCB.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by FCB in coordination with the Site Development and Inspections Division, DPWES. In addition, the Applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by FCB. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by FCB.

## **6. Storm Water Management**

- a) If approved by SDID, Stormwater Management and Best Management Practices (BMP's) shall be accomplished through the provision of one infiltration trench or alternative Low Impact Development technique, as generally shown on Sheets 2, 8, 8A and 8B of the GDP and in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) or any approved modifications. Maintenance access will be provided via the proposed private maintenance access easement and road. The 12' access road will be provided in accordance with PFM 6-1306.3F. The Applicant reserves the right to use a permeable surface, subject to approval by SDID. The Applicant reserves the right to use a modular, crate infiltration system in order to meet Stormwater Management/Best Management Practices, in lieu of an aggregate infiltration trench, if approved by Fairfax County. The size and location of the facility may be subject to final modifications based on final engineering provided it is in substantial conformance with the GDP. The stormwater facility shall be designed to meet the adequate outfall as outlined in PFM 6-0203.4C.
- b) The homeowners of the lots within Wolf Trap Downs, Section 2 shall be responsible for implementing the maintenance contract and funding mechanism to provide maintenance for

the proposed stormwater facility. The maintenance responsibilities and funding mechanisms for the lots within Wolf Trap Downs, Section 2 will be outlined in the Homeowner's Association documents as well as in a disclosure memorandum for any contract for sale. In the event Wolf Trap Downs, Section 2 joins the Homeowner's Association for Wolf Trap Downs, Section 1, the homeowners of Section 2 will not be responsible for funding and maintenance of the stormwater facility on Tax Map 28-4 ((35)) Parcel A in Wolf Trap Downs, Section 1. Similarly, the homeowners of Section 1 will not be responsible for the funding and maintenance of the stormwater facility on proposed Outlot A in Wolf Trap Downs, Section 2.

- c) Prior to bond release, the Applicant shall contribute \$10,000 to the Homeowner's Association for the subject property for use in maintaining the proposed stormwater facility.
- d) After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the stormwater facility in accordance with the PFM and County guidelines.

## **7. Contributions**

- a) Prior to bond release, the Applicant shall contribute \$10,716 to the Board of Supervisors for use by the Fairfax County Park Authority for its use in establishing and maintaining parks and recreational facilities in the Hunter Mill District of Fairfax County.
- b) At the time of issuance of the first Building Permit, Applicant shall contribute \$9,378 to the Board of Supervisors for capital improvements to the public schools in the Marshall High School pyramid and/or to Cluster II schools that encompass this area at the time of Building Permit approval. Said contribution shall be deposited with SDID for transfer to Fairfax County Public Schools. Following approval of this Application and prior to the Applicant's payment of the amounts set forth in this Proffer, if Fairfax County should increase the ratio of students per high rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.
- c) Prior to the issuance of the first Building Permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the value of all of the units approved on the property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with Fairfax County Department of Housing and Community Development (HCD) and shall be approved by HCD and SDID.

## **8. Escalation in Contribution Amounts**

For all proffers specifying contribution amounts or budgets for operational expenses, the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

## **9. Architecture**

The design and architecture of the approved units shall be in substantial conformance with the

illustrative elevations contained in the GDP, or of comparable quality. The Applicant reserves the right to use an alternative product than what is shown on the illustrative elevations provided it is consistent with the illustrative elevations. The exterior facades of the new homes constructed on the site shall be covered with masonry (cultured stone, stone or brick) from finished grade to first floor on all four sides. Masonry and/or cementitious siding (e.g., HardiPlank by James Hardie Building Products), or a combination thereof shall be applied from the first floor to the roof line. All units shall be limited to a maximum of thirty-five (35) feet in height as measured in the Fairfax County Zoning Ordinance.

Further, the dwelling on Lot 5 shall incorporate a minimum of 50% (not including trim, gutter, etc.) masonry materials on the rear.

#### **10. Green Building**

Qualification in accordance with ENERGY STAR® for Homes as determined by the submission of documentation to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Residential Energy Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR® for Homes qualification prior to issuance of the Residential Use Permit.

#### **11. Lighting and Signs**

- a) All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
- b) No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this Proffer.

#### **12. Telecommuting**

All dwellings shall be pre-wired with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines.

#### **13. Universal Design**

At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1<sup>st</sup> floor level 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, first floor bedroom and 1<sup>st</sup> floor bathroom, clear space under the kitchen counters, curb less shower (or shower with a curb of less than 4.5" high), five foot turning radius near 1<sup>st</sup> floor

bathroom commode, grab bars in 1<sup>st</sup> floor bathroom that are ADA compliant, 1<sup>st</sup> floor bathroom console sink in lieu of cabinet style vanity.

#### 14. Other

- a) During development of the subject site, the telephone number of the site superintendent that shall be present on-site during construction shall be provided to the Hunter Mill District Supervisor's Office.
- b) Outdoor construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners.
- c) Any extension into the minimum required side and rear yards for covered and uncovered decks shall be permitted in accordance with Section 2-412 of the Fairfax County Zoning Ordinance. Restrictions placed on the location of covered and uncovered decks per Section 2-412 of the Zoning Ordinance shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. In accordance with the Zoning Ordinance, any sunrooms or enclosed porches may not encroach into the minimum required setbacks as shown on Sheet 2 of the GDP. This shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.
- d) The Applicant shall include the Approved Landscaping Plan from the Subdivision Plan, including a detail for each lot that clearly identifies trees to be preserved, any Maintenance Responsibilities for the proposed vegetation (to be prepared by a Certified Arborist) and information regarding the County's Tree Conservation Ordinance to all prospective homeowners. This shall be provided to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.
- e) As part of the development of the subject property, the Applicant shall record a variable width private tree preservation easement behind lots 1-5 and as generally shown on the GDP. The purpose of this easement is to preclude the removal of any existing and proposed vegetation. No disturbance, including but not limited to recreational amenities, or building shall occur in this easement except for necessary utility construction, as required by Fairfax County, planting of grass or additional vegetation by hand in order to enhance the aesthetics of this area, or for the removal of diseased, dead, dying, or hazardous trees and the selective maintenance to remove noxious and poisonous weeds. The location and purpose of this easement shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale and shall also be included in the Homeowner's Association documents. This easement shall be noted as a covenant in the deed of subdivision and recorded in the Land Records of Fairfax County. This easement shall be granted to and enforced by the HOA and shall run with the land.

Signatures:

Sekas Homes, Ltd., Applicant, Tax Map 028- 4 ((1)) Parcel 12

By: \_\_\_\_\_  
John P. Sekas, President

Oakcrest Farms, L.C., Title Owner of Tax Map 028- 4 ((1)) Parcel 12

By: \_\_\_\_\_  
John P. Sekas, Manager

**REZONING AFFIDAVIT**

DATE: September 28, 2012  
 (enter date affidavit is notarized)

I, Kelly M. Atkinson, AICP, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                               applicant's authorized agent listed in Par. 1(a) below            116498a

in Application No.(s): RZ 2012-HM-013  
 (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 must 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(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Sekas Homes, Ltd.	407-L Church Street, N.E., Vienna, VA 22180	Applicant/Agent for Title Owner
John P. Sekas	407-L Church Street, N.E., Vienna, VA 22180	Agent for Applicant
Land Design Consultants, Inc.	4585 Daisy Reid Avenue, Suite 201, Woodbridge, VA 22192	Agent for Applicant and Title Owner
Matthew T. Marshall, L.S.	4585 Daisy Reid Avenue, Suite 201, Woodbridge, VA 22192	Agent for Applicant and Title Owner
Joshua C. Marshall, P.E.	4585 Daisy Reid Avenue, Suite 201, Woodbridge, VA 22192	Agent for Applicant and Title Owner
Kelly M. Atkinson, AICP	4585 Daisy Reid Avenue, Suite 201, Woodbridge, VA 22192	Agent for Applicant and Title Owner
Oakcrest Farms, L.C.	407-L Church Street, N.E., Vienna, VA 22180	Title Owner of Tax Map 28-4 ((1)) 12
John P. Sekas	407-L Church Street, N.E., Vienna, VA 22180	Agent for Title Owner

(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.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* 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: September 28, 2012  
(enter date affidavit is notarized)

116498a

for Application No. (s): RZ 2012-HM-013  
(enter County-assigned application number(s))

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

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Land Design Consultants, Inc.  
4585 Daisy Reid Avenue, Suite 201  
Woodbridge, VA 22192

**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 SHAREHOLDERS:** (enter first name, middle initial, and last name)

Matthew T. Marshall  
Joshua C. Marshall

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

Matthew T. Marshall, President  
Joshua C. Marshall, Vice President

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

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: September 28, 2012  
(enter date affidavit is notarized)

116498a

for Application No. (s): RZ 2012-HM-013  
(enter County-assigned application number (s))

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

Sekas Homes, Ltd.  
407-I. Church Street, N.E.  
Vienna, VA 22180

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

John P. Sekas

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

**President, Vice-President, Secretary, Treasurer, etc.)**

John P. Sekas, President  
Bryan L. Deege, Vice President  
Sandra A. Booze, Secretary

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

Oakcrest Farms, L.C.  
407-L Church Street, N.E.  
Vienna, VA 22180

**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, and last name)

Opportunity Developers, Ltd.

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

**President, Vice-President, Secretary, Treasurer, etc.)**

John P. Sekas, Manager  
Bryan L. Deege, Manager

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

**Rezoning Attachment to Par. 1(b)**

DATE: September 28, 2012  
(enter date affidavit is notarized)

116498a

for Application No. (s): RZ 2012-HM-013  
(enter County-assigned application number (s))

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

Opportunity Developers, Ltd.  
407-L Church Street, N.E.  
Vienna, VA 22180

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

John P. Sekas

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

**President, Vice-President, Secretary, Treasurer, etc.)**

John P. Sekas, President

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

**President, Vice-President, Secretary, Treasurer, etc.)**

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

REZONING AFFIDAVIT

DATE: September 28, 2012  
(enter date affidavit is notarized)

116498a

for Application No. (s): RZ 2012-HM-013  
(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 and zip code)  
None

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

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

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 28, 2012  
(enter date affidavit is notarized)

116498a

for Application No. (s): RZ 2012-HM-013  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: September 28, 2012  
(enter date affidavit is notarized)

116498a

for Application No. (s): RZ 2012-IM-013  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, 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)

*Kelly M. Atkinson*

[ ] Applicant

[x] Applicant's Authorized Agent

Kelly M. Atkinson, AICP

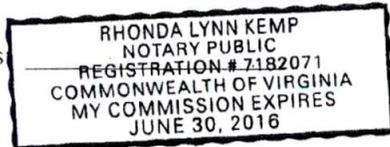
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28 day of Sept 2012, in the State/Comm. of Virginia, County/City of Prince William

*Rhonda Lynn Kemp*

Notary Public

My commission expires





RECEIVED  
Department of Planning & Zoning

AUG 17 2012

Zoning Evaluation Division

May 15, 2012  
July 27, 2012 (Revised)  
August 15, 2012 (Revised)

Mrs. Regina Coyle, Branch Chief  
Department of Planning and Zoning  
Fairfax County  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

Re: Statement of Justification  
Wolf Trap Downs, Sec. 2  
Fairfax County Tax Map #28-4 ((1)), Parcel 12  
Currently Zoned R-1, Approximately 2.50 Acres  
LDC Project #12048-1-0

Dear Mrs. Coyle,

Sekas Homes, Ltd. ("Applicant") and Land Design Consultants, Inc. (LDC) are pleased to present this rezoning application to the County for formal staff evaluation. The subject property, located on Tax Map 28-4 ((1)) 12 is situated within the Hunter Mill District and is currently zoned R-1. The total area of the property is 2.50 acres per a boundary survey completed by LDC. This property is known as Wolf Trap Downs, Section 2.

The subject property currently contains an existing house and driveway. All existing structures will be removed on the application property as a result of the proposed development. The Applicant has an approved Conservation Plan in order to remove this existing dwelling due to complaints from adjacent citizens.

Upon review of the Comprehensive Plan, LDC notes that there is not any specific text for the area; however, the site is recommended for development at a density of one to two dwelling units per acre. Therefore, the proposed rezoning to the R-2 district is in conformance with the Comprehensive Plan and surrounding densities. To the north and west is the existing Manors at Wolftrap Subdivision, which is zoned R-2. To the south and east is the existing Wolf Trap Downs Subdivision, which is zoned R-1 and R-2. Both of these subdivisions contain existing single-family detached houses.

The Applicant has filed the enclosed proposal showing the development of the property with five single-family detached houses and an onsite stormwater management/best management practices (SWM/BMP) facility at an overall density of two dwelling units per acre under the R-2 conventional zoning district. The subdivision will be accessed via an extension of Drewlaine Drive into the subject property. Drewlaine Drive was previously stubbed to the property and terminated in a temporary cul-de-sac in anticipation of this future extension. The proposed houses will be served by a curb and gutter section public street, and will terminate with a cul-du-sac.

In creating this community, the Applicant is working to create a development that is compatible with the adjacent communities.

Mrs. Regina Coyle, Branch Chief  
Department of Planning and Zoning  
Re: Statement of Justification  
Wolf Trap Downs, Sec. 2  
Fairfax County Tax Map #28-4 ((1)), Parcel 12  
Currently Zoned R-1, Approximately 2.50 Acres  
LDC Project #12048-1-0

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The subject property does not contain any Floodplain, Resource Protection Areas, or Environmental Quality Corridors per Fairfax County maps.

A brief review of the Residential Design Criteria would include:

### **1. High quality site design**

The site layout allows for the creation of a single-family detached neighborhood on this last remaining, undeveloped parcel within several existing communities. Future development of this parcel was anticipated via the provision of a temporary cul-de-sac stubbed to the property's Drewlaine Drive frontage and money posted with the County for the future removal of this temporary cul-de-sac. Drewlaine Drive will be extended into the subject property as shown on the GDP and serve five proposed new dwellings. The proposed density is consistent with the Comprehensive Plan recommendation for this area, although on the high side of the range. The Applicant has provided cross-sections with this initial application so Staff may review the proposed development in context with the existing dwellings. As you can see from these cross-sections, the proposed subdivision will be situated at a lower elevation than the adjacent subdivisions, thereby reducing the massing effect and not adversely impacting the adjacent neighborhoods. The proposed houses will contain a footprint ranging from 2,500 SF to 2,700 SF square feet. The adjacent houses in the Wolf Trap Downs subdivision and some of the homes within the Manors of Wolftrap subdivision were built between 1996 and 2000 and contain footprints ranging from approximately 1,800 SF to 2,600 SF.

The Applicant has attempted to integrate the proposed houses into the fabric of the existing neighborhoods. The Applicant has sited all of the houses around the proposed street and the rears of houses to the sides and rears of adjacent houses, where applicable. The proposed houses have been sited close to the front building restriction line in order to provide usable rear yards and tree preservation along the periphery of the subject property. Each of the proposed lots has adequate area for a deck as permitted in accordance with Section 2-412 of the Zoning Ordinance.

A discussion of proposed utilities is provided in detail below.

In addition to the preservation proposed, the Applicant will provide additional landscaping as noted on Sheet 2A. The Applicant will provide landscaping around the houses and provide additional street trees. Landscaping is proposed above and beyond that required by the Zoning Ordinance.

The Applicant is constructing a 5' sidewalk along the proposed street and also constructing an offsite connection to the existing sidewalk on Drewlaine Drive, within Wolf Trap Downs.

### **2. Integration and compatibility with the Neighborhood Context**

The property is surrounded to the north and west by the existing Manors at Wolftrap Subdivision, which is zoned R-2. To the south and east is the existing Wolf Trap Downs Subdivision, which is

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zoned R-1 and R-2. Both of these subdivisions contain existing single-family detached houses. The adjacent lots located in the Manors at Wolf Trap Subdivision range in lot size from 16,300 SF to 19,900 SF. The adjacent lots located in the Wolf Trap Downs Subdivision range in lot size from 15,400 SF to 36,400 SF (R-1 zoned lot). The proposed lot areas range from 15,000 SF to 22,000 SF. The average area of the proposed lots is 18,000 SF.

As noted previously, the Applicant has provided cross-sections with this initial application to illustrate the proposed houses in relation to the existing. These cross-sections are based upon a preliminary grading study by LDC. Per this study, the proposed houses will be sited at a lower elevation than the existing. This, coupled with the fact that the adjacent houses and lots are similarly sized, should eliminate any negative impacts.

In regards to setbacks, the Applicant is providing the standard R-2 setbacks as noted in the Zoning Ordinance. These are consistent with the R-2 setbacks provided with Wolf Trap Downs. Since the Manors at Wolf Trap was constructed as an R-2 cluster development, the Applicant is actually providing a greater setback than required with the Manors at Wolf Trap. The Applicant has sited the houses on the front building restriction line in order to concentrate the development internally and provide the greatest amount of tree preservation along the periphery.

Elevations of the proposed houses are included with the GDP and the Applicant will proffer to building materials. These houses are similar to the houses constructed by Sekas Homes in a variety of communities in the Vienna area and similar in size to those in adjacent communities. Please note that the Applicant will not use vinyl siding on the houses.

The Applicant has had meetings with the adjacent Homeowner's Associations and will meet this fall with the Hunter Mill Land Use Committee. Copies of the application materials have been sent to these Homeowner's Associations and Hunter Mill Land Use Committee.

**3. Enhance, preserve or contribute towards the preservation of natural environmental resources on site and/or reduce adverse off-site environmental impacts.**

The Applicant has retained a certified arborist to complete an Existing Vegetation Map, Tree Inventory and Condition Analysis and Tree Preservation Plan as part of this application. These are included as sheets 4-6. Per these plans, approximately 87.7% of the subject property is covered with existing tree canopy. Upon development, 30% of the subject property shall be required as tree canopy. Of the required 30%, 87.7% of this should be provided via preservation. At this time, the Applicant exceeds the 87.7% canopy requirement through preservation. The remaining portion of the tree cover requirement not met via preservation will be provided via new plantings as shown on Sheet 2A. Portions of this vegetation will provide for energy conservation in light of their location on the lots.

The Applicant has utilized the existing grades to minimize the extent of clearing and grading proposed with this application.

As part of this application, the Applicant is proposing approximately 35% of the site to be covered with impervious area. The remaining 65% will remain as open lawns and tree preservation. Runoff generated from the site will be controlled and directed to an onsite SWM/BMP facility. A

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detailed analysis of this facility and the outfall are provided on Sheets 2 and 8. This facility will be privately maintained by the Homeowner's Association.

Lighting will be provided on site at the proposed entrance, as required by the Public Facilities Manual, in conjunction with the Subdivision Plan.

Finally, Sekas Homes is one of three Vienna Builders recognized by the Town of Vienna as a Green Builder. As part of their commitment to reducing energy costs, all Sekas Homes are constructed with a foil faced roof, foam insulation and Andersen windows. All of the proposed homes constructed on the property shall meet the guidelines of the Energy Star for Homes. Further, the Applicant will be providing landscaping on each lot. This additional landscaping provided in conjunction with the proposed tree preservation will provide natural measures for controlling the ambient temperature in this community.

#### **4. Tree Preservation and Tree Cover Requirements**

As noted, the Applicant meets the Target Tree Preservation Requirement and is planting additional trees to meet the full tree cover requirement. A Landscape Plan has been provided showing the location of the preservation and new plantings. This plan is based on conversations with the Forest Conservation Branch (FCB). The specific types of trees planted and locations will be chosen at time of subdivision plan review; however, they will be in accordance with the Public Facilities Manual and subject to approval by the FCB.

#### **5. Contribute to development of specific transportation improvements.**

Drewlaine Drive is not shown on the Comprehensive Plan and Countywide Transportation Plan to be improved. As stated, the Applicant will be removing the existing temporary cul-de-sac that was stubbed to the property and extending this road into the property to serve the proposed development. This road will be designed as a VDOT maintained public road with a 50' right-of-way and sidewalk and curb and gutter on both sides. This width will be adequate for access by public safety vehicles. The proposed houses will access this new road extension. This road will terminate in a permanent cul-de-sac, as it is unable to be extended further west to Tetterton Avenue, Rt. 3202, since this is an existing, developed community. A Secondary Street Acceptance Requirement (SSAR) waiver will be submitted concurrently with this request in order to waive the multiple connections requirement. LDC has also reached out to the Fairfax County Public Schools to determine if a larger cul-de-sac radius is required to facilitate a turnaround by a school bus. LDC has not yet received a determination.

Due to the small size of this proposed residential development, this site does not lend itself to any Transit or Transportation Demand Management Programs.

In regards to parking, this will be accommodated in the proposed driveways and garages, as well as along the proposed public street. Please note that a covenant will be recorded with the deed of subdivision, which prohibits the proposed garages from being converted to living space. In addition, each driveway will be a minimum length of 18' to accommodate parking without blocking sidewalks.

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**6. Provision of public facilities to alleviate impact of the proposed development on the community.**

In conjunction with the development of the site, the Applicant will extend public sewer into the site via an extension of a main from Tetterton Avenue. A 10' sanitary sewer easement was established on Lot 10, in conjunction with the Record Plat for the Manors at Wolftrap, to facilitate this future extension. Public water will be extended into the site via Drewlaine Drive. The proposed houses will be served by individual connections from the proposed sanitary sewer and water mains. As the surrounding community is developed and served by existing public facilities, there is no need to extend these facilities any further than shown on the GDP.

Stormwater Management and Best Management Practices (SWM/BMP) will be met via an onsite facility. Specifically, the Applicant is proposing an infiltration trench as shown on Outlot A. Please see Sheets 2 and 8 for additional information. The trench has been sized to meet the BMP and detention requirements as well as to provide 1-year storage volume and run-off reduction as outlined in the Detention Method for Adequate Outfall (PFM 6-0203.4C). This trench will be located behind Lot 2, adjacent to the existing storm sewer pipe that runs along the back of the property. This trench is located as such to capture runoff from the proposed development. The trench is located entirely on Outlot "A" which will be owned and maintained by the HOA. A 10' private maintenance access easement is proposed from the cul-de-sac to Outlot "A" such that the HOA can maintain the trench. Due to the location of the trench, this is the most direct path to the trench for maintenance purposes. Please note that maintenance access is required in accordance with the Public Facilities Manual. Yearly maintenance will primarily consist of visual inspections of the monitoring well, gravel and sod. Preliminary soil testing has been completed and the water table location and percolation rates have been determined to meet the criteria required for the trench location and size. The trench as shown is proposed to be a stone filled trench fed by a splitter structure in the storm sewer system with a by-pass to the drainage swale along the back of the property.

In regards to the public schools and parks, the Applicant will proffer the necessary monetary contributions. The Applicant does not anticipate any significant increased demand on fire, rescue or police services as a result of this development. The Applicant actually anticipates a reduced demand for police services in light of the previous incident reports filed on the property with the Fairfax County Police Department. As a courtesy to the surrounding neighborhood, the Applicant took the unusual risk of taking title to this property in advance of rezoning approval in order to remove the existing dwelling on the property.

Finally, the addition of five homes on 2.5 acres lends itself towards the development of all homes at the same time. The developer believes that the phasing of such a small development is not appropriate and the developer will work with Staff and the adjacent property owners to minimize any disturbance caused by the development. Please note the Applicant has completed many projects within Fairfax County over the past twenty-five years and is not in default of any Bonded Requirements or Projects.

Mrs. Regina Coyle, Branch Chief  
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**7. Contribute towards the County's low and moderate-income housing goals.**

Due to the proposed development of only five homes, the application is not subject to the ADU provisions requiring on site construction for ADU's. The Applicant will proffer a sum equal to one-half of one percent (0.5%) of the value of all of the units approved on the property to the Fairfax County Housing Trust Fund.

**8. Preserve, protect and/or restore items or significance to the County's heritage.**

The subject property is not specifically shown in the Comprehensive Plan as having a potential for historic resources and has been previously disturbed. Further, the site is not located in a Historic Overlay District nor is the existing dwelling located on the National Register of Historic Places or the Virginia Landmarks Register. ECS, Ltd. has completed a Phase 1 Archeological Survey and no additional work is warranted. A copy of this report has been provided to the County.

In your review of this application, I believe that you will find it meets the spirit and criteria of the County's Comprehensive Plan, the character of the surrounding neighborhoods and is a positive compliment to the existing community.

Very truly yours,

**Land Design Consultants, Inc.**



Kelly M. Atkinson, AICP  
Senior Project Manager

Enclosures

cc: John Sekas, Sekas Homes, Ltd.  
Matt Marshall, L.S., President, LDC, Inc.  
File



# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 19, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PKN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Environmental Assessment: RZ 2012-HM-013  
Wolf Trap Downs

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated September 12, 2012. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7 and 8 states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



complies with the County's best management practice (BMP) requirements. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. ”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 10 states:

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 18 states:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 19-21 states:

**“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials

- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

...

- Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied."

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities. This application seeks approval for 5 single-family homes on a 2.5 acre parcel of land at a density of 2 dwelling units per acre on land which is proposed to be rezoned from R-1 to the R-2 Zoning District.

**Water Quality/Stormwater Management and Adequate Outfall:** The 2.5 acre subject property falls within the Difficult Run Watershed and it is situated between Wolf Trap Creek on the west and a tributary of Old Courthouse Spring Branch on the east. One home currently exists on the subject property surrounded by dense canopy of deciduous trees. This application originally proposed that drainage from the subject property would be directed to an offsite stormwater pond; however, the current plan now depicts an infiltration facility located in the southern portion of the property which will intercept runoff generated by a portion of the subdivision prior to draining to the offsite facilities.

Regarding adequate outfall, the narrative describes that runoff will flow to the existing, adequately sized storm sewer system as well as through existing, offsite ponds and stormwater easements on adjacent subdivisions and that the ultimate destination is Wolftrap Creek. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

**Green Building Practices:** This 2.5 acre site is planned for residential development at 1- 2 dwelling units per acre. The current proposal seeks approval for 5 dwelling units, at an overall density of 2 dwelling units per acre which is the high end of the Plan's density range. In support of the County's green building policy, the applicant has made a proffered commitment to the attainment of Energy Star Qualified Homes for the proposed new homes demonstrated prior to the issuance of the residential use permit (RUP) for each dwelling.

**Tree Preservation/Restoration:** The subject property is characterized by dense deciduous tree canopy. The current revised plan depicts approximately 30% tree preservation on the periphery of the proposed development. Sheets #5 of the plan also shows a retaining wall adjacent to lot 2. The retaining wall is not shown on any other sheets of the development plan and no details regarding the dimensions or purpose of this retaining are provided on the current plan. The applicant is encouraged to provide details about this wall to ensure that it will not conflict with the root zone of trees designated for preservation. In addition, the applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES to identify all possible opportunities to augment tree preservation for this proposed subdivision and to identify ways to best protect the existing canopy and root systems of trees located close to the property line or trees located offsite during construction.

#### **COUNTYWIDE TRAILS MAP:**

The Countywide Trails Plan does not depict any trails immediately adjacent to the subject property.

PGN/MAW



## County of Fairfax, Virginia

## MEMORANDUM

September 28, 2012

**TO:** Megan Brady, Planner  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HW*  
Forest Conservation Branch, DPWES

**SUBJECT:** Wolf Trap Downs Section 2 (Sekas Homes, Inc.), RZ 2012-HM-013

**RE:** Request received September 20, 2012 for review of GDP/proffers

I have reviewed the above referenced Rezoning application, consisting of the proposed General Development Plan, stamped as received by the Zoning Evaluation Division on September 20, 2012; and draft proffers dated September 20, 2012. All Forest Conservation Branch staff comments made during review of previous submissions of this application have been adequately addressed.

Based on Forest Conservation Branch staff review, this application is recommended for approval.

If there are any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/  
UFMID #: 171101

cc: RA File  
DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 1st, 2012

**TO:** Megan Brady, Staff Coordinator   
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sharad Regmi, Stormwater Engineer  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** RZ 2012-HM-013, Rezoning Application, Sekas Homes, Ltd., LDS Project # 9615-ZONA-001-2, Plan dated August 15, 2012, Tax Map # 028-4-01-0012, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls (BMP) are required for this proposed development (PFM 6-0401.1, CBPO 118-3-2(f)(2)). Applicant has proposed an infiltration trench to meet the water quality control (BMP) requirement of 40% phosphorus removal.

### Floodplain

There is a no regulated floodplains on the property.

### Downstream Drainage Complaints

There are downstream drainage complaints on file. Standing water complaints have been received from 9111 Tetterton Avenue in September 1999, and July 2011. There are other standing water/blockage/clog/pond holding water complaints registered for 9118, 9114, and 9112 Tetterton Avenue with Maintenance and Stormwater Management Division (MSMD). More information on the complaints is available from the Maintenance & Stormwater Management Division (703-877-2800).



Megan Brady, Staff Coordinator  
RZ 2012-HM-013  
August 27, 2012  
Page 2 of 2

### Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Applicant has proposed an infiltration trench to meet the Stormwater Management (SWM) requirement. Applicant is proposing to design the infiltration trench by using the detention method as per PFM 6-0203.4C. Detention method per PFM 6-0203.4C requires extended detention of 1-yr storm volume for a minimum of 24 hours, and the reduction of 2-year and 10-yr post development peak rates of runoff from development site below the respective peak rates of runoff for the site in good forested condition.

### Site Outfall

An outfall narrative has been provided. Applicant is proposing to design the infiltration trench by detention method for adequate outfall as outlined in PFM 6-0203.4C.

### Additional Comment

Applicant is proposing a dwelling downstream of an existing Stormwater management pond. Applicant needs to demonstrate on the Subdivision plan that proposed dwelling is not within the dam breach inundation zone of the existing upstream pond.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Shahab Baig, Chief North Branch, SDID, DPWES  
Zoning Application File



County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** June 14, 2012

**TO:** Megan Brady  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Gilbert Osei-Kwadwo, P.E.  
Engineering Analysis and Planning Branch

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** Application No. RZ 2012-HM-013  
Tax Map No. 028-4- ((01)) - 0012

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

1. The application property is located in the Difficult Run (D3 ) watershed. It would be sewerred into the **Blue Plains** Treatment Plant.
2. Based upon current and committed flow, there is excess capacity in the **Blue Plains** Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch line located in Tetterton Avenue and approx.. 60 feet from the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments:**





# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 21, 2012

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT *MAD Gr*  
*AKR*

FILE: 3-4(RZ 2012-HM-013)

SUBJECT: ADDENDUM RZ 2012-HM-013; Sekas Homes, Ltd.  
Land Identification Map: 28-4-((1))-12

This department has reviewed the rezoning plat revised through September 20, 2012. We have the following comments:

- The Applicant has secured approval of the SSAR waiver per staff comment.
- The Applicant has resolved the access issue concerning the proposed private maintenance path, which will be 12' and can accommodate vehicular access per PFM standard.
- Per FCDOT comment, the Applicant has agreed to extend the sidewalk to serve all five residential lots on the proposed site. The sidewalk extension is reflected in the revised plat.
- The Applicant has responded that proposed sidewalks will be designed and constructed per the VDOT *Road Design Manual* Appendix A. ADA compliant pedestrian connection will be constructed along the sidewalk extension.
- Proffered language regarding sidewalk extension and the use of the garage has also been amended per staff comment in the revised Proffers document.

AKR/AY



COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030

June 29, 2012

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Noreen H. Maloney  
Virginia Department of Transportation – Land Development Section

**Subject:** RZ 2012-HM-013; Wolf Trap Downs

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- The proposed subdivision is subject to the SSAR Requirements.
- Proposed sidewalks should be designed/constructed per the VDOT *Road Design Manual* Appendix A.

December 2011



## SECONDARY STREET ACCEPTANCE REQUIREMENTS EXCEPTION REQUEST FORM

<b>Submitted by:</b> Kelly Atkinson, AICP, Land Design Consultants, Inc.	<b>Date:</b> August 7, 2012
<b>Email Address:</b> katkinson@ldc-va.com	<b>Phone:</b> 703-680-4585
<b>Address:</b> 4585 Daisy Reid Avenue, Suite 201, Woodbridge, VA 22192	
<b>Development or Subdivision Name:</b> Wolf Trap Downs Section 2	
<b>County:</b> Fairfax	<b>Connecting Route #:</b> 1545 <b>Name:</b> Drewlaine Drive
<b>Description of Proposed Project:</b> Wolf Trap Downs Section 2 is a proposed 5 single family detached development accessed via an extension of Drewlaine Drive.	

### FOR VDOT USE ONLY

Date received by VDOT:	Initial review conducted by:
District Administrator's designee:	Is exception required to be determined by D.A.?:
Deadline to finalize exception decision:	Date developer & locality notified of decision:

### NOTES:

- (i) Attach additional information as necessary describing the reasons for the exception request.
- (ii) Use the LD-440 Design Exception or the LD-448 Design Waiver forms for design related standards (e.g. design speed). See IIM-LD-227.5 for additional instructions.

### TYPE OF EXCEPTION

1.  Stub out connection to an adjacent, existing VDOT maintained stub out (Section 60, C on page 15 of regulation)

**Name, route number, and location of existing stub out:**

**Reason for exception:**

Specify reason: \_\_\_\_\_

Attached documentation supporting reason for exception.

December 2011



SSAR Exception Request Form (continued)

2.  **Multiple Connections in Multiple Directions** (Section 60, C, 1. on page 15 of regulation)

**Number of connections and related directions being proposed:** 0

**Reason for exception:**

**Why multiple connections in multiple directions can NOT be met.**

Specify reason: see attached justification

Attached documentation supporting reason for exception.

3.  **Pedestrian Accommodation Requirements** (Section 120, I on page 34 of regulation)

**Pedestrian accommodations required for this development:**

**Describe pedestrian accommodations being proposed for development:**

**Reason for exception:**

A. **Why can the required pedestrian accommodations NOT be constructed.**

Specify reason: \_\_\_\_\_

Attached documentation supporting reason for exception.

B. **Is developer proposing to build equivalent pedestrian accommodations:**

**If "yes," explain how the proposal is equivalent or better than the SSAR required facilities:**

\_\_\_\_\_

Attached documentation supporting reason for exception, including plans.

4.  **Public Service Requirement** (Section 60, B on page 12 of regulation)

**For which Public Service criteria does the developer seek the exception:**

**Reason for exception:**

**Why is the Public Service exception being requested?**

Specify reason: \_\_\_\_\_

**How does facility provide Public Service equivalent to the SSAR requirement?**

Provide specifics: \_\_\_\_\_

December 2011

SSAR Exception Request Form (continued)

5.  **Other SSAR Exception Request (insert information for each individual exception being requested which is not addressed in items #1 through #5 above)**

Exception the developer is requesting:  
Related section of the SSAR regulation:  
Reason for exception:

Why is this request being made?:

Specify reason: \_\_\_\_\_

Attached documentation supporting reason for exception.

SSAR Exception Request Form (continued)

Exception Request Recommendation: Approve <input checked="" type="checkbox"/> Deny <input type="checkbox"/>	Date: 9-17-2012
Person completing recommendation: Paul J. Brancunas	
Reasons for recommendation (required): It is most unlikely that this roadway would ever be extended through open space in the adjoining property. Fairfax County concerns. I supports this request.	

Exception Request Action: Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/>	Date: 9/17/2012
Action taken by District Administrator or Designee (name): [Signature]	
Reasons for action (required):	

## Background

Land Design Consultants, Inc. (LDC) is currently working with Sekas Homes, Ltd. on the development of the subject property with five single family detached dwellings. LDC has submitted a rezoning application (RZ 2012-HM-013) to Fairfax County for review and approval to rezone it to the R-2 District. A copy of the Generalized Development Plan (GDP) is included for your reference. LDC is respectfully requesting an exception of the Secondary Street Acceptance Requirements (SSAR), specifically the Multiple Connections in Multiple Directions.

The subject property is afforded access via existing Drewlaine Drive, Route 1545, which will be extended into the subject property. The extension of the street into the subject property was previously contemplated in conjunction with the Wolf Trap Downs Subdivision Plan (9615-SD-01). As part of this plan, Drewlaine Drive terminated at the subject property in a temporary cul-de-sac and a future construction escrow was posted with the County for the removal of this temporary cul-de-sac at such time the road was extended. This public street will terminate with a permanent cul-du-sac on the subject property. A 5' sidewalk will be provided around the proposed road, as shown on Sheet 2, for pedestrian accommodation.

The subject property is characterized as in-fill due to the developed nature of the adjoining properties. The property is bound by two neighborhoods, Manors at Wolf Trap and Wolf Trap Downs, which were developed in the last 12-15 years. A copy of the Fairfax County Tax Map is provided for your reference.

## Multiple Connections

The subject property is currently accessed via an existing street, Drewlaine Drive. This street was stubbed to the property and constructed in conjunction with the development of Wolf Trap Downs (9615-SD-01). This street will be extended onto the subject property and terminate with a permanent cul-de-sac.

As you can see on the GDP, there are currently three other public streets located in close proximity to the subject property. These streets include Tetterton Avenue, Route 3202; Lupine Den Court, Route 8816; and Best Bower Court, Route 10180. This proposed subdivision does not comply with the multiple street connections in multiple directions requirement due to the developed nature of the surrounding properties and geometric constraints as further discussed below. Therefore an exception to the requirement is hereby requested. Please note the following justification:

- The Applicant is extending an existing street, Drewlaine Drive, onto the subject property and terminating it with a permanent cul-de-sac. The extension of this existing street is a fixed variable both vertically and horizontally. Extension of this roadway in a northerly, southerly or westerly direction is not feasible as the adjacent developments made no provision for access to the adjacent roads via an easement or in fee simple form for the benefit of the subject property, as further discussed below. As stated, these subdivisions were developed in the last 12-15 years and are unlikely to be re-developed in the next twenty years.
- Access to Tetterton Avenue is precluded by Parcel C, which is currently owned by the Manors at Wolf Trap Homeowner's Association (HOA). Any extension of Drewlaine Drive to Tetterton Avenue would require acquisition of this parcel as fee simple right-of-way from the HOA. Further, this parcel is currently being used to meet the open space requirements as required in conjunction with the previous rezoning application approved on the property, RZ 93-H-043. Additionally during the rezoning of the Manors at Wolf Trap, Fairfax County Staff recommended two access points be provided to the site and traffic split between these access points based on the proposed number of units. This would limit the extent of cut through traffic onto Drewlaine Drive as well as onto Tetterton Avenue. An extension of Drewlaine Drive to Tetterton Avenue would result in additional cut through traffic from Old Courthouse Road to Besley Road. Finally, any extension of Drewlaine Drive would result in the elimination of a large portion of tree preservation currently proposed on the Wolf Trap Downs, Section 2 property.
- Access to Lupine Den Court is precluded by Lots 11 and 37 in the adjacent Manors at Wolf Trap Subdivision as well as adjacent Lot 6 in the Wolf Trap Downs subdivision. These lots are privately

owned with existing dwellings constructed in the last 12-15 years and are unlikely to be re-developed in the next twenty years. Any extension of Drewlaine Drive to Lupine Den Court would result in the need to acquire these properties as fee simple right-of-way and removal of these dwellings. Finally, any extension of Drewlaine Drive would result in the elimination of a portion of tree preservation currently proposed on the Wolf Trap Downs, Section 2 property.

- Access to Best Bower Court is also precluded by the need to acquire fee simple right-of-way from offsite properties, specifically Lot 9 and Outlot A in the Wolf Trap Downs subdivision. Lot 9 contains an existing dwelling constructed in the last 15 years and is privately owned and unlikely to be re-developed. Outlot A contains the Stormwater Management/Best Management Practices facility for this subdivision, which was a requirement of the approved Subdivision Plan (9615-SD-01). This facility must remain. In addition, the minimum centerline radius for a subdivision street is 200' per Table 1 in Appendix B of the VDOT Road Design Manual. The subject property does not have enough depth to accommodate this minimum radius and connect to Best Bower Court. Finally, any extension of Drewlaine Drive would result in the elimination of a portion of tree preservation currently proposed on the Wolf Trap Downs, Section 2 property.

This proposed subdivision does not comply with the multiple connections in multiple directions requirements and; therefore, an exception to the requirement is hereby requested.

The clearing, grading and filing of the westernmost section of the site is due in part to the proposed extension of Tetterton Avenue, as a public street, onto the site. Previous plans for the site did not provide for the extension of the road. On these plans, access was proposed to the site either entirely from Drewlaine Drive or a combination of Drewlaine Drive and Old Courthouse Road. While staff has not specifically recommended the extension of Tetterton Avenue, staff has recommended that two (2) points of access be provided to the site and that traffic be split between the two (2) access points so as to preclude cut-thru traffic and to limit the number of proposed lots with access to Drewlaine Drive and Tetterton Avenue. The proposed GDP accomplishes these objectives. Ten (10) lots will access Tetterton Avenue and a maximum of twenty-nine (29) lots will access Drewlaine Drive, with no connection between the two (2) clusters.

Given the extension of Tetterton, staff has worked with the applicant to minimize the impacts of the clearing, grading and filing that will be necessary for the road construction. A proposed lot that previously was located to the west, or downhill side, of the road was relocated to avoid steep slopes and existing vegetation and the area of that lot is now shown on the GDP as open space and an extended tree preservation area. An extensive planting plan, as depicted on Sheet 3 of the GDP, is now proposed for the area, both east and west of the road, where Tetterton Avenue is extended onto the site from its present terminus. Proposed species of plant materials to be planted in this area include oaks, hollies, hemlocks and mountain laurels.

The actual extent of clearing, grading and filing necessary for the road extension is dependent on the engineering design of the road, which has not been finalized at this stage in the rezoning process. Any waiver of the design standards for the road, specifically vertical curve and slope, will minimize the impacts of the road construction on existing topography and vegetation. A draft proffer states that the applicant will use best efforts in working with VDOT to "design the road connection to existing Tetterton Avenue in a manner that will minimize clearing, grading and filling in this area of the subject property."

Construction of proposed Pond #1 will also require grading and clearing. Relocation of the pond would permit additional tree save. A draft proffer states that the applicant will "use best efforts to relocate stormwater management pond #1 to another area so that the currently designated area for stormwater management pond #1 can become a tree save area."

The memorandum prepared by the Northern Virginia Soil and Water conservation District (refer to Appendix 5D) states that some soils on the application property have been mapped as hydric soils with wetlands characteristics. The applicant has submitted a wetlands delineation for the application property titled "Wetland Delineation Wolftrap Creek", prepared by Wetlands Studies and Solutions, Inc. and dated October 25, 1993. A copy of this delineation is on file at the Zoning Evaluation Division of the Office of Comprehensive Planning. The document summarizes that "A Nationwide Permit (NWP) #26 should allow for the construction of proposed subdivision roads and lot grading." The applicant will be required, at the time of subdivision plan submission, to submit the wetlands delineation to the Department of Environmental Management (DEM) for review. If wetlands are found to be more extensive on the site than presently indicated, the proposed lot layout may be affected.



# FAIRFAX COUNTY PARK AUTHORITY



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

**TO:** Barbara Berlin, AICP, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, AICP, Manager *SS*  
Park Planning Branch, PDD

**DATE:** July 11, 2012

**SUBJECT:** RZ 2012-HM-013, Wolf Trap Downs, Sec. 2 (Sekas Homes)  
Tax Map Number(s): #28-4 ((1)) 12

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 29, 2012, for the above referenced application. The Development Plan shows 5 new single-family detached dwelling units on 2.50 acres to be rezoned from R-1 to R-2. Based on an average single family detached household size of 2.96 in the Vienna Planning District and accounting for the one existing single family detached home, the development could add about 12 new residents to the Hunter Mill Supervisory District.

### COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

Finally, text from the Vienna District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include improving connections between parks, improving trails within the parks, developing parks according to their master plan, and continuing to protect natural and cultural resources within the parks and the overall area.

## **ANALYSIS AND RECOMMENDATIONS**

### **Park Needs:**

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks within a one mile radius (Ashgrove Historic Site, Foxstone Park, Lahey Lost Valley Park, Old Courthouse Spring Branch Stream Valley Park, Raglan Road Park, Symphony Hills Park, Waverly Park, Wolf Trails Park, and Wolf Trap Stream Valley) meet only a portion of the demand for parkland generated by residential development in the Vienna Planning District. In addition to parkland, the recreational facilities in greatest need in this area include rectangle fields, playgrounds, basketball courts, and trails.

### **Recreational Impact of Residential Development:**

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$10,716 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

### **Cultural Resources Impact:**

The property was subjected to archival review. Analysis of the parcel has indicated that there is a moderate to high potential to contain Native American archaeological or historical archaeological sites. The Park Authority recommends a Phase I archaeological survey. If any potentially significant archaeological sites are found during the Phase I survey, it would be recommended that the sites undergo a Phase II archaeological testing in order to determine if sites are eligible for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

## **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section. The analysis identified the following major issues:

- Contribute \$10,716 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.
- Conduct a Phase I archaeological study and any follow up studies, if needed.

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Rick Hammond/Andi Dorlester  
DPZ Coordinator: Megan Brady

Copy: Cindy Walsh, Director, Resource Management Division  
Liz Crowell, Manager, Cultural Resource Management & Protection Section  
Chron Binder  
File Copy



Department of Facilities and Transportation Services

FAIRFAX COUNTY  
PUBLIC SCHOOLSOffice of Facilities Planning  
10640 Page Avenue  
Fairfax, Virginia 22030

August 15, 2012

**TO:** Barbara Berlin, Director, Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
Zoning Evaluation Division

**FROM:** Denise M. James, Director   
Office of Facilities Planning Services

**SUBJECT:** RZ 2012-HM-013, Sekas Homes

**ACREAGE:** 2.5 acres

**TAX MAP:** 28-4 ((1)) 0012

**PROPOSAL:** Rezone property from the R-1 District to the R-2 District to permit 5 single family detached dwelling units.

**COMMENTS:** The proposed rezoning area is within the Westbriar Elementary School, Kilmer Middle School, and Marshall High School boundaries. The chart below shows the existing/projected school capacity, student enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2017-18 Projected Enrollment	Capacity Balance 2017-18
Westbriar ES	447	532	543	-96	602	-155
Kilmer MS	1,116	1,134	1,120	-4	1,369	-253
Marshall HS	1,511/2,000*	1,623	1,698	-187	1,974	26

*Capacity and enrollment are based on the FCPS FY 2013-17 CIP and spring update.*

*\*Renovations at Marshall High are anticipated to be completed for the 2014-15 school year, which will increase the school capacity.*

The school capacity chart above shows a snapshot in time for student enrollment and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18, and are updated annually. At this time, if development occurs within the next six years, Westbriar Elementary School and Kilmer Middle School are projected to have a significant capacity deficit and the rezoning application is anticipated to contribute to this projected capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

The rezoning application proposes to rezone the property from the R-1 District to the R-2 District to permit 5 single family detached dwelling units. The property contains 2.50 acres and is undeveloped. It appears that the current maximum development potential is 1 single family dwelling units, if developed by-right.

According to the number of residential units purposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Single family detached ratio	Proposed # of units	Student yield	Single family detached ratio	Current # of units permitted by-right	Student yield
Elementary	.266	5	1	.266	2	1
Middle	.084	5	0	.084	2	0
High	.181	5	0	.181	2	0
			1 total			1 total

### SUMMARY:

#### Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 1 new student over the 1 student that would be anticipated if developed by-right. Based on the approved proffer formula guidelines, the student generated would justify a proffer contribution of \$9,378 in order to address capital improvements for the receiving schools.

It is also recommended that the school proffer amount be based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development since the school proffer amount is based, in part, on construction costs and market conditions. For your reference, below is an example of such a proffer that was included as part of an approved proffer contribution to FCPS.

- A. *Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in the Proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution for that phase of development to reflect the then current ratio and/or contribution or if the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.*

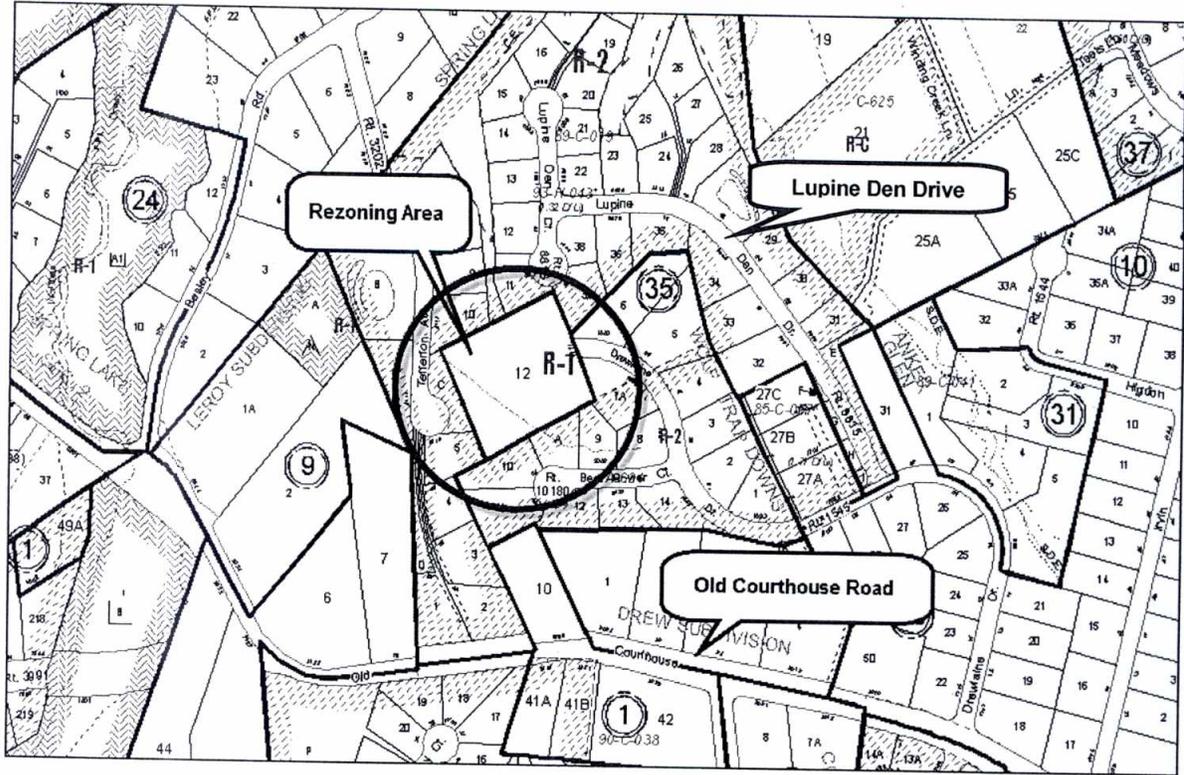
In addition, it is recommended that all proffer contributions be directed to the Marshall HS pyramid and/or to Cluster II schools that encompass this area at the time of site plan approval or building permit approval especially if a boundary study to balance enrollments may occur in the future. It is also recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

DJ/kv

Attachment: Locator Maps

cc: Patty Reed, School Board Member, Providence District  
 Ilryong Moon, School Board Member, At-Large  
 Ryan McElveen, School Board Member, At-Large  
 Ted Velkoff, School Board Member, At-Large  
 Dean Tistadt, Chief Operating Officer, FCPS  
 Jim Kacur, Cluster II, Assistant Superintendent  
 Jay W. Pearson, Principal, Marshall High School  
 Douglas Tyson, Principal, Kilmer Middle School  
 Lisa Pilson, Principal, Westbriar Elementary School

Fairfax County Public Schools  
Office of Facilities Planning Services





FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services  
Office of Design and Construction Services  
Gatehouse Administration Center, Suite 3500  
8115 Gatehouse Road  
Falls Church, Virginia 22042

June 12, 2012

Barbara C. Berlin, AICP  
Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 800  
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

**RZ 2012-HM-013**

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,



Weldon Spurling, II, PE

WS/vm

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



FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

PLANNING & ENGINEERING  
DIVISION

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

June 11, 2012

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

Re: RZ 2012-HM-013  
Sekas Homes, LTD  
Tax Map: 28-4/01/ /0012

Dear Ms. Berlin:

The *Connection Rule for New Construction/Redevelopment in Accordance with Fairfax County Ordinance 65-6-13* (Rule) was adopted by the Fairfax Water Board on January 12, 2012.

The applicant is proposing construction of 5 single family detached dwelling units. The Rule identifies utility-related reasons for not connecting to Fairfax Water. Because the proposed construction is more than 3,000 feet from the nearest Fairfax Water main, a utility-related reason exists under Section III not to connect to Fairfax Water's system. While the owner may connect at its own expense if it chooses, it is not required to do so.

If you have any questions regarding this information please contact Dave Guerra, Chief Site Plan Review at (703) 289-6343.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Bain Hedges".

Jamie Bain Hedges, P.E.  
Director, Planning and Engineering

cc: Chief Site Plan Review

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.





# County of Fairfax, Virginia

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**DATE:** June 13, 2012

**TO:** Megan Brady, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Kevin R. Wastler, EH Supervisor *KRW*  
Technical Review and Information Resources Section  
Fairfax County Health Department

**SUBJECT:** Development Plan Analysis

**REFERENCE:** Application No. RZ 2012-HM-013

After reviewing the application, we have only one comment to be considered. Health Department records indicate that there are two existing wells located on the property, 1684 Drewlaine Drive, Vienna, Virginia, 22182, which have not been abandoned. Proper abandonment of the well under a permit from the Health Department will be required prior to a demolition permit being approved for this project. Owners should contact the Health Department for additional information on the abandonment of the well should this project move forward.





## County of Fairfax, Virginia

**MEMORANDUM**

DATE: June 14, 2012

**TO:** Barbara C. Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Eric Fisher, GIS Coordinator  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Rezoning Application  
RZ 2012-HM-013

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #402, Vienna
2. After construction programmed \_\_\_(n/a)\_\_\_ this property will be serviced by the fire station \_\_\_(n/a)\_\_\_



## APPENDIX 9

## RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

**1. Site Design:**

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
  - provide dwelling units that are oriented appropriately to adjacent streets and homes;
  - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
  - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
  - provide convenient access to transit facilities;
  - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

## 2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

**3. Environment:**

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

**4. Tree Preservation and Tree Cover Requirements:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

## 5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
  - Capacity enhancements to nearby arterial and collector streets;
  - Street design features that improve safety and mobility for non-motorized forms of transportation;
  - Signals and other traffic control measures;
  - Development phasing to coincide with identified transportation improvements;
  - Right-of-way dedication;
  - Construction of other improvements beyond ordinance requirements;
  - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
  - Provision of bus shelters;
  - Implementation and/or participation in a shuttle bus service;
  - Participation in programs designed to reduce vehicular trips;
  - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
  - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
  - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
  - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
  - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
  - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
  - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
  - Connections between adjoining neighborhoods;
  - Connections to existing non-motorized facilities;
  - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
  - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
  - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
  - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
  - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

## 6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

### 7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

### 8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

### **ROLE OF DENSITY RANGES IN AREA PLANS**

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

**RZ 93-H-043**  
Wolf Trap Creek L.P.  
April 14, 1995

### PROFFERS

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia as amended, the undersigned proffers the following conditions, provided the property is rezoned to the R-2 District as proffered. For the purpose of these proffers, the term "Developer" refers to Wolf Trap Creek L.P., its successors or assigns.

1. **Generalized Development Plan.** Subject to the provisions of Section 18-204 of the Zoning Ordinance, the subject property shall be developed in substantial conformance with the Generalized Development Plan ("GDP"), prepared by The BC Consultants, Inc., revised as of April 14, 1995. Landscaping shall be provided generally as shown on the Landscape Plan portion of the GDP, subject to the approval by the County Urban Forester. Prior to final County approval, the subdivision plan for this property shall be returned to the Planning Commissioner for the Hunter Mill District for review and comment.
2. **Tree Preservation Area.** During development and construction on the property, the Developer shall protect the tree preservation areas and limits of clearing as shown on the GDP. At the time of grading plan review, the Developer shall designate limits of clearing and grading, in addition to those shown on the GDP in areas where it is economically feasible to save individual trees without precluding construction of the project in accordance with the GDP, including but not limited to, the specific density and general development configuration shown thereon. In this regard, the Developer shall use his best efforts in working with the Virginia Department of Transportation ("VDOT"), to design the road connection to existing Tetterton Avenue in a manner that will minimize clearing, grading and filling in this area of the subject property. Prior to any clearing and grading on-site in any area, the final limits of clearing as to that area shall be confirmed in the field by the Urban Forester. In the event that it becomes necessary to install any trail, utility or stormwater management facility within the limits of the clearing area shown on the GDP, the Developer shall minimize disturbance by such installation pursuant to a

plan approved by the Urban Forestry Branch. If any tree designated to be preserved is destroyed as a result of the Developer's construction activities, the Developer will provide an appropriate replacement in terms of species, size and quantity as determined by the Urban Forestry Branch pursuant to Section 12-403 of the Fairfax County Public Facilities Manual ("PFM").

3. **Off-Site Transportation Contribution.** At the time of subdivision plan approval, the Developer shall post a cash contribution in escrow with the Department of Environmental Management ("DEM") to be utilized for road improvements in the general vicinity of the subject property, as determined by the Director of DEM, in consultation with the Hunter Mill District Supervisor. The amount of said cash contribution shall be \$75,000. Said amount shall be subject to the adjustments in the Construction Cost Index from the *Engineering News Record* from the date of this rezoning to the date that the contribution is made.
4. **Energy Conservation.** All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DEM for either electric or gas energy systems.
5. **Stormwater Management.** The Developer shall provide stormwater management facilities ("SWM") and necessary maintenance easements for the approved residential development in accordance with PFM standards and in conformance with the Board of Supervisors' adopted version of the Chesapeake Bay Preservation Ordinance. On-site SWM pond(s) shall be landscaped, utilizing native vegetation, as approved by DEM.
  - a. The Developer shall coordinate with the Department of Public Works to design stormwater management pond #1 to minimize clearing and grading and to retain existing vegetation to the maximum extent feasible.
  - b. The Developer shall design and construct Regional Pond D-28, subject to Department of Public Works ("DPW") approval, in the open space shown in the northeast corner of the GDP, provided the necessary off-site easements are obtained by Fairfax County prior to commencement of construction of this subdivision. The Developer shall notify DPW

at the time of submission of the Developer's subdivision plans so that DPW can make a determination as to the acquisition of any necessary easements.

- c. If said necessary off-site easements are not so obtained, the Developer shall construct stormwater management pond #2 and convey the necessary on-site easement to Fairfax County for construction of that portion of Regional Pond D-28 that is currently planned for a portion of the open space shown in the northeast corner of the GDP.
- d. Upon construction of Regional Pond D-28 the need for stormwater management pond # 2 will be obviated and the Developer may remove said pond #2 and create an additional building lot within this area (for a total of thirty-nine (39) building lots), provided the Regional Pond is constructed before Developer's Performance Bond for this area of the subdivision is terminated. If the Regional Pond is not constructed within this time frame, Developer will, upon termination of the Bond, convey the area of Pond #2 to the Homeowners Association established for maintenance of the common areas.

6. **Construction Activity Maintenance.** The Developer shall monitor construction traffic and oversee that its agents and/or subcontractors who are performing construction on the site do not park their vehicles along Drewlaine Drive.

Major construction (defined as construction activities performed outside of an enclosed structure) and excavation activities on the site shall be limited to the hours of 7:00 a.m. to 3:30 p.m., Monday through Friday.

7. At the time of commencement of construction on-site, the Developer shall redrill the well located on Parcel 28-4 ((8)) 7 and the well located on Parcel 28-4 ((1)) 10, provided the owners of said parcels grant permission to enter said parcels and perform said drilling operations. Said wells shall be drilled to the depth necessary to provide potable water for the residents of these parcels in accordance with County Health Department Standards.

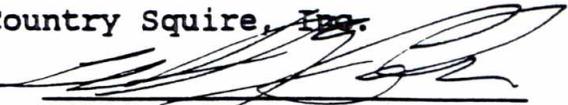
APPLICANT:

WOLF TRAP CREEK, L.P.

By It's General Partner:

Country Squire, Inc.

By:

  
William J. Collins  
Vice President

## 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 by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison 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. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Abbreviations Commonly Used in Staff Reports**

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