



APPLICATION ACCEPTED: August 23, 2012
PLANNING COMMISSION: November 15, 2012
BOARD OF SUPERVISORS: December 4, 2012

County of Fairfax, Virginia

November 1, 2012

STAFF REPORT

APPLICATION RZ 2012-DR-017

DRANESVILLE DISTRICT

APPLICANT: Christopher and Karen Barth

PRESENT ZONING: R-2, HC

REQUESTED ZONING: R-3, HC

PARCELS: 40-3 ((1)) 82

SITE AREA: 40,591 square feet

PLAN MAP: Residential, 2 – 3 du/ac

PROPOSAL: To rezone from the R-2 District to the R-3 District to permit two single family detached dwellings at a density of 2.15 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-DR-017 subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of a waiver of construction of the sidewalk and road frontage improvements on Redd Road.

Staff recommends approval of a waiver of construction of road frontage improvements on Idylwood Road.

Megan Brady

Staff recommends approval of a waiver of the trail requirement along Idylwood Road subject to the construction of a 5-foot wide concrete sidewalk or a 6-foot wide asphalt path in accordance with the parcel facilities manual across the property's Idylwood Road frontage.

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

It should be further noted that the content of this report reflects the analysis and 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.

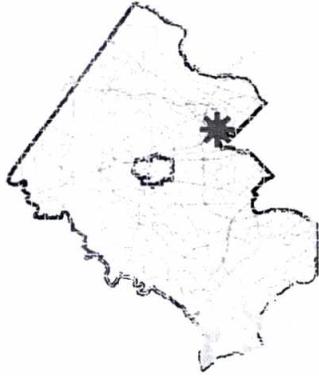
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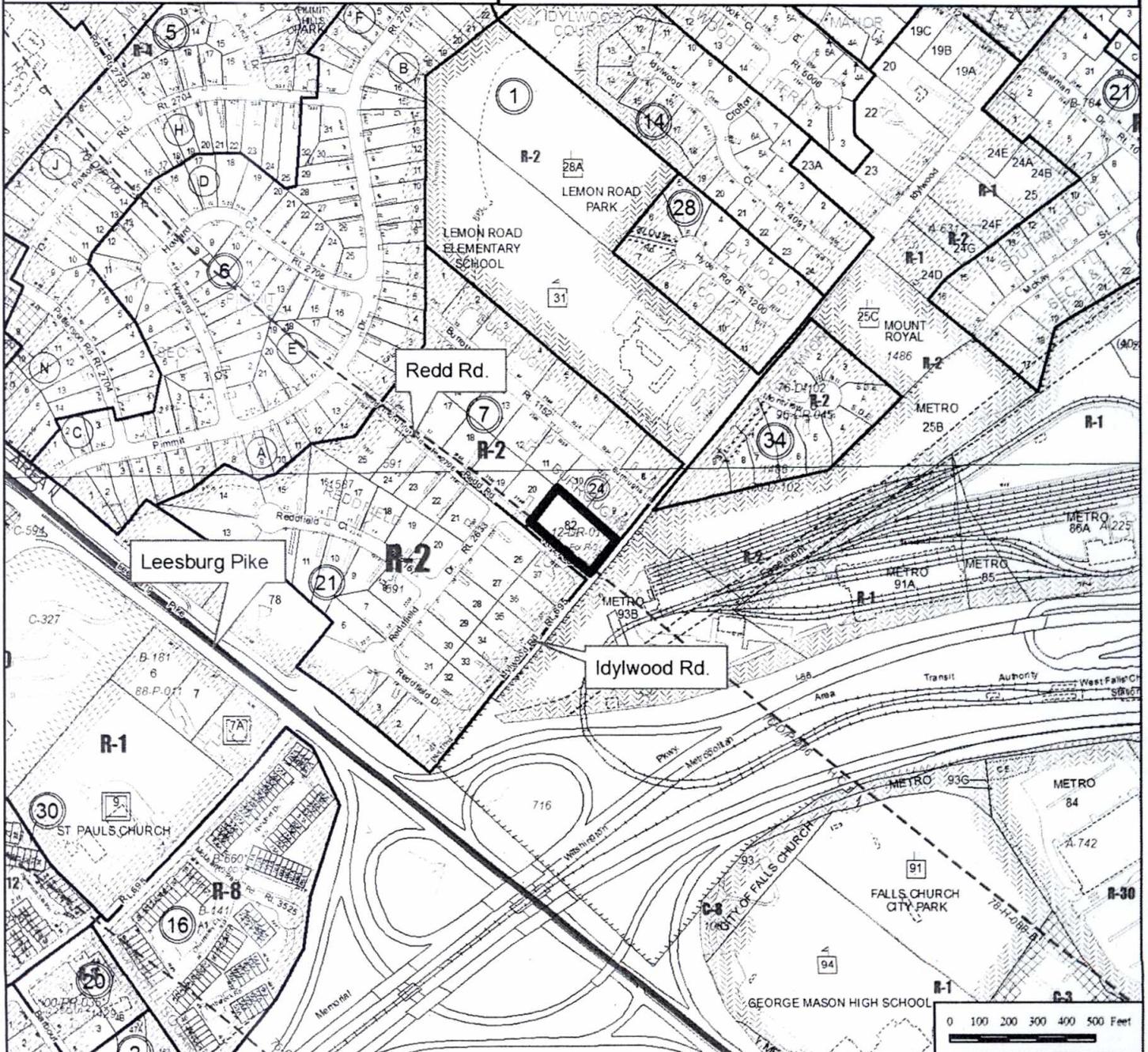
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2012-DR-017



Applicant: CHRISTOPHER AND KAREN BARTH
Accepted: 08/23/2012
Proposed: RESIDENTIAL
Area: 40,591 SF OF LAND;
DISTRICT - DRANESVILLE
ZIP - 22043
Located: NORTHWEST CORNER OF IDYLWOOD ROAD AND
REDD ROAD INTERSECTION
Zoning: FROM R- 2 TO R- 3
Overlay Dist: HC
Map Ref Num: 040-3- /01/ /0082

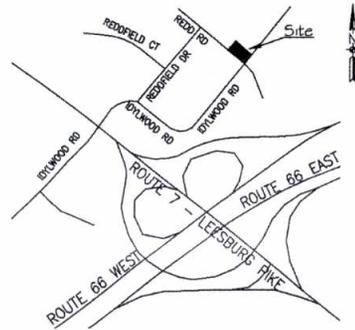


MID PIKE SUBDIVISION LOT 82 BLOCK 1 DRANESVILLE DISTRICT #1 FAIRFAX COUNTY, VIRGINIA GENERALIZED DEVELOPMENT PLAN REZONING & SUBDIVIDING RZ 2012-0147 7250 IDYLWOOD ROAD FALLS CHURCH, VA 22043

APPLICANT: CHRISTOPHER AND KAREN BARTH
7250 IDYLWOOD ROAD,
FALLS CHURCH, VA 22043

PREPARED BY: ADVANCE ENGINEERING GROUP, LLC
701 W BROAD ST, SUITE 306
FALLS CHURCH, VA 22046
703-533-1581

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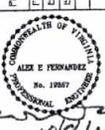


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Civil, Structural & Geotechnical Engineers / Planners
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www.aengr.com info@aengr.com



MID PIKE
LOT 82 BLK 1
FAIRFAX COUNTY
DRANESVILLE DISTRICT #1
TAX MAP 040-3-419 - 0002

PROJECT MANAGER	A.E.F.
PROJECT NO.	17A-B74
DATE OF RECORD	A.E.F.
ISSUE DATE	4/23/12
APPLICANT NO.	



SEAL 10/8/12

REMARKS
BY: A.E.F. P.L.C.
PER CITY COMMENTS
PER CITY COMMENTS

NO.	DATE	BY
Δ	8-07-12	A.E.F.
Δ	8-26-12	P.L.C.

824
CO-1
SHEET 1 OF 7

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THESE PLANS IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 40-3 (011) 0002. THE SITE IS CURRENTLY ZONED R-2, THE PROPOSED ZONING IS R-3.
- BOUNDARY INFORMATION OBTAINED FROM CERTIFIED SURVEY BY DOMINION SURVEYS DATED NOV016-2010.
- TOPOGRAPHIC INFORMATION OBTAINED FROM FIELD RUN TOPOGRAPHIC SURVEY WITH TOTAL STATION PREPARED BY ADVANCE ENGINEERING GROUP, LLC ON DEC-13-2011 TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4 AND 350; WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND FOR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40 CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE.
- THE PROPERTY IS LOCATED ON HC ZONING OVERLAY DISTRICT.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADU) REQUIRED OR PROPOSED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING SECTION 2-306.
- THERE ARE NO PROPOSED RECREATION FACILITIES PROPOSED FOR THIS DEVELOPMENT.

SITE TABULATIONS:

SITE AREA = 40,391.5 SF = 0.922 ACRES
 ADJUSTED SITE AREA = 36,341.5 SF = 0.830 ACRES
 DISTRICT ZONE = R-3 RESIDENTIAL
 PROPOSED ZONE = R-3 ZONING DISTRICT

BULK REGULATION (R-3 ZONING DISTRICT)

NUMBER OF UNITS	REQUIRED		PROPOSED	
	LOT 1	LOT 2	LOT 1	LOT 2
DENSITY	3 DWG/AC	2.19	3 DWG/AC	2.19
MINIMUM LOT AREA	10,500 SF	20,296.50 SF	10,500 SF	20,296.50 SF
AVERAGE LOT WIDTH	30.00 FT	19.70 FT	30.00 FT	19.70 FT
MINIMUM LOT WIDTH	INTERIOR LOT - 20 FT CORNER LOT - 10 FT	N/A	INTERIOR LOT - 20 FT CORNER LOT - 10 FT	N/A
MAX BUILDING HEIGHT	35 FT	35 FT	35 FT	35 FT
SET BACKS - FRONT YD	30 FT	30 FT TO 30.50 TO EDGWOOD RD N/A - EDGWOOD LST	30 FT	30 FT TO 30.50 TO EDGWOOD RD N/A - EDGWOOD LST
REAR YD	15 FT	15 FT	15 FT	15 FT
SIDE YD	5 FT	5 FT	5 FT	5 FT
OPEN SPACE, PARKING	N/A	N/A	N/A	N/A
LOT SHAPE FACTOR	2 SPACES PER DU	2 SPACES	2 SPACES	2 SPACES
	16.50	16.04	16.50	16.04

- NOTES:**
- ADJUSTED AREA FOR LOT #1 SHOWN IS AFTER 25% OF SF OF LAND DESIGNATED FOR PUBLIC BROWNLAND.
 - SETBACKS SHOWN FOR LOTS #1 AND #2 ARE RELATED TO THE PROPOSED NEW LOT LINE OR DISTING AND AFTER LAND DESIGNATION ALONG EDGWOOD RD.

- ADDITIONAL NOTES:**
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS WASTE EXISTS ON THIS SITE.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN CEMETERIES ON THIS PROPERTY.
 - THIS SITE IS LOCATED WITHIN THE PIMMIT RUN WATERSHED SLOPED OVER 15%

R.P.A.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO
R.M.A.	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO
OVERLAY DISTRICT (WATER SUPPLY)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO
WETLANDS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO
FLOODPLAIN	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> NO
 - THE PROPERTY DELINEATED ON THIS PLAN IS NOT ON THE 100 YEARS FLOOD PLAIN.
 - TO THE BEST OF OUR KNOWLEDGE THERE IS NO KNOWN ARCHAEOLOGICAL SITES ON THIS PROPERTY.
 - THE PROPERTY DELINEATED ON THIS PLAN IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA AS SHOWN ON CHESAPEAKE BAY PRESERVATION AREA MAP (MAP #PA-2).
 - THIS LOT RECORDED PRIOR TO AUGUST 1, 1976 AND AS SUCH IS NOT REQUIRED TO MEET CURRENT LOT WIDTH AND SIZE REQUIREMENTS UNDER FAIRFAX COUNTY ZONING ORDINANCE, ARTICLE 2-405.
 - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

PROFFERED OR CONDITIONED SITE:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	SPECIAL EXCERPTION
WATER SUPPLY	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> WELL	
SEWER SERVICE	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE	
 - THE PROPOSED DEVELOPMENT CONFORMS WITH THE PROVISIONS OF ARTICLE 3, FOR R3 PROPOSED ZONING DISTRICT AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. NO WAIVERS, VARIANCES, SPECIAL EXCERPTIONS, NOR PPM MODIFICATIONS ARE REQUESTED IN ASSOCIATION WITH THIS PROPOSED DEVELOPMENT.
 - THERE ARE NO PROPOSED PUBLIC IMPROVEMENT PLANS CONTEMPLATED FOR THIS DEVELOPMENT.
 - THE PROPOSED CHANGE FROM R2 TO R3 ZONING DISTRICT IS IN HARMONY WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN WHICH CALLS FOR THIS TYPE OF REDEVELOPMENT. THE PROPOSED PROJECT WILL COMPLY WITH ALL OTHER REQUIREMENTS OF THE COMPREHENSIVE PLAN.

GENERALIZED DEVELOPMENT PLAN SUBMISSION CHECKLIST:

- TWENTY-THREE (23) COPIES OF A GENERALIZED DEVELOPMENT PLAN PROVIDED HEREIN WITH APPLICATION.
- ONE 8 1/2" X 11" REDUCTION OF THE PLAN PROVIDED HEREIN WITH APPLICATION.
- A GENERALIZED DEVELOPMENT PLAN AT A SCALE OR NOT LESS THAN ONE ONE EIGHTH (1/8") INCH PER FOOT SHALL SHOW THE FOLLOWING:
 - SCALE AND NORTH ARROW; AND THE EXTENT REASONABLY ORIENTED TO THE TOP OF THE PLAN.
 - SCALE AND NORTH ARROW HAVE BEEN PROVIDED ON PLAN, SEE SHEET 3 OF 7.
 - A STATEMENT OF SINGLE FAMILY DETACHED DWELLINGS, THE APPROXIMATE LOCATION AND DIMENSIONS OF ALL PROPOSED STRUCTURES AND USES, TO INCLUDE THE MAXIMUM HEIGHT IN FEET OF ALL STRUCTURES AND FEATURES, AND A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE, IF APPLICABLE.
 - PROPOSED STRUCTURE AND USE INCLUDING MAXIMUM HEIGHT HAS BEEN PROVIDED ON PLAN, SEE SHEET 2 OF 7 (THIS SHEET).
 - THE PROPOSED TRAFFIC CIRCULATION PLAN INCLUDING MAJOR STREETS AND MAJOR FEEDSTRAILS, AND/OR CROSS STREETS, AND THE LOCATION OF ALL TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.
 - PROPOSED DRIVEWAY LOCATION HAS BEEN PROVIDED ON PLANS. TRAILS ARE REQUIRED FOR THE FAIRFAX COUNTY TRAILS PLAN A WAIVER FOR AN 11 FT TRAIL REQUIREMENT ALONG EDGWOOD RD. LOCATED THERE IS A 10 FT TRAIL ALONG EDGWOOD ROAD AND A WIDENING TO 6 FT IS PROPOSED. SEE GENERAL DEVELOPMENT PLAN ON SHEET 3.
 - A WAIVER OF STREET FRONTAGE IMPROVEMENTS ALONG REED RD IS REQUESTED.
 - ALL PROPOSED MAJOR OPEN SPACE AREAS AND THE APPROXIMATE LOCATION OF ALL PROPOSED COMMUNITY AND PUBLIC FACILITIES.
 - THERE IS NO OPEN SPACE REQUIREMENT FOR THIS SITE, THEREFORE NO MAJOR OPEN SPACE AREAS HAVE BEEN PROVIDED. THERE ARE NO PROPOSED COMMUNITY OR PUBLIC FACILITIES.
 - THE PROPOSED PLAN FOR ALL MAJOR SANITARY SEWER IMPROVEMENTS.
 - N/A. NO SANITARY IMPROVEMENTS WITHIN THE PLAN PROPOSED.
 - APPROXIMATE LOCATION, ESTIMATED SIZE OF FOOTPRINT IN ACRES AND TYPE OF ALL PROPOSED STORMWATER MANAGEMENT FACILITIES, INCLUDING THE FULL DIVERSITY OF SOLE DITCHES, DIVERSIONS, SPILLWAYS, DAMS, AND APPROPRIATE WATER SURFACE ELEVATION FOR DESIGN STORMS, IF APPLICABLE. IN ADDITION, A PRELIMINARY STORMWATER MANAGEMENT PLAN THAT INCLUDES INFORMATION ABOUT THE ADEQUACY OF DOWNSTREAM DRAINAGE, INCLUDING THE SUFFICIENCY OF CAPACITY OF ANY STORM DRAINAGE PIPES, AND OTHER CONVEYANCES INTO WHICH STORMWATER RUNOFF WILL BE CONVEYED. WHEN THERE IS 2500 SQUARE FEET OR MORE OF LAND DISTURBING ACTIVITY ON THE ENTIRE APPLICATION PROPERTY, IN ADDITION TO THE ABOVE, THE PRELIMINARY STORMWATER MANAGEMENT PLAN SHALL INCLUDE:
 - A GRAPHIC DEPICTION INFORMATION AS DESCRIBED WITHIN DETAILED APPLICATION CHECKLIST.
 - A PRELIMINARY STORMWATER MANAGEMENT NARRATIVE SETTING FORTH THE REQUIRED INFORMATION WITHIN THE DETAILED APPLICATION CHECKLIST.
 - STORM WATER OUTFALL ANALYSIS AND BMP CALCULATIONS FOR PROPOSED INFILTRATION TECHNIQUES HAVE BEEN PROVIDED, SEE SHEETS 2 OF 7 AND 3 OF 7 INCLUDING THE CHECKLIST.
 - THE LOCATION OF ALL EXISTING UTILITY INFRASTRUCTURES HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY INFRASTRUCTURES REGARDLESS OF WIDTH.
 - IN APPLICANT'S KNOWLEDGE, THERE ARE NO EXISTING UTILITY INFRASTRUCTURES HAVING A WIDTH TWENTY-FIVE (25) FEET OR GREATER.
 - A SCHEDULE SHOWING THE NUMBER OF PARKING SPACES PROVIDED AND THE NUMBER REQUIRED BY THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
 - A SCHEDULE SHOWING THE NUMBER OF PARKING SPACES PROVIDED AND THE NUMBER REQUIRED HAS BEEN PROVIDED. SEE SHEET 2 OF 7 (THIS SHEET).

WHETHER IT IS AIR SURVEYOR PEE PLAN.

- TOPOGRAPHIC INFORMATION PROVIDED ON SHEETS 5 OF 7 AS PREPARED BY A FIELD RUN SURVEY COMPLETED BY AEG GROUP, LLC (SEE NOTE ON THIS SHEET).
- A DELINEATION OF THOSE GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION, AND A STATEMENT OF HOW SUCH WILL BE ACCOMPLISHED.
- IN THE APPLICANT'S OPINION, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
- A STATEMENT OR VISUAL PRESENTATION OF HOW ADJACENT AND NEIGHBORING PROPERTIES SHALL BE PROTECTED FROM ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT, TO INCLUDE VEHICULAR ACCESS PLANS AND DIMENSIONS OF ALL PERIPHERAL YARDS THAT WILL BE PROVIDED.
- ALL REQUIRED PERIPHERAL YARDS FOR PROPOSED STRUCTURES AND DRIVEWAYS HAVE BEEN PROVIDED IN ACCORDANCE WITH THE BULK REGULATIONS SET FORTH IN SECTION 3-207 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SEE SHEET 3 OF 7.
- A DELINEATION OF ALL EXISTING STRUCTURES, AND AN INDICATION OF THEIR DATE OF CONSTRUCTION IF KNOWN, AND WHETHER THEY WILL BE RETAINED OR DEMOLISHED.
- EXISTING DWELLING CONSTRUCTED CIRCA 1940 IS TO REMAIN. THE DETACHED GARAGE WILL BE DEMOLISHED. SEE SHEET 3 OF 7.
- A STATEMENT SETTING FORTH THE MAXIMUM GROSS FLOOR AREA AND FAR PROPOSED FOR ALL USES OTHER THAN RESIDENTIAL.
- N/A. NO FAR REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT.
- A STATEMENT OR PRESENTATION SETTING FORTH THE MAXIMUM NUMBER OF DWELLING UNITS PROPOSED, AND THE DENSITY AND THE OPEN SPACE CALCULATIONS BASED ON THE PROVISIONS OF SECTIONS 2-306 (MAXIMUM DENSITY) AND 2-309 (OPEN SPACE) OF THE ZONING ORDINANCE.
- A TABLE SHOWING MAXIMUM DWELLING UNITS PER ACRE IS SHOWN ON THIS SHEET.
- A STATEMENT OF THOSE SPECIAL AMENITIES THAT ARE PROPOSED WITHIN THE DEVELOPMENT.
- THERE ARE NO SPECIAL AMENITIES THAT ARE PROPOSED ON THIS PLAN.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE, THAT ARE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION, AND AN ESTIMATE OF THE TIMING OF PROVIDING SUCH IMPROVEMENTS.
- STREET FRONTAGE DEDICATION CAN BE PROVIDED IF REQUESTED.
- A STATEMENT SETTING FORTH THE PROPOSED APPROXIMATE DEVELOPMENT SCHEDULE.
- DEVELOPMENT IS ANTICIPATED TO COMMENCE UPON APPROVAL OF SITE PLAN.
- APPROXIMATE DELINEATION OF ANY FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY, THE APPROXIMATE DELINEATION OF ANY RESOURCE PROTECTION AREA AND RESOURCE

MANAGEMENT ARE, AND THE APPROXIMATE DELINEATION OF ANY ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED ON THE ADOPTED COMPREHENSIVE PLAN, AND, IF APPLICABLE, THE DISTANCE OF ANY EXISTING AND PROPOSED STRUCTURES FROM THE FLOODPLAIN, RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA, OR ENVIRONMENTAL QUALITY CORRIDOR.

- IN ACCORDANCE WITH FEMA ISSUED FLOOD MAPS, THERE IS NO 100-YEAR FLOODPLAIN ON THE SITE, IN ACCORDANCE WITH FAIRFAX COUNTY GIS MAP #29-4. THERE ARE NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS DEED ON THE SITE.
- ANY PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY AND DELINEATION OF THE EXISTING CENTERLINE TO THE EDGE OF THE PAVEMENT AND TO THE EDGE OF THE RIGHT-OF-WAY.
 - A DEDICATION OF A 15 FT WIDE PARCEL PARALLEL TO EDGWOOD RD TO EXTEND EDGWOOD RD TO SET FROM THE CENTERLINE OF THE RD, TO THE EDGE OF THE PROPERTY, SEE SHEET 3 OF 7.
 - A PLAN SHOWING LIMITS OF CLEARING, PROPOSED LANDSCAPING AND SCREENING IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE, A DELINEATION OF EXISTING VEGETATION, TO INCLUDE EXISTING VEGETATION TO BE PRESERVED, AND WHEN THERE IS 2500 SQUARE FEET OR MORE OF LAND DISTURBING ACTIVITY, AN EXISTING VEGETATION MAP.
 - THE PROPOSED LIMITS OF CLEARING HAS BEEN PROVIDED, SEE SHEET 3 OF 7. AN EXISTING VEGETATION MAP AND THE EXISTING VEGETATION TO BE PRESERVED, SEE SHEETS 6 OF 7 & SHEET 7 OF 7 RESPECTIVELY.
 - APPROXIMATE DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IF KNOWN, AND A STATEMENT INDICATING HOW THE PROPOSED DEVELOPMENT WILL IMPACT THE BURIAL SITE.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES, MARKERS, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL.
 - A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY, AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME.
 - THE PROPERTY HEREON IS IN THE OWNERSHIP OF MR. CHRISTOPHER D SMITH RECORDED IN DEED BOOK 1115 PAGE 0316 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.

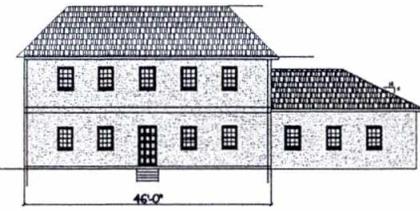
APPROXIMATE DISTANCE

FOR LOT 1: WHERE THE EXISTING HOUSE IS LOCATED, THE RE-DEVELOPMENT CONSENTS IMPLY IN ADDITION A NEW GARAGE. THIS AREA HAS BEEN GRABED BEFORE WHEN THE EXISTING HOUSE WAS BUILT AND THE EXISTING DRAINAGE FROM THE PROPERTY IS ALL DISSEMINATED IN THE FRONT YARD. SET BACKS FOR PROPOSED LOT 1 IS ONLY 0.00011 CFS DISSEMINATED IN THE BRANCH AND IT WILL BE CONVEYED TO THE FRONT YARD WITH TRUCK LOT.

FOR LOT 2: BUILDING A NEW HOUSE WILL DEMO A LARGER LAND DISTURBANCE. THE EXISTING DRAINAGE PATTERNS FROM THE FRONT YARD SHOWING A WILD SLOPE FROM FRONT TO BACK OF THE LOT. THE RUNOFF FROM THE FRONT YARD WILL HAVE TO BE CONVEYED AROUND THE HOUSE TOWARD THE PROPOSED INFILTRATION TRENCHES. FOR THIS LOT THE NET INCREASE IN RUNOFF IS 0.10-0.40 CFS.

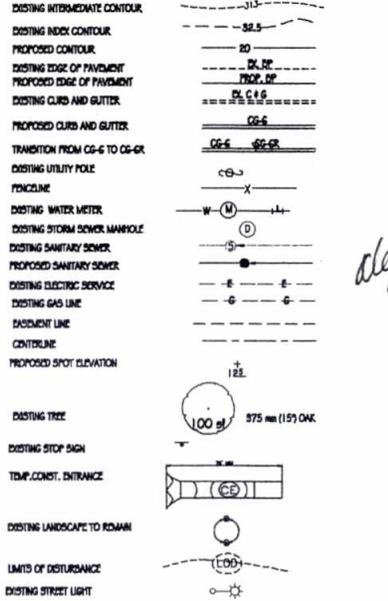
ONLY THE EXCESS OF RUNOFF OVERFLOWING THE 2 INCH INFILTRATION TRENCHES FOR THE TWO LOTS THROUGH THE SPILLWAYS WILL SHEETFLOW TOWARD THE BACK LOTS AT ADEQUATE AND CONTROLLED VELOCITY WITHOUT ANY CHANGE OF CHANNEL ANY IMPACT UPON ADJACENT PROPERTIES.

ACCORDING TO SECTION 6-208(B) AN APPROXIMATE DISTANCE ANALYSIS PER SECTION 6-208.2 IS NOT REQUIRED SINCE THERE IS NO WIDENING OF STORMWATER FROM THE DRAINAGE AREA TO ANOTHER AND THE APPROXIMATE RUNOFF Q(10-0-1) IS 0.00 CFS WHICH SHEETFLOW SO IN ACCORDANCE TO THE FINAL SECTION SCHEDULE. IT IS THE OPINION OF THE ENGINEER THAT THE DOWNSTREAM SYSTEM IS ADEQUATE AND THAT THE SCOPE OF THIS PROJECT HAS A MINIMAL EFFECT ON THE DOWNSTREAM SYSTEM AS OUTLINED ABOVE.



PROPOSED NEW HOUSE FOR LOT 2
SCALE 1" = 10 FT APPROX

LEGEND



Advance Engineering Group LLC
 Civil, Structural & Geotechnical Engineers / Planners
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 703-533-1561 Fax: 703-533-1502
 info@advanceengr.com www.advanceengr.com

GROUP

MID PIKE LOT BY FILE 1 FAIRFAX COUNTY DRAMAISVILLE DISTRICT #1 TAX MAP 040-3-0119 - 0002

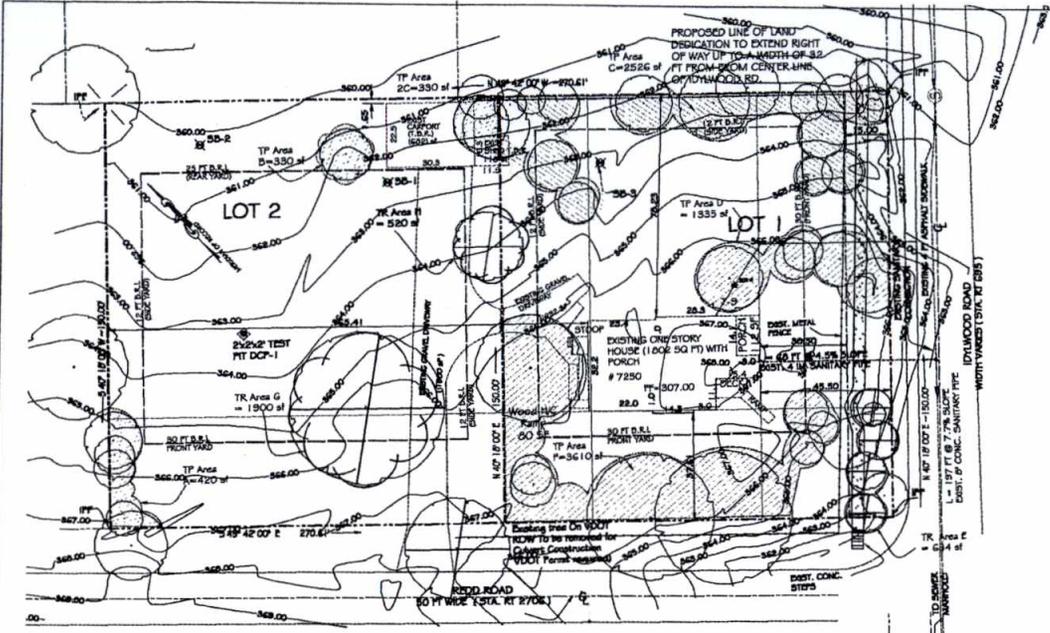
PROJECT NO.	PROJECT NAME	DATE	APPLICANT NO.
11-11-0254	11-11-0254	4-22-2012	

SEAL

REMARKS

BY	DATE	PER. CITY COMMENTS	PER. COUNTY COMMENTS
A.E.F.	6-07-12		
A.E.F.	9-26-12		

824
CO-2
SHEET OF 2



TOPOGRAPHY AND EXISTING CONDITIONS
SCALE 1" = 20 FT

IMPERVIOUS AREA CALCULATIONS LOT 1

Description	Development	Post
Existing Paved	1,630 sf	1,630 sf
Existing Driveway to be Removed	292 sf	
Existing Stairs & Slopes	55 sf	55 sf
Existing Front Yards to Stay	80 sf	80 sf
Existing Jogging Trail	604 sf	
Existing Addition to Jogging Trail		302 sf
New Concrete Driveway		632 sf
New Garage		124 sf
New Front Conc Walk		2,095 sf
Total	2,095 sf	4,215 sf
Total lot area =	18,045 sf	0.433 AC
Increase in impervious	1,320 sf	
Percentage of imp.	25.34 %	> 10% BMP IS Req'd

STORM WATER MANAGEMENT

Impervious C-factor	Paved	Unpaved
Pre development	0.9	
Post development	0.25	0.433 AC
Pre development	2,095 sf	0.066 AC
Post development	13,150 sf	0.338 AC
C Factor	$0.066 \times 0.90 + 0.348 \times 0.25 = 0.354$	
Pre development	4,215 sf	0.097 AC
Post development	15,830 sf	0.317 AC
C Factor	$0.097 \times 0.90 + 0.317 \times 0.25 = 0.408$	

CHANGE IN RUNOFF

Q2 inc =	Q10 inc =
0.107 cfs	0.145 cfs

IMPERVIOUS AREA CALCULATIONS LOT 2

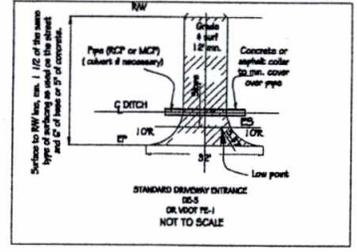
Description	Development	Post
New House	2,810 sf	2,810 sf
Existing and New Driveways	1,900 sf	
Carport to be Removed	632 sf	
Staircase Stairs to be Removed	80 sf	
New Concrete Patio		744 sf
Front Concrete Walk		302 sf
Total	2,745 sf	4,749 sf
Total lot area =	20,255 sf	0.466 AC
Increase in impervious	4,001 sf	0.320 AC
Percentage of imp.	35.52 %	> 10% BMP IS Req'd
Total Disturbed Area	5,062 sf	

STORM WATER MANAGEMENT

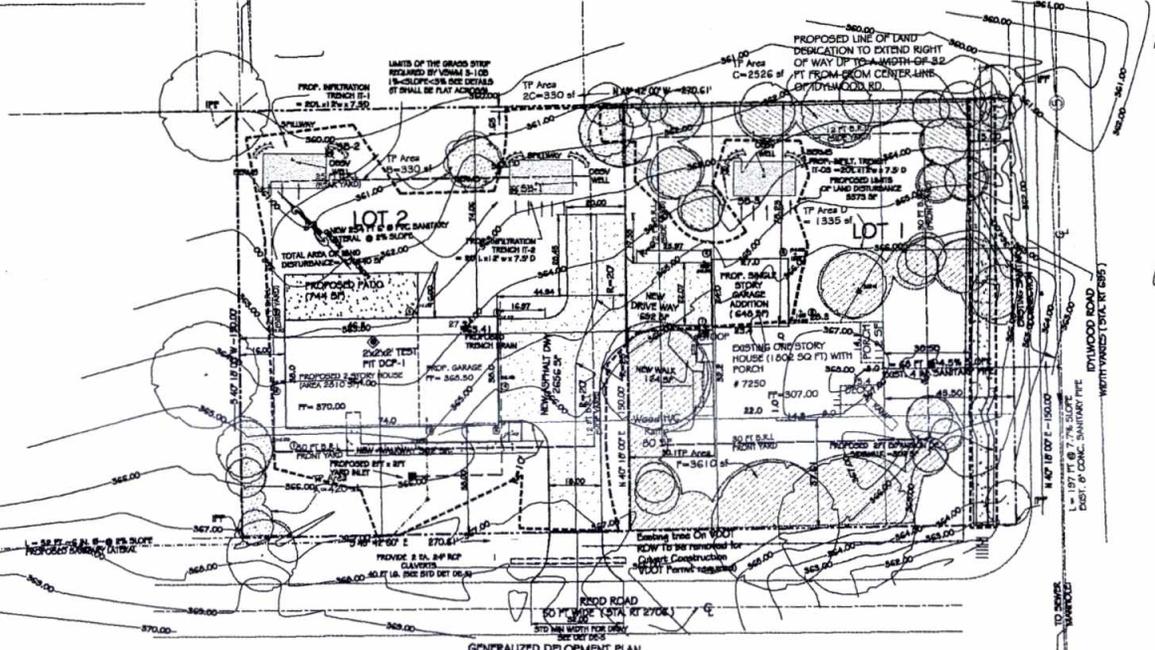
Impervious C-factor	Paved	Unpaved
Pre development	0.9	
Post development	0.25	0.466 AC
Pre development	2,745 sf	0.063 AC
Post development	17,507 sf	0.402 AC
C Factor	$0.063 \times 0.90 + 0.402 \times 0.25 = 0.338$	
Pre development	5,312 sf	0.149 AC
Post development	13,748 sf	0.315 AC
C Factor	$0.149 \times 0.90 + 0.315 \times 0.25 = 0.459$	

CHANGE IN RUNOFF

Q2 inc =	Q10 inc =
0.306 cfs	0.406 cfs



PROPOSED NEW DRIVEWAY ENTRANCE



GENERALIZED DEVELOPMENT PLAN
SCALE 1" = 30 FT
STORM WATER MANAGEMENT
SCALE 1" = 30 FT

Advance Engineering Group LLC
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GROUP

MID PIKE
LOT 82 BLK 1
FAIRFAX COUNTY
DRANESVILLE DISTRICT #1
TAX MAP 040-54(1) - 0082

EXISTING CONDITIONS AND
GENERALIZED DEVELOPMENT PLAN

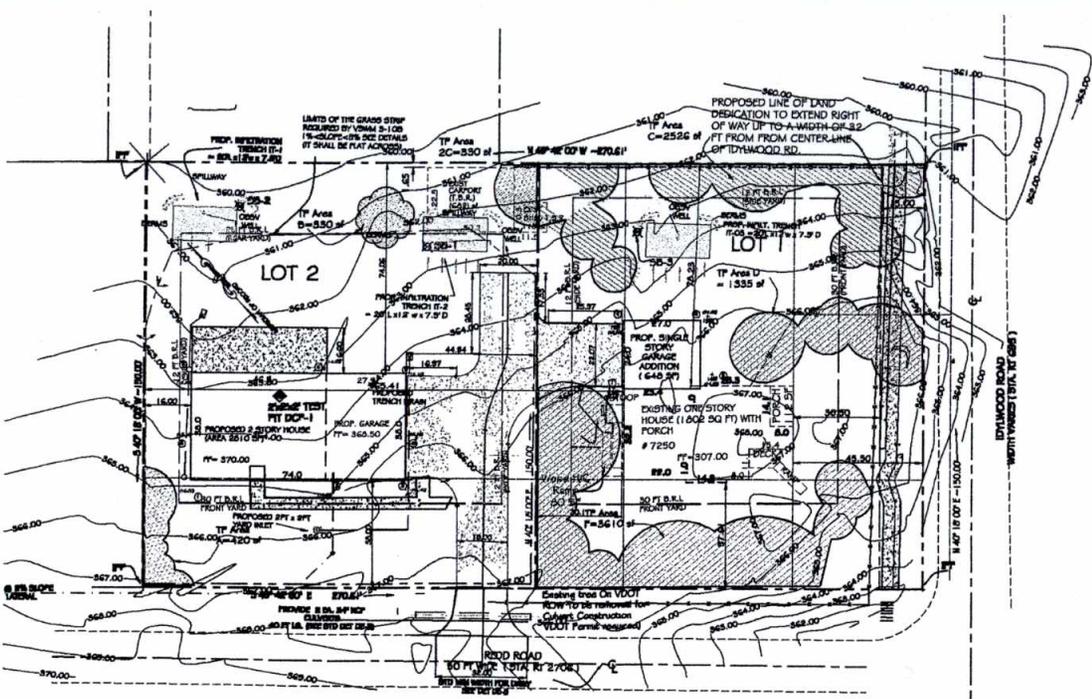
PROJECT MANAGER	A.L.F.
PROJECT NO.	11-10-054
ENG. OF RECORD	A.L.F.
ISSUE DATE	4-25-2012
APPLICANT NO.	

10/8/12

SEAL

NO.	DATE	BY	REMARKS
1	5-07-12	A.L.F.	PER CITY COMMENTS
2	9-28-12	A.L.F.	PER CITY COMMENTS

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GDP-1
SHEET 3 of 7



- LEGEND**
- A1 - BUILDING AREA (CONTROLLED)
(AREA= 2360 sq ft = 0.054 AC.)
 - A2 - PAVED AREA (CONTROLLED)
(AREA= 958 + 194 = 1152 sq ft = 0.012 AC.)
 - A3 - PAVED AREA (UNCONTROLLED)
(AREA= 233 sq ft + 173 sq ft = 406 sq ft = 0.011 AC.)
 - A4 - UNPAVED AREA (CONTROLLED)
(AREA= 2627 sq ft = 0.060 AC.)
 - A5 - UNPAVED AREA (UNCONTROLLED)
(AREA= 2668+2910 +573=4367 sq ft = 0.306 AC.)
- DRAINAGE DIRECTION

STORM WATER MANAGEMENT
SCALE 1" = 20' FT

PHOSPHOROUS REMOVAL CALCULATIONS -LOT 1 'COCCOLIAN METHOD'

Impervious Area	Pre	Post	56.2 % Net Increase	
%P Removal	1.0%	23%		
Development	1-0.9*(0.140,19)		35.2 %	
Redev. W/O Best BMP (PTM, FAIRFAX COUNTY VA, 2003 6-401.2B1)				
%P Removal Required	35. %			
Area of the site - (A)	0.414 AC			
Surface area design (B)	Designation	C-Factor	Acres	Product
Building area (Controlled)	A1	0.8	0.053 AC	0.040
Paved area (Controlled)	A2	0.9	0.023 AC	0.020
Paved area (Uncontrolled)	A3	0.9	0.014 AC	0.012
Unpaved area (Controlled)	A4	0.25	0.213 AC	0.053
Unpaved area (Uncontrolled)	A5	0.25	0.112 AC	0.028
		Total	0.414 AC	0.162
Weighted average C-Factor	(C) = (B) / (A) = 0.391 AC			
%P Removal	1 Hr Detention	2 Year Storm		
Subarea Designation	BMP Type	Efficiency	Area Ratio	C-Factor Ratio %P Removal
A1	Infiltration Trench	70%	0.129 AC	2.302 20.0 %
A2	Infiltration Trench	70%	0.054 AC	2.302 5.0 %
A3	None	0%	0.033 AC	2.302 0.0%
A4	Infiltration Trench	65%	0.513 AC	0.639 21.3%
A5	None	0%	0.270 AC	0.639 0.0%
Total %P Removal Required	Required		33.4 %	
Total phosphorous removal is in compliance with Phosphorous Removal Requirement. Therefore, the design is acceptable.				

PHOSPHOROUS REMOVAL CALCULATIONS -LOT 2 'COCCOLIAN METHOD'

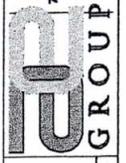
Impervious Area	Pre	Post	137.0 % Net Increase	
%P Removal	1.4%	33 %		
Development	1-0.9*(0.140,33)		63.4 %	
Redev. W/O Best BMP (PTM, FAIRFAX COUNTY VA, 2003 6-401.2B1)				
%P Removal Required	40.0 %			
Area of the site - (A)	0.465 AC			
Surface area design (B)	Designation	C-Factor	Acres	Product
Building area (Controlled)	A1	0.9	0.065 AC	0.059
Paved area (Controlled)	A2	0.9	0.090 AC	0.081
Paved area (Uncontrolled)	A3	0.9	0.000 AC	0.000
Unpaved area (Controlled)	A4	0.25	0.221 AC	0.055
Unpaved area (Uncontrolled)	A5	0.25	0.089 AC	0.022
		Total	0.465 AC	0.217
Weighted average C-Factor	(C) = (B) / (A) = 0.459 AC			
%P Removal	1 Hr Detention	2 Year Storm		
Subarea Designation	BMP Type	Efficiency	Area Ratio	C-Factor Ratio %P Removal
A1	Infiltration Trench	70%	0.150 AC	1.961 19.0 %
A2	Infiltration Trench	70%	0.194 AC	1.961 25.1%
A3	None	0%	0.000 AC	1.961 0.0%
A4	Infiltration Trench	70%	0.474 AC	0.536 16.5%
A5	None	0%	0.192 AC	0.536 0.0%
Total %P Removal Required	Required		40.0 %	
Total phosphorous removal is in compliance with Phosphorous Removal Requirement. Therefore, the design is acceptable.				

WATER QUALITY NARRATIVE
THE PROPOSED INFILTRATION TRENCHES WILL PROVIDE WATER TREATMENT TO APPROXIMATELY 0.076 ACRE OF IMPERVIOUS AREA FOR EACH TRENCH (BUILDING AREA, OTHER IMPERVIOUS AREAS AND SOME PORTION OF THE PERVIOUS AREA). THE PHOSPHOROUS REMOVAL REQUIRED IS 88.2% FOR LOT 1 AND 40% FOR LOT 2 (REDEVELOPMENT FROM FAIRFAX VA, 2003 6-401.2B). THE PHOSPHOROUS REMOVAL REQUIREMENTS ARE EXCEEDED. 50.8% IS REMOVED FROM LOT 1 AND 62.7% FROM LOT 2. THE WATER QUALITY REQUIREMENT IS MET BY THE BMP FACILITIES (INFILTRATION TRENCHES) FOR THIS PROJECT. AFTER INSTALLATION OF INFILTRATION TRENCH, BOTH STORMWATER QUALITY AND QUANTITY WILL BE CONTROLLED.

STORM WATER MANAGEMENT NARRATIVE
FOR LOT 1 APPROXIMATELY 50% OF THE RUNOFF IS CONVEYED TO THE PROPOSED INFILTRATION TRENCH (IT-08), AND THIS WILL PROVIDE WATER TREATMENT TO APPROXIMATELY 0.076 ACRE OF IMPERVIOUS AREA, BUILDING AREA AND SOME PORTION OF THE PERVIOUS AREA. IT-08 IS REQUIRED TO HAVE 707 CUBIC FEET OF STORAGE VOLUME, AND 707 CUBIC FEET STORAGE CAPACITY IS PROVIDED. THE INFILTRATION RATE IS SUCH THAT THE TRENCH PROVIDES WATER DETENTION AND INFILTRATION AT THE SAME TIME. A 100 YEAR STORM WITH NO OVERFLOW. THE OTHER 50% OF UNTREATED AREA IS SHEET FLOW NATURALLY FLOWING TOWARDS EDWARDS AND REDD RD WITHOUT ANY CHANGES FROM EXISTING DRAINAGE PATTERN AND NO ADDITIONAL IMPERVIOUS AREA. EXISTING CONDITIONS SHOW NO CONCENTRATED FLOW ISSUES.

FOR LOT 2 APPROXIMATELY 50% OF THE RUNOFF IS CONVEYED TO THE 2 PROPOSED INFILTRATION TRENCHES ON LOT 2 (IT-01 AND IT-02), AND THIS WILL PROVIDE WATER TREATMENT AND DETENTION TO APPROXIMATELY 0.155 ACRE OF IMPERVIOUS AREA. EACH TRENCH ON LOT 2 REQUIRES 727 CUBIC FEET OF STORAGE, AND 727 FEET OF STORAGE IS PROVIDED.

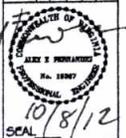
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www.advanceengr.com info@advanceengr.com



MID PIKE
LOT 82 BLK 1
FAIRFAX COUNTY
DRAINAGE DISTRICT #1
TAX MAP 040-3-13 - 0082

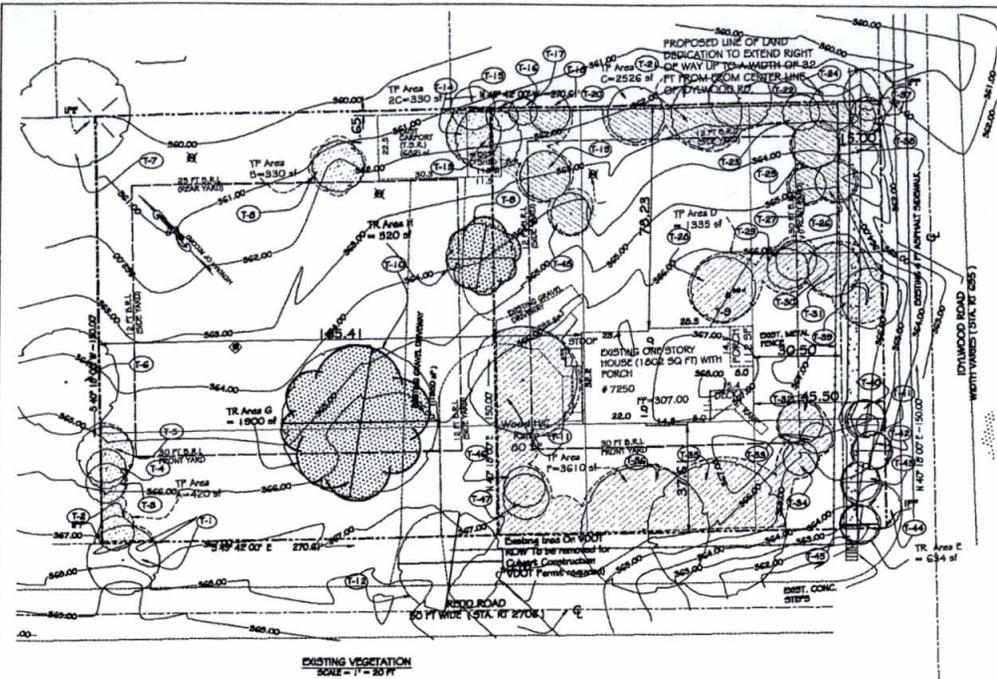
WATER QUALITY REQUIREMENTS

PROJECT MANAGER	ALEF
PROJECT NO.	11-VA-254
DATE OF RECORD	ALEF
ISSUE DATE	4-22-2012
APPLICANT NO.	



NO.	DATE	BY	REMARKS
1	4-27-12	ALEF	PER CITY COMMENTS
2	5-26-12	ALEF	PER CITY COMMENTS

824
GDP-3
SHEET 5 OF 7



LEGEND

- EXISTING VEGETATION TO BE PRESERVED
- EXISTING LOT & TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE PRESERVED

EXISTING VEGETATION
 TP Area A = 460 SF
 TP Area B = 330 SF
 TP Area C = 2356 SF
 TP Area D = 1335 SF
 TR Area E = 534 SF
 TR Area F = 1610 SF
 TR Area G = 1000 SF
 TR Area H = 820 SF
 TOTAL TR = 7304 SF

VEGETATION TO BE REMOVED
 TR Area I = 284 SF
 TR Area J = 1800 SF
 TR Area K = 530 SF
 TOTAL TR = 3614 SF

VEGETATION TO BE PRESERVED
 EXISTING - REMOVAL = 11875 - 3064 = 8811 SF

TREE INVENTORY
 7250 IDYWOOD RD, FAIRFAX, VA
 Date of site visit: April 22nd, 2012
 Conducted At: Alex E. Fernandez PE

TREE #	BOTANIC NAME	COMMON NAME	CAULPUS (DBH) (inches)	SPECIES RATING (0-100%)	CONDITION RATING (0-100%)	PRESERVE
T-1	Juglans nigra	Black Walnut	27	70	70	Preserve
T-2	Cercocarpus canadensis	Redbud	4	50	60	Preserve
T-3	Juncus Virginiana	Juniper	9	60	60	Preserve
T-4	Juncus Virginiana	Juniper	10	60	65	Preserve
T-5	Juglans nigra	Walnut	15	70	65	Preserve
T-6	Prunus Serotina	Black Cherry	22	50	50	Out Of Prop.
T-7	Juglans nigra	Walnut	28	70	70	Out Of Prop.
T-8	Ulmus americana	American Elm	64	70	70	Remove
T-9	Acer Saccharum	Silver Maple	20	55	70	Remove
T-10	Lindobutylon Tulipifera	Tulip Poplar	45	60	75	Remove
T-11	Quercus Alba	White Oak	44	60	70	Preserve
T-12	Quercus Prinus	Chestnut Oak	20	60	65	In ROW/Remove
T-13	Juglans nigra	Black Walnut	11	70	40	Preserve
T-14	Ulmus americana	American Elm	17	70	65	Preserve
T-15	Juglans nigra	Walnut	18	70	65	Preserve
T-16	Acer Platanoides	Norway Maple	6	60	65	Preserve
T-17	Cornus florida	Flowering Dogwood	6	50	60	Preserve
T-18	Cornus florida	Flowering Dogwood	6-4	60	60	Preserve
T-19	Quercus Rubra	Red Oak	11	60	70	Preserve
T-20	Cornus florida	Flowering Dogwood	6	50	70	Preserve
T-21	Prunus Serotina	Black Cherry	16	45	65	Preserve
T-22	Quercus Falcata	Scrubbed Red Oak	25	60	70	Out Of Prop.
T-23	Cornus florida	Flowering Dogwood	2+1+1+2+3	50	65	Preserve
T-24	Rubus Pseudacacia	Locust	16	50	70	Preserve
T-25	Rubus Pseudacacia	Locust	5+6	60	65	Preserve
T-26	Prunus Serotina	Black Cherry	9	45	65	Preserve
T-27	Cornus florida	Flowering Dogwood	6	50	65	Preserve
T-28	Acer Platanoides	Norway Spruce	16	60	70	Preserve
T-29	Sassafras Albidum	Sassafras	6	60	70	Preserve
T-30	Sassafras Albidum	Sassafras	6+6	60	70	Preserve
T-31	Prunus Serotina	Black Cherry	10	45	65	Preserve
T-32	Ficus siliqua	Norway Spruce	9	60	70	Preserve
T-33	Ilex opaca	American Holly	6+5+4+4	60	65	Preserve
T-34	Ilex opaca	American Holly	5+5	60	65	Preserve
T-35	Fagus Grandifolia	American Beech	42	60	60	Preserve
T-36	Fagus Grandifolia	American Beech	35	60	60	Preserve
T-37	Rubus Pseudacacia	Locust	20	50	75	Preserve
T-38	Quercus Alba	White Oak	13	60	65	Preserve
T-39	Acer Platanoides	Norway Maple	15	50	70	Preserve
T-40	Acer Platanoides	Norway Maple	5	50	65	Remove
T-41	Acer Platanoides	Norway Maple	9	50	70	Remove
T-42	Acer Platanoides	Norway Maple	10	50	70	Remove
T-43	Acer Platanoides	Norway Maple	5	50	70	Dead (Remove)
T-44	Rubus Pseudacacia	Locust	11	40	65	Preserve
T-45	Rubus Pseudacacia	Locust	13	40	60	Remove
T-46	Koeleria paniculata	Golden Rain Tree	5	60	70	Preserve
T-47	Koeleria paniculata	Golden Rain Tree	5	60	60	Preserve
T-48	Cornus florida	Flowering Dogwood	5	50	70	Remove

TREE INVENTORY AND CONSERVATION NARRATIVE

A.- EXISTING YARD VEGETATION COVER CONSISTS OF REMNANTS OF UPLAND FOREST MAINLY OAKS, AMERICAN BEECH AND YELLOW POPLAR OF REGULAR HEIGHT INTERMIXED WITH VEGETATION CORRESPONDING TO THE EARLY SUCCESSIONAL FOREST MAINLY NORWAY MAPLES, LOCUSTS, WALNUTS, DOGWOODS, AMERICAN HOLLY, REDBUDS, AMERICAN ELM AND OTHER UNDERSTORY TREES INTERMIXED WITH SOME LEVELS TURFGRASS, REMNANTS OF NATIVE HERBACEOUS PLANTS AND SUCH ORIGINAL LAND COVER. ALL TREES IN THE INVENTORY ARE NATIVE AND IN SATISFACTORY CONDITION

B.- IN LOT ONE BACK YARD, SOME LANDSCAPED NON NATIVE NURSERY STOCK TREES, AND SHRUBS WERE NOT CONSIDERED IN THE INVENTORY FOR BEING LESS THAN 4" IN CALIPER.

C.- FOUR TREES ON THE SURVEY ARE VALUABLE TREES. (No. T-10, 45 INCH CALIPER TULIP POPLAR, T-11, A 44" CALIPER WHITE OAK, T-34 AND T-35, A 42" AND A 35" CALIPER AMERICAN BEECH TREES) DUE TO LARGE DIAMETER AND CANOPY IN ADDITION TO A HIGH SPECIES RATING. VALUABLE FOR AIR QUALITY OR WILDLIFE SUPPORT. THE WHITE OAK (T-11) FALLS WITHIN THE DISTANCE AND NORTHWESTERN-SOUTHEASTERN RANGE TO SAVE ENERGY FOR LOT 1.

D.- FOR LOT 2 ONLY T-3, T-4 AND T-5 FALL WITHIN THE REQUIRED SIMILAR LOCATION FOR ENERGY CONSERVATION CREDIT IF THEY WERE NEW PLANTINGS, BUT IT IS RECOMMENDED TO SAVE THEM FOR THE PROPOSED DEVELOPMENT IN LOT 2

E.- TWO TREES IN THIS INVENTORY, CONSIDERED RARE OR ENDANGERED SPECIES WERE FOUND AT THE SITE. T-11 AND T-36 BOTH ARE QUERCUS ALBA. THEIR PRESERVATION IS ENCOURAGED.

F.- SOME TREES ON THIS SURVEY ARE CONSIDERED MODERATELY INVASIVE SPECIES. TREES T-39 THROUGH T-45 CONSISTING OF HONEY LOCUSTS OR BLACK LOCUSTS AND NORWAY MAPLES ARE RATED AS SUCH. HOWEVER THEY ARE LOCATED PARALLEL TO IDYWOOD ROAD RIGHT OF WAY LINE AND FAR FROM THE PROPOSED RE-DEVELOPMENT IMPACT.

G.- NO CONSTRUCTION DEBRIS, FILL AND/OR OTHER MATERIALS SHALL BE PLACED OR STORED BENEATH THE CANOPY COVER OF PROTECTED TREES OR OUTSIDE OF THE LIMITS OF DISTURBANCE ON APPROVED PLANS

H.- VEGETATION TO BE REMOVED SHALL BE APPROVED BY THE COUNTY ARBORIST. TREES MEASURING 1 1/2 OR MORE IN DIAMETER WITHIN THE 25 FT OF THE PROPOSED LIMITS OF CLEARING THAT DO NOT MEET THE STANDARDS OF STRUCTURAL INTEGRITY BY THE "GUIDE FOR PLAT APPRAISAL" SHALL BE LABELED IN "POOR CONDITION" AND SHALL BE CONSIDERED FOR REMOVAL AFTER APPROVAL OF THE COUNTY ARBORIST

- Notes:
1. Condition and Species Rating are based on formula provided by the Guide for Plant Appraisal published by the International Society of Arboriculture.
 2. All trees included on this list are to be cleared from the site due to construction impacts.
 3. All trees with a minimum of 0.25" DBH, were measured and inventoried.
 4. Out Of Property Trees are included due to proximity to Project Land Disturbance Limits.
 5. Neither the Project Internal or External Engineering Group, LLC condones the representing of any regulated tree preservation or removal techniques without the agreement/consent of the adjacent property owner or HOA, upon the loss of border lines and boundary line trees.
 6. Removal of trees on Field No. R.C.W. will require the contractor to secure VDOT permit.

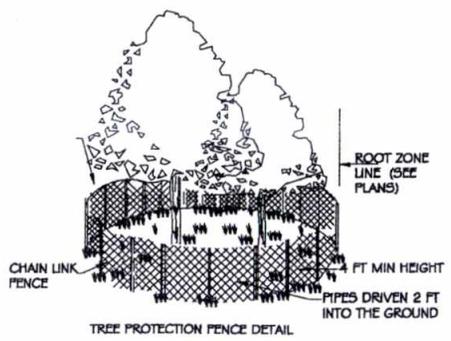
G.- TREES T-13, T-14, T-15 AND T-19 (WALNUTS, ELM AND A RED OAK) ARE BEING CLAIMED WITHIN THE TREE CONSERVATION PLANS FOR LOTS 1 AND 2. HOWEVER, DUE TO THE IMMEDIATE PROXIMITY TO THE DEMOLITION OF THE EXISTING CARPORT AND STORAGE SHED, PROBABLY IT IS NOT POSSIBLE TO INSTALL REGULAR TREE PROTECTION FENCE. THIS DEMO WORK WOULD NEED TO BE DONE WITH LIGHT EQUIPMENT AND AS MANUALLY AS POSSIBLE TO MINIMIZE ROOT ZONE DAMAGE

PRESERVATION & PROTECTION OF EXISTING VEGETATION

A.- TREES DESIGNATED FOR PROTECTION SHALL RECEIVE ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. SELECTIVE ROOT AND LIMBS PRUNING IN ANY EXCAVATION ENCROACHING THE CANOPY OF TREES TO PRESERVE IN ACCORDANCE WITH PFM PLATE 7-12. PROVIDE TREE PROTECTION FENCE WITHIN 10 FEET OF THE TRUNK OF PRESERVATION TREES BEHIND THE SILT FENCE.

B.- VEGETATION TO BE REMOVED SHALL BE APPROVED BY THE COUNTY ARBORIST. TREES MEASURING 1 1/2 OR MORE IN DIAMETER WITHIN THE 25 FT OF THE PROPOSED LIMITS OF CLEARING THAT DO NOT MEET THE STANDARDS OF STRUCTURAL INTEGRITY BY THE "GUIDE FOR PLAT APPRAISAL" SHALL BE LABELED IN "POOR CONDITION" AND SHALL BE CONSIDERED FOR REMOVAL BY THE COUNTY ARBORIST'S REQUEST

C.- LOCATION AND METHOD OF FOR PROTECTION AND PRESERVATION OF EXISTING TREES SHALL BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO COMMENCEMENT OF GROUND DISTURBING ACTIVITY.



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 info@aengrpgroup.com



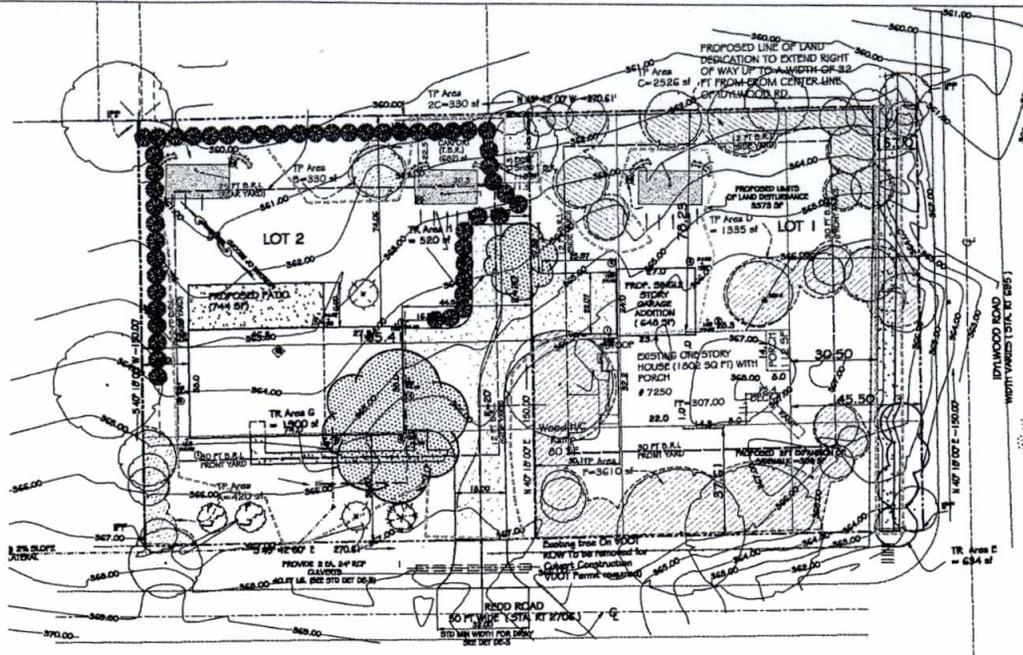
MID PIKE
 LOT 82 BLK 1
 FAIRFAX COUNTY
 DRANESVILLE DISTRICT #1
 TOWN MAP 045-3-119 - 0082

PROJECT MANAGER	A.E.F.
PROJECT NO.	11-UN-554
DATE OF RECORD	A.E.F.
SCALE DATE	4-25-12 E
APPLICANT NO.	

10/8/12

REMARKS	BY	DATE
PER CITY COMMENTS <td>A.E.F. <td>6-07-12</td> </td>	A.E.F. <td>6-07-12</td>	6-07-12
PER CITY COMMENTS <td>A.E.F. <td>9-5-12</td> </td>	A.E.F. <td>9-5-12</td>	9-5-12

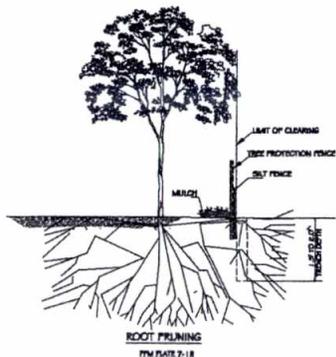
824
 GDP-4
 SHEET 6 OF 7



TREE PRESERVATION PLAN
SCALE = 1" = 20'

ID	PLAN SYMBOL	D	BOTANICAL NAME	COMMON NAME	CAT	CAL IN	10 YR CANOPY	CREDIT FACTOR	QTY (EA)	TOTAL SF
RM	⊕	LD	ACER RUBRUM	RED MAPLE	IV	2"	200 sf	1.50	WL	2 EA 600 sf
QR	⊕	LD	QUERCUS RUBRA	NORTHERN RED OAK	IV	2"	200 sf	1.50	EC	2 EA 600 sf
SY	⊕	LD	PLATANUS OCCIDENTALIS	SYCAMORE	IV	2"	200 sf	1.50	NAT	1 EA 800 sf
PV	⊕	LE	THUJA OCCIDENTALIS	AMERICAN ARBOVITAE	I	6 FT	40 sf	1.00		50 EA 2000 sf
TOTAL = 3500 SF										

LD = LARGE DECIDUOUS MD = MEDIUM DECIDUOUS SD = SMALL DECIDUOUS
 LE = LARGE EVERGREEN ME = MEDIUM EVERGREEN SE = SMALL EVERGREEN
 CREDIT CODES: WQ = WATER QUALITY AQ = AIR QUALITY EC = ENERGY CONSERVATION
 WL = WILD LIFE NAT = VIRGINIA NATIVE



ROOT PRUNING
FIG. 1012-11

TREE PRESERVATION NARRATIVE

- A. THE SITE IS POPULATED WITH A RANGE OF NATIVE SPECIES OF VALUE. MANY SPECIES ON LOT ONE ARE VALUABLE FOR AIR QUALITY, WILD LIFE, WATER QUALITY, ENERGY CONSERVATION ETC.
- B. EVERY EFFORT SHALL BE MADE TO PROTECT THE TREE PRESERVATION CANOPY SHOWN HEREIN DURING CONSTRUCTION. NO CONSTRUCTION DEBRIS, FILL AND OR OTHER MATERIALS SHALL BE PLACED OR STORED BENEATH THE CANOPY COVER OF PROTECTED TREES.
- C. VEGETATION TO BE REMOVED SHALL BE APPROVED BY THE COUNTY ARBORIST. TREES EXHIBING 1/2" OR MORE IN DIAMETER WITHIN THE 25 FT OF THE PROPOSED LIMITS OF CLEARING THAT DO NOT MEET THE STANDARDS OF STRUCTURAL INTEGRITY BY THE "GUIDE FOR PLANT APPRAISAL" SHALL BE LABELED IN PINK CONDITION AND SHALL BE CONSIDERED FOR REMOVAL BY THE COUNTY ARBORIST.
- D. PROVIDE, IMPLEMENT AND FOLLOW A TREE CONSERVATION AND PROTECTION PROGRAM THAT IS DEVELOPED TO THE SATISFACTION OF THE COUNTY ARBORIST.
- E. LOCATION AND METHOD OF FOR PROTECTION AND PRESERVATION OF EXISTING TREES SHALL BE APPROVED BY THE COUNTY INSPECTOR PRIOR TO COMMENCEMENT OF GROUND DISTURBING ACTIVITY.
- F. APPLICANT MUST PROVIDE DOCUMENTATION OF COMMUNICATION WITH ADJACENT PROPERTY OWNERS VERIFYING NOTIFICATION OF CONSTRUCTION IMPACT, POTENTIAL FOR ROOT LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREES ON ADJACENT PROPERTIES AND WITHIN THE 25 FT LINE OUTSIDE OF THE LIMITS OF DISTURBANCE. FOR INSTANCE T-6, T-7 AND T-8.

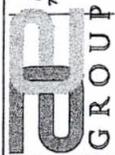
Table 12.3 - Tree Preservation Target Calculation And Statement

A. - Pre-development Area Of Existing Tree Canopy (From Existing Vegetation Map) =	11275
B. - Percentage Of Gross Site Area Covered By Existing Tree Canopy =	27.8 %
C. - Percentage Of Ten Year Tree Canopy Required For Site (From Table 12.1) =	25.0 %
D. - Percentage Of Ten Year Tree Canopy Requirement That Should Be Met Through Tree Preservation =	27.8 %
E. - Proposed Percentage Of Tree Canopy Requirement That Will Be Met Through Tree Preservation =	81.0 %
F. - Has The Tree Preservation Target Minimum been Met? =	YES
G. - If No 1 has a request to deviate from the Tree Preservation Target shall be provided on the plans that states one or more of the justifications listed on Art. 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is provided =	
H. - If G requires a narrative it shall be prepared in accordance with Article 12-0507.4 =	
I. - Meet the standards prior to the Ten Year Canopy Calculations as per instructions on Table 12.1,2 =	0221

Table 12.12 10-Year Tree Canopy Calculation Worksheet

Step	Description	Totals	Reference
A1	Place the Tree Preservation Target Calculations and Statement here preceding the 10 year tree canopy calculations	0221	§ 12-0507.2
B. Tree Canopy Requirements			
B1	Identify Gross Site Area	4099	§ 12-0510.1.A
B2	Subtract area allocated to parks, road frontage and	0	§ 12-0510.1.B
B3	Subtract area of Openly	4099	§ 12-0510.1.C(1) to § 12-0510.1.C(2)
B4	Adjusted gross site Area (B1-B2) =	4099	
B5	Identify site Zoning and CofUs =	25	
B6	Percentage of 10 Year Canopy required =	25 %	§ 12-0509.1 and table 12.1
B7	Area Of 10 Year Canopy required (B4*B5) =	10145	
B8	Modification of the 10 Year Canopy requested? =	NO	Yes Or No Sheet Number
B9	If Yes, then list plan sheet where modification is requested		
C. Tree Preservation			
C1	Tree Preservation Target Area	0221	
C2	Total Canopy Area Meeting standards § 12-0200	0221	
C3	CE ± 1.25 =	10276	§ 12-0505.5B
C4	Total Canopy Area provided by streets or valuable forest or Woodland Conservation	0.0	
C5	C6 ± 3 =	0.0	§ 12-0506.3B(1)
C6	Total Canopy Area provided by "Hortings", "Memora", "Seasonal" or "Stems" trees =	0	
C7	CE ± 1.5 to 3.0 =	0	§ 12-0506.3B(2)
C8	Canopy Area Of Trees within resources Protection area and 100 Yr Woodpile	0	
C9	C8 ± 1.0 =	0	§ 12-0506.3C(1)
C10	Total of C3, C5, C7 and C9 =	10276	
D. Area Of Canopy to be Met by Tree Planting			
D1	Area Of Canopy to be Met by Tree Planting (C1-C10) =	0	
D2	Area Of Canopy planted for Air Quality benefits (D1 ± 1.5) =	0	§ 12-0510.4B(1)
D3	Area Of Canopy planted for Energy Conservation (D1 ± 1.5) =	400	§ 12-0510.4B(2)
D4	Area Of Canopy planted for Water Quality Benefits (D1 ± 1.25) =	0	§ 12-0510.4B(3)
D5	Area Of Canopy planted for Wildlife Benefits (D1 ± 1.5) =	400	§ 12-0510.4B(4)
D6	Area Of Canopy provided by Native Trees (D1 ± 1.5) =	300	§ 12-0510.4B(5)
D7	Area Of Canopy Provided by Improved Calipers and Varietas (D1 ± 1.25) =	0	§ 12-0510.4B(6)
D8	Area Of Canopy Provided Through Windways ± 1.0 (D1 ± 1.5) =	0	§ 12-0510.4B(7)
D9	Area Of Canopy Provided Through Native Shrubs ± 1.0 (D1 ± 1.5) =	0	§ 12-0510.4B(8)
D10	Percentage Of D14 represented by D15	0	Must Meet Minimum 55% of D14
D11	Total Of Canopy Area Provided Through Tree Planting (D2-D10) =	3500	
D12	Tree Bank Or Tree Fund? =	NO	Yes Or No?
D13	Canopy Area Requested To Be Provided Through Offsite Banking Or Tree Fund =	0	Yes Or No?
D14	Amount To Be deposited into the Tree Preservation and Planting Fund	0	
E. Total Of Ten Year Tree Canopy Provided			
E1	Total Of Canopy Area Provided Through Tree Preservation = (C1-C10) =	10276	
E2	Total Of Canopy Area Provided Through Tree Planting = (D1-D13) =	3500	
E3	Total Of Canopy Area Provided Through Off-site Mechanism = (D14-D15) =	0	
E4	Total Of Ten Year Canopy Provided = (E1 + E2 + E3) =	13776	

Advance Engineering Group LLC
 Civil, Structural & Geotechnical Engineers / Planners
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 703-533-1501 Fax: 703-533-1502
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MID PIKE
 LOT 82 BLK 1
 FAIRFAX COUNTY
 DRANESVILLE DISTRICT #1
 TM MAP 046-3-419-0002

PROJECT MANAGER
 PROJECT NO. 11-VA-564
 INC. OF RECORD A.L.F.
 ISSUE DATE 4-25-2012



REMARKS
 BY A.L.F.
 DATE 6-07-12

NO. 824
 GDP-5
 SHEET 7 OF 7

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

DESCRIPTION OF THE APPLICATION

Proposal:	The application seeks to rezone the property from the R-2 District to the R-3 District. The applicant intends to subdivide the property into two lots and construct one single family detached dwelling on one of the lots (lot two). The existing single family detached dwelling on the property will remain on proposed Lot #1.
Location:	Northwest corner of the intersection of Idylwood Road and Redd Road
Acreage:	40,591 square feet
Proposed Density:	2.15 dwelling units per acre (du/ac)
Waivers Requested:	<ul style="list-style-type: none">. Waiver of the sidewalk requirement and road frontage improvements on Redd Road;. Waiver of road frontage improvements on Idylwood Road; and,. Waiver of the trail requirement along Idylwood Road.

LOCATION AND CHARACTER

The subject property is a corner lot located in the Dranesville Magisterial District at the intersection of Idylwood Road and Redd Road. A portion of the property is within the Highway Corridor Overlay District. The property currently contains one single family detached dwelling that was constructed in 1920 according to Fairfax County's Real Estate Assessment records, a carport, and an associated driveway.

The site is generally flat and contains several mature trees. There are no Resource Protection Areas (RPAs), floodplains, or Environmental Quality Corridors (EQCs) on the property. An existing 4-foot wide sidewalk currently traverses the eastern boundary of the subject property along Idylwood Road. A staircase is located where the sidewalk intersects with Redd Road immediately adjacent to the property.

Two existing residential subdivisions developed with single family detached dwellings surround the subject property: Burroughs to the north/northwest and Reddfield to the south/southwest. The West Falls Church rail yard and metro station occupy the parcels on the opposite side of Idylwood Road. The image and corresponding text below summarize the zoning district, use, and plan designations for the surrounding parcels.



Source: Fairfax County GIS

North/Northwest: Residential (SFD – Burroughs), R-2
Plan: Residential, 2 – 3 du/ac

Southeast/South: West Falls Church Metro Station, R-1
Plan: Public Facilities

Southwest/West: Residential (SFD – Reddfield), R-2
Plan: Residential, 2 – 3 du/ac

BACKGROUND

The existing dwelling on the subject property was built in 1920 according to the Department of Tax Administration’s Real Estate Assessment records.

On June 21, 1949, the Board of Zoning Appeals approved an application to permit the existing carport on the property to be constructed approximately two feet from the side property line.

The application property is not subject to any proffered conditions.

DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN (GDP)

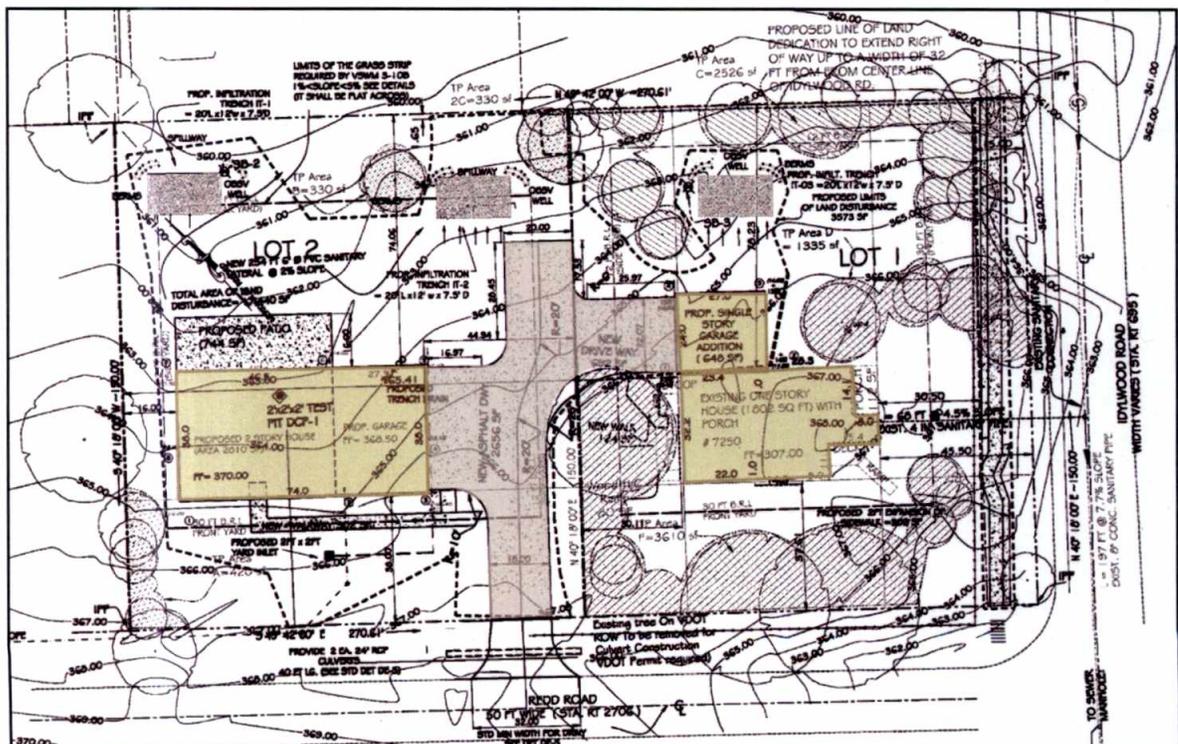
- Title of GDP:** Mid Pike Subdivision, Lot 82 Block 1
- Prepared by:** Advance Engineering Group LLC
- Original and Revision Dates:** April 23, 2012, through October 5, 2012
- GDP Description:** The GDP consists of seven sheets.

The following features are depicted on the proposed GDP:

Proposed Layout

The applicant proposes to subdivide the existing 40,591 square foot lot into two separate lots. Both lots are depicted as similar in size to one another: lot one measures +/-18,045 square feet and lot two measures +/-20,296 square feet. The dedication of 32 feet from the centerline of Idylwood Road accounts for lot one's reduced area. The applicant intends to construct a new dwelling on lot two of the proposed development. Lot one, the easternmost parcel, contains the existing dwelling. The existing dwelling is proposed to remain, while the carport would be removed prior to the occupancy of the new dwelling in favor of constructing an attached garage on both the existing and proposed residences.

The existing residence contains a footprint of approximately 1,802 square feet, as depicted on the GDP. A proposed 648 square foot garage is shown to be attached to the rear of the existing dwelling. The proposed two-story dwelling on lot two contains a footprint of approximately 2,810 square feet, which includes an attached garage on the eastern side of the residence.



Source: GDP with overlay graphics

Vehicular and Pedestrian Access

A shared driveway off of Redd Road will provide access to the existing and proposed residences. Redd Road is not a through street and terminates in front of parcel 16 of the Burroughs Subdivision and parcel 25 of the Reddfield subdivision and then begins again for a small section within the Pimmitt Hill subdivision, as shown below.



Source: Google Maps

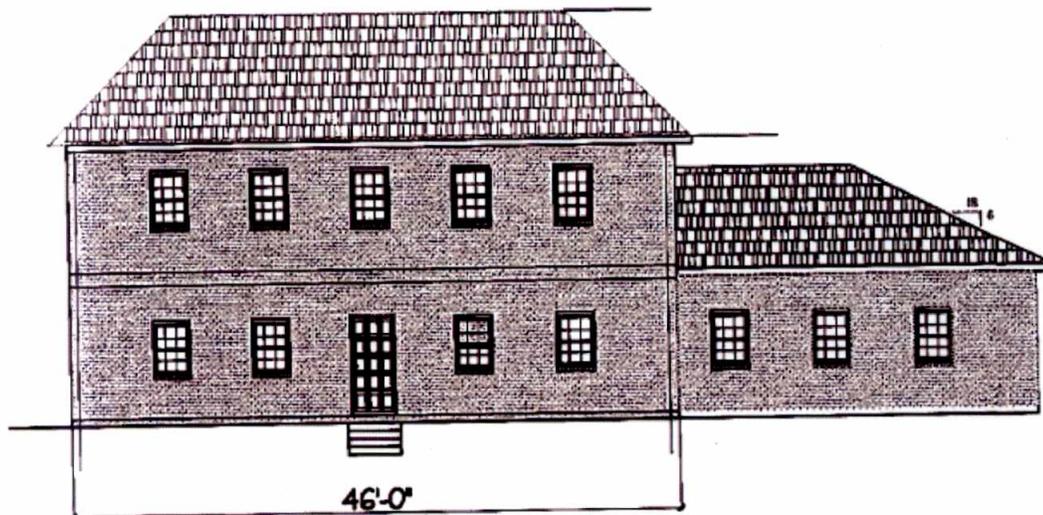
There is currently an existing 4-foot wide sidewalk along the subject property's Idylwood frontage. The GDP depicts the widening of this existing sidewalk up to two feet. However, the applicant's proffers have since been revised to indicate that the applicant does not intend to construct a wider sidewalk or path but instead would contribute \$10,000 toward a project selected by the Dranesville District Supervisor.

Stormwater Management

The application proposes to meet stormwater management (SWM) and Best Management Practices (BMP) through the use of three infiltration trenches: one on lot one and two on lot two. According to the Public Facilities Manual (PFM) 6-0303.9, detention or structural BMP facilities shall not be located on individual buildable single family detached residential lots for the purpose of satisfying the detention or BMP requirements of the Subdivision Ordinance or Zoning Ordinance. As a result, the applicant must seek a modification of this PFM requirement prior to Subdivision Plan approval. It is not uncommon for subdivisions of three or fewer lots to locate such facilities on individual lots. Staff from DPWES has indicated that DPWES will most likely approve this PFM modification if the Rezoning application is approved.

Architecture and Design

Sheet two of the GDP displays a conceptual elevation of the proposed single family detached dwelling on lot two. The image below is an excerpt from this sheet.



Source: GDP

The draft proffers state that the design and architecture of the proposed unit shall be in substantial conformance with these illustrative elevations, or of comparable quality as determined by DPWES. The proposed proffers also state that the exterior facade of the home will be brick, stone, vinyl siding, cementitious siding, or a combination thereof. In accordance with Zoning Ordinance requirements, the proposed dwelling will be no more than 35 feet in height. In addition, the proposed home on lot two will attain the ENERGY STAR® for Homes qualification. The proffers also commit to using materials that would help to reduce interior noise within the proposed dwelling.

ANALYSIS

Comprehensive Plan

On page 95 of the Fairfax County Comprehensive Plan, 2011 Edition, McLean Planning District, as amended through June 19, 2012, in the M2 Pimmit Community Planning Sector, it states:

To preserve the stable residential portions of the sector, infill should be residential in nature and compatible with existing development. Specifically,

- a. *Low density residential infill should be continued northwest of Idylwood Road, between Route 7 and Great Falls Street, to preserve the character of the neighborhood, which is planned for development at 2-3 dwelling units per acre.*

The Comprehensive Plan map calls for a density of 2 – 3 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 14)

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.

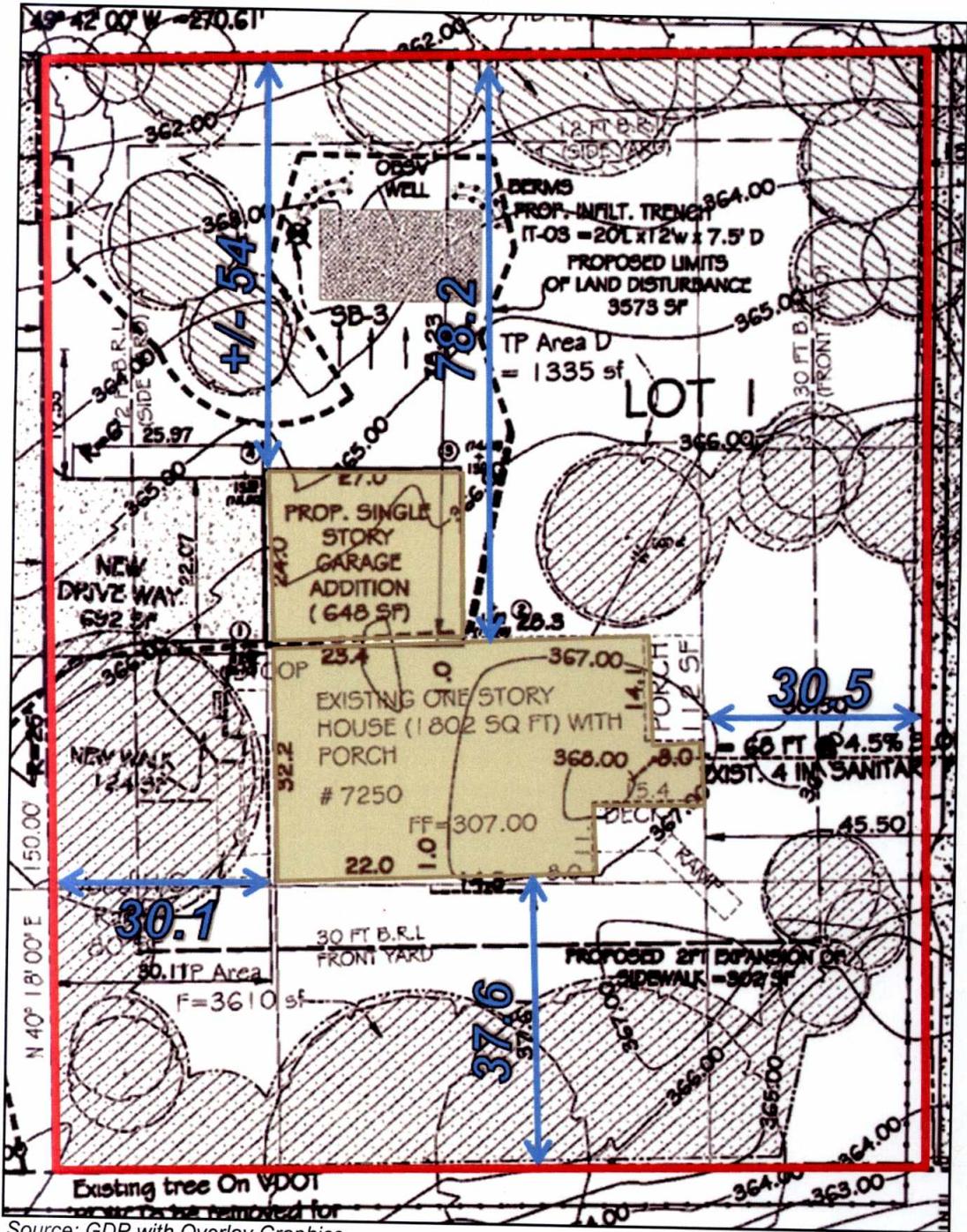
- *Consolidation*

There is no site specific text in the Comprehensive Plan that addresses consolidation for the subject parcel. The application property is a single parcel that is surrounded on all sides by existing residential subdivisions. Ideally, the application property would have been consolidated with the development of the adjacent Burroughs subdivision. Therefore, consolidation is not applicable.

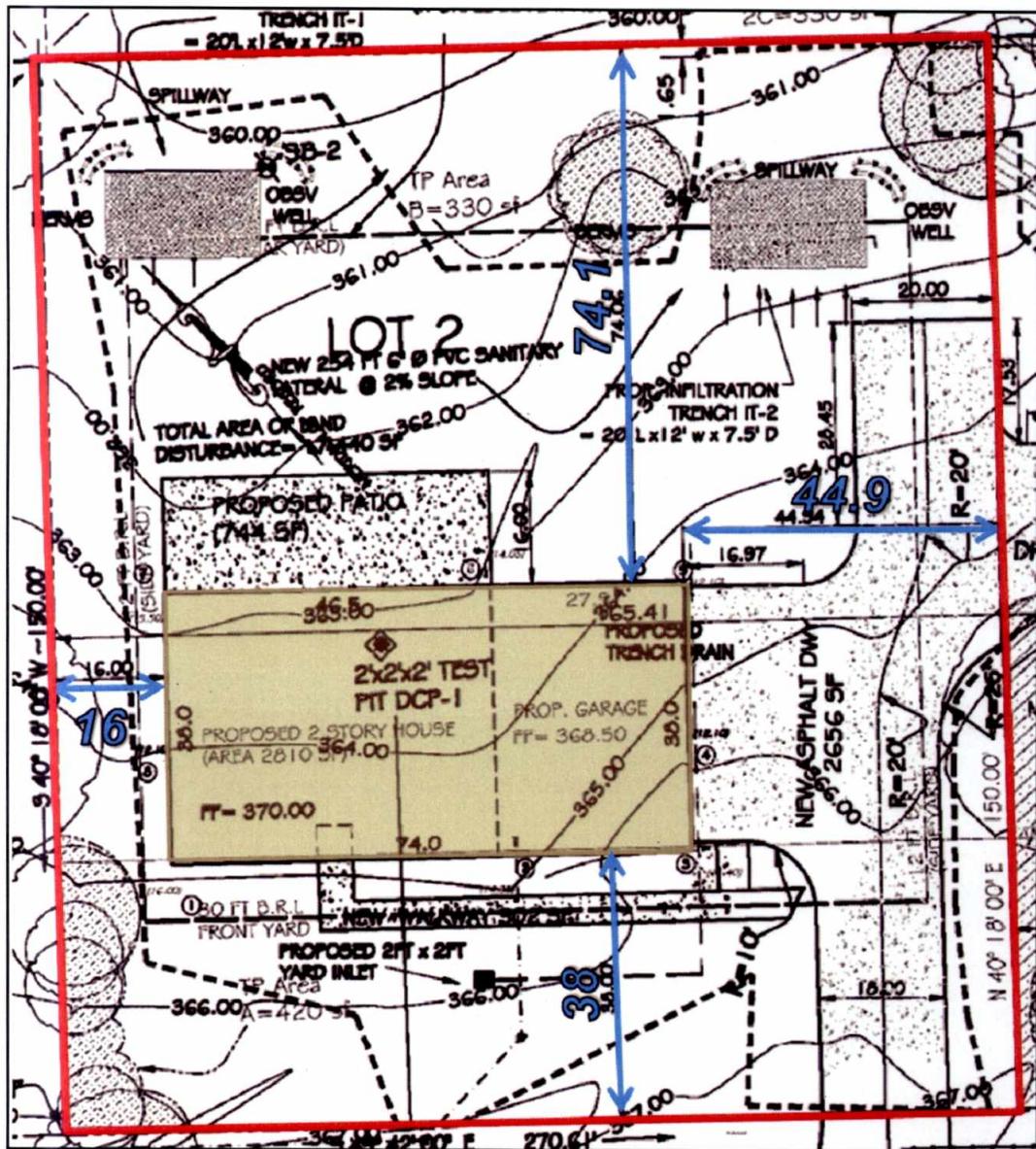
- *Layout*

A shared driveway off of Redd Road provides access to the two lots. This allows for a logical and appropriate orientation between the proposed lots and existing residential lots along Redd Road. The eastern lot (lot one) contains +/-18,045 square feet according to the GDP after the dedication along Idylwood Road occurs. The existing residence and a proposed garage addition are depicted on the GDP for this lot.

Lot two, which contains +/-20,296 square feet as shown on the GDP, is located to the west of lot one and is improved with a single family detached dwelling with an attached garage on the eastern side of the residence and a patio to the rear. The existing carport located along the northeastern property boundary is proposed for removal. As illustrated below, the setbacks shown meet the minimum required setbacks for the R-3 District, which include a minimum front yard setback of 30 feet, a side yard setback of 12 feet, and a rear yard setback of 25 feet. In addition, except for the front yard setback on lot one along Idylwood Road, the setbacks also meet the R-2 District's required setbacks of a 15 foot side yard setback, 25 foot rear yard setback, and 35 foot front yard setback.



Source: GDP with Overlay Graphics



Source: GDP with Overlay Graphics

- Open Space, Landscaping, and Amenities**
 The R-3 District does not have an open space requirement for conventional subdivisions. However, the applicant's proposal includes additional landscaping along the western and northern boundary of lot two.

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 subject property contains an existing dwelling next to an undeveloped portion of the parcel and is surrounded by other single family detached dwellings. Therefore, the proposed use is compatible with the adjacent uses.

The density of the applicant's proposed development is 2.15 du/ac. 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 (Burroughs and Reddfield).

	Average Lot Area (sf)	Min. Lot Area (sf)	Max. Lot Area (sf)
Current App.	19,171	18,045.5 (after dedication)	20,296.5
Burroughs	20,148	19,927	21,531
Reddfield	18,935	14,609	36,449

*Note: The numbers contained in this table are based on Fairfax County's Real Estate Assessment records.

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 GIS

Parcel	Lot Area (sf)
20 (Burroughs); R-2	20,000
11 (Burroughs); R-2	20,000
10 (Burroughs); R-2	19,992
9 (Burroughs); R-2	19,927
26 (Reddfield); R-2	19,201
37 (Reddfield); R-2	19,201
Proposed 1	18,045.5 (after dedication)
Proposed 2	20,296.5

- Bulk/mass of the proposed dwelling units;**
 The applicant intends to construct a two-story dwelling that contains a footprint of approximately 2,810 square feet according to the GDP, which includes a garage that contains approximately 1,045 square feet. The GDP depicts a footprint of approximately 1,802 square feet for the existing house on lot one; a proposed garage addition for this lot contains an additional footprint of 648 square feet. According to Fairfax County's real estate assessment records, the existing dwelling proposed to remain contains 2,252 square feet of above grade living area. The above grade gross floor area of the proposed dwelling has not been provided, but could be estimated at roughly 3,500 square feet if two stories are to be built over

the portion that does not include the garage (as shown in the Architectural illustration on sheet 2 of the GDP).

According to the Real Estate Assessment records, the dwellings in the adjacent Burroughs and Reddfield subdivisions have above grade living areas that range in size from 1,026 square feet to 3,098 square feet, which may exclude any garages, enclosed porches, or similar structures that have been added to the dwelling. The majority of the dwellings in these adjacent neighborhoods were built in the 1950's. The existing house on lot one is comparable in size to the other dwellings in the neighborhood. The proposed house on lot two would be larger than any of the existing nearby dwellings according to real estate records. However, given that the existing dwellings are primarily older houses and various additions to them are not included in the square footage numbers as stated above, staff finds that the proposed dwelling is generally in character with the existing dwellings in the neighborhood in terms of bulk and mass.

- *Setbacks (front, side, and rear);*
The Zoning Ordinance Provisions section of this report displays a chart that summarizes the setback requirements for the proposed lots and demonstrates that the application satisfies the R-3 District's setback requirements.
- *Orientation of the proposed dwelling units to adjacent streets and homes;*
A shared driveway along Redd Road will provide access to the existing and proposed dwellings. As such, the dwellings are appropriately oriented toward Redd Road. This is consistent with the existing residences along Redd Road.
- *Architectural elevations and materials;*
Sheet 2 of the GDP provides an illustrative elevation of the proposed dwelling. The draft proffers state that the design and architecture of the proposed units shall be in substantial conformance with this illustrative elevation, or of comparable quality as determined by DPWES. The exterior facade of the new home will be covered with brick, stone, cementitious siding, vinyl siding, or a combination thereof. Although the dwellings along this street were mostly constructed in the 1950's, the proposed architecture is generally consistent with the existing dwellings in the neighboring subdivisions.
- *Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;*
Redd Road will provide access to the shared driveway for the two lots. Because Redd Road is not a through-street, the residents will access Redd Road either from Idylwood Road or Reddfield Drive. The image below displays the road network in the vicinity of the proposed lots.

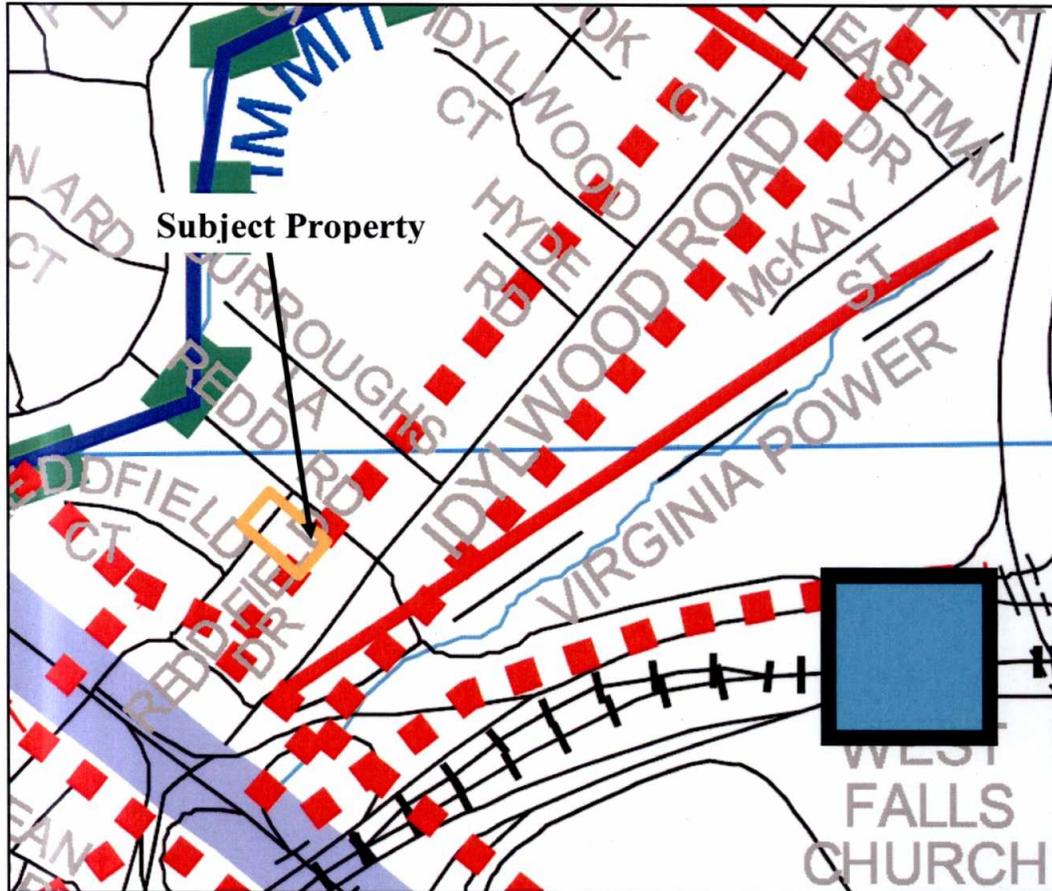


Source: Fairfax County GIS

Staff reviewed the application for conformance with sidewalk and frontage requirements. Section 8-0102 of the PFM states that for subdivisions containing lots with an average area of less than 25,001 square feet, a sidewalk shall be constructed on both sides of all streets. Further, when the peripheral boundary of the subdivision is contiguous to an existing or planned street, a sidewalk shall be constructed on the side of the street abutting the subdivision boundary. Therefore, a sidewalk would be required across the Redd Road frontage for the application property on both sides of the street. In addition, staff noted that road frontage improvements are required on Redd Road and Idylwood Road and a sidewalk is required along Idylwood Road.

The applicant has requested a waiver of the sidewalk requirements along Redd Road and a waiver of construction of road frontage improvements along Redd Road and Idylwood Road. The portion of Redd Road that is within the vicinity of the application property does not currently contain any sidewalks or curb and gutter. In addition, the applicant will provide for the dedication of right-of-way up to a width of 32 feet from the centerline of Idylwood Road, as shown on the GDP. Staff supports the requested waivers, except staff feels the existing sidewalk along Idylwood Road should be widened as discussed below.

There is currently an existing 4-foot wide sidewalk along the subject property's Idylwood frontage. Staff from the Fairfax County Department of Transportation reviewed the subject application and commented that the Countywide Trails Plan identifies a Major Paved Trail along the property's Idylwood Road frontage, as shown in the trails map excerpt below.



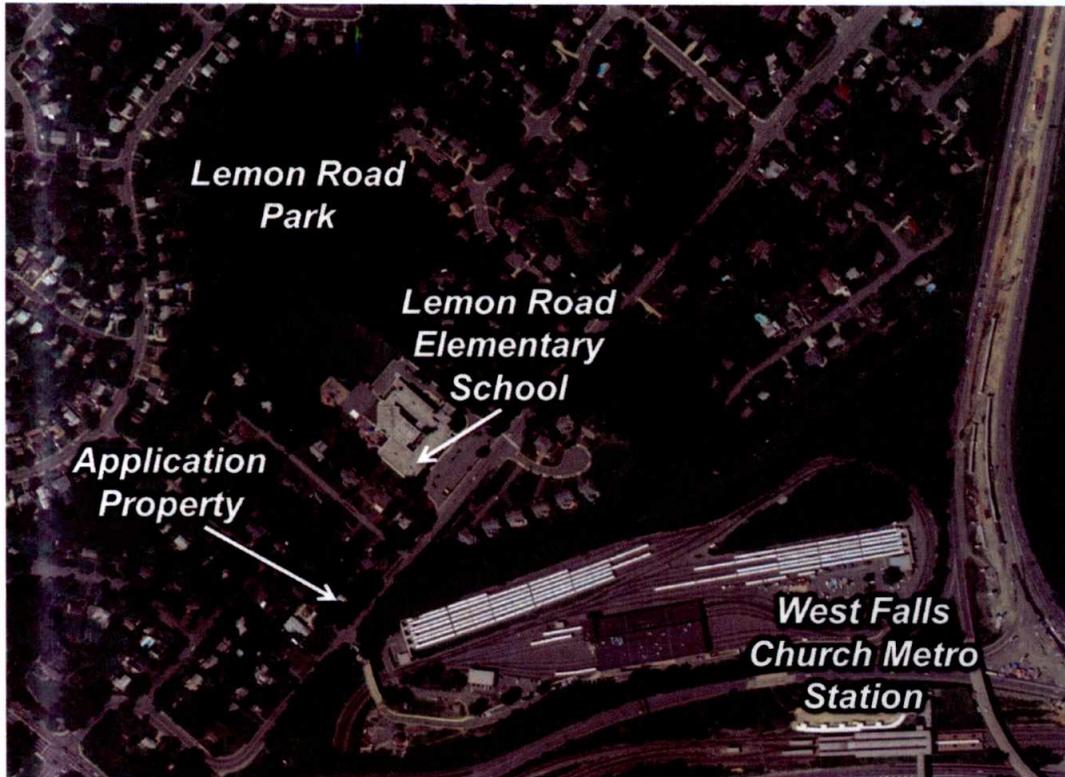
-  Major Regional Trail System (See Note 2 below)
-  Onroad Bike Routes
-  Major Paved Trail (See Note 3 below)
-  Minor Paved Trail (See Note 3 below)

**3) Major Paved Trail (asphalt or concrete) is 8' or more in width.
 Minor Paved Trail (asphalt or concrete) varies from 4' to 7'-11".**

Source: Countywide Trails Plan

The applicant has requested a waiver of this trail requirement. Staff supports this waiver, provided that the applicant constructs either a five-foot wide concrete sidewalk or a six-foot wide asphalt shared use path that is designed to current Americans with Disabilities Act (ADA) accessibility design standards. This would include curb cut ramps, railings (if required), and the elimination of the existing staircase and would allow for improved pedestrian and bicycle circulation across the Idylwood Road

frontage. Staff believes that this is important in the area of the application property given its close proximity to Lemon Road Elementary School, Lemon Road Park, and the West Falls Church metro station, as shown in the image below. In addition, the Transportation Plan Map identifies this area as an “Enhanced Public Transportation Corridor.”



Source: Google Maps

The applicant's draft proffers do not commit to staff's request regarding the trail, but instead commit to funding and overseeing a project selected by the Dranesville District Supervisor with a maximum cost of \$10,000. [Staff would support the waiver request if the proffer committed to the construction of a five-foot wide sidewalk or six-foot wide path that is designed to current ADA accessibility design standards.]

- Existing topography and vegetative cover / impact of clearing and grading*
 The site is relatively flat. Lot two, which contains the proposed dwelling, gradually slopes downward from an elevation of 367 feet at the frontage on Redd Road to 360 feet near the northernmost corner of the property. Existing tree canopy covers approximately 27% of the property according to the Tree Preservation Plan, which includes a variety of tree species such as dogwood, elm, maple, and beech, among others. The applicant proposes to remove some of this vegetation to accommodate the proposed development; however, the proposal will meet the tree preservation target as depicted on the GDP. Tree preservation and canopy is further discussed in the Development Criterion #4 section below. Overall, staff finds that the application takes existing topography and vegetative cover into consideration.

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.

- *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 application's impact to existing vegetation is discussed in Development Criterion #4 below.

- *Slopes and Soils*

As previously discussed, the site is relatively flat. According to the County's soils map, the site contains a soil that is rated as "good" for drainage, suitability for infiltration trenches, and foundation support. However, this soil type does have a high potential to severely erode if not sufficiently protected during any soil disturbing activity. As a result, staff from the Northern Virginia Soil and Water Conservation District recommended that adequate erosion and sediment control measures be put in place before and during all construction activities (Appendix 5). The applicant's draft proffers commit to the implementation of erosion and sediment control measures before and during all construction activities in accordance with the PFM. Staff finds that the proposed development takes the existing topographic conditions and soil characteristics into consideration.

- *Water Quality*

As previously discussed, the applicant proposes to manage the impacts of stormwater runoff through the installation of two infiltration trenches on lot two and one infiltration trench on lot one. The applicant intends to meet detention and BMP requirements with this facility. The final engineering of these facilities will occur at the subdivision plan stage and will be reviewed by DPWES for conformance with the PFM.

- *Drainage*

The applicant will manage the volume and velocity of stormwater runoff through the stormwater management facilities previously described. The development will be required to meet the adequate outfall requirements as outlined in the PFM at the time of subdivision plan.

- *Noise*

The property is not within close proximity to a source of transportation generated noise and is surrounded by other residential development. Although there is an entrance across Idylwood Road to the rail yard that is

adjacent to the West Falls Church Metro station, the proposed residence will be nearly one-half of a mile from the actual patron access of the metro station platform, according to Geographic Information Systems (GIS) measurements. During the review of a Special Exception Amendment application that was approved for the rail yard in 2010 (SEA 85-D-033-02), concerns were raised regarding squealing noises generated from the rail yard. Therefore, staff encouraged the applicant to commit to a proffer that could reduce the interior noise levels in the proposed dwelling on lot two by employing several acoustical treatment measures for the house's construction. The applicant has included an interior noise proffer.

- *Lighting*
The application does not propose any special lighting features. Any lighting on the site must be in accordance with Zoning Ordinance requirements.
- *Energy*
On page 20 of the Environment Section of the Policy Plan, as amended through July 27, 2010, it states, "Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes." Therefore, staff requested that the applicant commit to this ENERGY STAR® Qualified Homes designation. The applicant proffered to this policy.

Based on the above analysis, staff finds that 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 11,275 square feet of existing tree canopy, as shown on the GDP. According to the Existing Vegetation Map, two of the trees on the site that are proximate to the dwellings are larger than 40 inches in diameter: one White Oak located to the west of the existing dwelling, and one Tulip Poplar located near the southeast corner of the proposed dwelling. The applicant proposes to preserve the White Oak and remove the Tulip Poplar to accommodate the proposed dwelling on lot two.

The applicant proposes to meet the tree preservation target by preserving approximately 10,276 square feet of existing tree canopy after applying the 1.25 multiplier, which includes the preservation of the large White Oak located to the

west of the existing dwelling. The applicant intends to remove a portion of the existing trees on the site, including the tree located in the Virginia Department of Transportation (VDOT) right-of-way along Redd Road where the proposed driveway will provide access to the lots. VDOT requested that the plan show this tree as to be removed. Staff from UFMD recommended that the applicant commit to a tree preservation proffer, and the applicant's draft proffers commit to this request.

The GDP indicates that a total of 10,148 square feet of canopy must be provided to meet the tree canopy requirement. Therefore, the applicant's proposed tree preservation of 10,276 exceeds the canopy requirement through preservation alone. As a result, additional plantings would not be required to meet the tree canopy requirement. However, the applicant proposes to plant 3,500 square feet of supplemental plantings at the rear of the proposed dwelling on lot two.

In summary, the application exceeds the tree preservation and tree canopy requirements and provides for additional supplemental plantings on lot two. 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.

- *Transportation Improvements*

The existing and proposed dwellings will be accessed via a shared driveway from Redd Road. Safe and adequate access to the road network will, therefore, be provided for each residence. Staff finds that the traffic generated by one additional residence located along this existing street would have a minimal impact on the surrounding transportation network. The Virginia Department of Transportation indicated that the ditch line along Redd Road may need to be re-graded to accommodate the proposed entrance. The applicant's draft proffers commit to ensuring that the existing culvert pipe has adequate capacity for the proposed driveway and to making any required improvements to this culvert in conformance with VDOT standards prior to issuance of a VDOT driveway permit.

The existing sidewalk along Idylwood Road is located on the subject property. Staff's preference is for the pedestrian facility to be located in the right-of-way. As a result, staff requested that the applicant dedicate right-of-way in the amount of 32 feet from the centerline of Idylwood Road onto the subject property. The applicant's GDP and draft proffers commit to this request. Staff from the Fairfax County Department of Transportation indicated that the trail would be maintained by the County.

- *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 one additional residence will likely have on the nearby transportation network, staff did not identify a need for such transportation management measures.
- *Interconnection of the Street Network*
The applicant will construct a new dwelling along an existing road. Therefore, no new streets are proposed.
- *Streets*
Redd Road would continue to operate as a public street with the proposed development.
- *Non-motorized Facilities*
As previously discussed, the applicant has requested a waiver of the sidewalk requirement on Redd Road. Staff supports this request, primarily because there is no existing sidewalk along Redd Road and it is not a through street. In addition, staff would support the waiver request of the major paved trail requirement along Idylwood Road if the applicant's proffers commit to the construction of a five-foot wide sidewalk or six-foot wide path across the property's frontage on Idylwood Road that is designed to current ADA accessibility design standards. The applicant's draft proffers do not commit to this but instead commit to funding and overseeing a project selected by the Dranesville District Supervisor with a maximum cost of \$10,000.
- *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 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 \$2,679 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 8) and would be serviced by the Fairfax County Fire and Rescue Department Station #413, Dunn Loring (Appendix 13). The Fairfax County Public School's Office of Design and Construction Services reviewed the application and had no comments (Appendix 12). The property will be served by public water and sewer. 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 one new dwelling is 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 the new unit constructed to the Fairfax County Housing Trust Fund.

With 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.

Staff from the Fairfax County Park Authority's Cultural Resource Management and Protection (CRMP) Section reviewed the application and stated that archival review revealed that the parcel has a high potential for historic archeological resources. Therefore, staff recommends that the applicant perform a Phase 1 archeological survey on the subject property. If significant resources are found during this survey, Phase II and Phase III studies will be recommended. The applicant's draft proffers commit to conducting a Phase I study prior to any land disturbing activities and a Phase II and/or Phase III study if deemed to be necessary by the Park Authority's Resource Management Division.

Therefore, the application satisfies Criterion #8.

ZONING ORDINANCE PROVISIONS

The requested rezoning of the subject parcel from the R-2 District to the R-3 District must comply with the applicable regulations of the Zoning Ordinance. The chart below compares the proposed development to the R-3 District's requirements, as well as to the R-2 District's requirements. The applicant's draft proffers commit to meeting the setback and lot size requirements for the R-2 District despite rezoning to R-3, except for the front yard setback for lot one along Idylwood Road. There are no transitional screening or barrier requirements associated with this application.

Bulk Requirements				
Standard	R-2	R-3	Provided Lot 1	Provided Lot 2
Min. Lot Area	15,000 sq. ft.	10,500 sq. ft.	18,045.5 sq. ft.	20,296.5 sq. ft.
Average Lot Area	18,000 sq. ft.	11,500 sq. ft.	19,171 sq. ft.	
Max. Building Height	35 ft.	35 ft.	27 ft.	30 ft.
Front Yard	35 ft.	30 ft.	37.6 ft to Redd Rd. 30.5 ft. to Idylwood Rd. (after dedication)	38 ft.
Rear Yard	25 ft. (15 ft. side setback for corner)	25 ft. (12 ft. side setback for corner)	+/- 54 ft. (corner lot)	+/- 74 ft.
Side Yard	15 ft.	12 ft.	30.1 ft. (west)	16 ft. (west) 44.9 ft. (east)
Max. Density	2 du/ac	3 du/ac	2.15 du/ac	

Waivers and Modifications

Waiver of the sidewalk requirement on Redd Road and waiver of the road frontage improvements on Redd Road and Idylwood Road

As previously discussed, the PFM requires the applicant to provide a sidewalk across the Redd Road frontage on both sides of the street. In addition, road frontage improvements would be required on Redd Road and Idylwood Road for this development. Staff supports these requested waivers.

Waiver of the trail requirement along Idylwood Road

The applicant requests a waiver of the trail requirement along Idylwood Road. Staff supports this waiver if the applicant provides a five-foot wide concrete sidewalk or a six-foot wide asphalt shared use path in lieu of this trail. This sidewalk or path would need to be constructed to current ADA accessibility design standards, which includes curb cut ramps, railings (if required), and the elimination of the existing staircase. The applicant's draft proffers do not commit to this request, but instead commit to fund and oversee a project selected by the Dranesville District Supervisor with a maximum cost of \$10,000. Staff would only support the waiver if the applicant provides the requested five-foot concrete sidewalk or six-foot asphalt path.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant seeks approval of a rezoning from the R-2 District to the R-3 District to permit residential development at a density of 2.15 dwelling units per acre (du/ac). Staff finds that the proposed 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-DR-017, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of a waiver of construction of the sidewalk and road frontage improvements on Redd Road.

Staff recommends approval of a waiver of construction of the road frontage improvements on Idylwood Road.

Staff recommends approval of a waiver of the trail requirement along Idylwood Road subject to the construction of a 5-foot wide concrete sidewalk or a 6-foot wide asphalt path in accordance with the parcel facilities manual across the property's Idylwood Road frontage.

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 25, 2012
2. Rezoning Affidavit
3. Statement of Justification
4. DPZ – Environment and Development Review Analysis
5. Northern Virginia Soil and Water Conservation District Analysis
6. DPWES – Urban Forest Management Division Analysis
7. DPWES – Site Development and Inspections Division Analysis
8. DPWES – Wastewater Planning & Monitoring Division Analysis
9. FCDOT Analysis
10. VDOT Analysis
11. Fairfax County Park Authority Analysis
12. Fairfax County Public Schools – Office of Design and Construction Services Analysis
13. Fairfax County Fire and Rescue Department Analysis
14. Residential Development Criteria
15. Glossary of Terms

Christopher and Karen Barth
App # RZ 2012-DR-017
Proffers
25 Oct 2012

Pursuant to Section 15.2-2303 (a) of The Code of Virginia, 1950, as amended, the undersigned; Christopher and Karen Barth, the Applicants and Owners, for themselves and their successors and assigns (hereinafter referred to as the "Applicant") filed for the rezoning for the property located at Tax Map 40-3-01 Parcel 82 (hereinafter referred to as the "Application Property") hereby agrees to the following Proffers, provided that the Fairfax County Board of Supervisors approves the rezoning of the Application Property to the R-3 Zoning District, as proffered herein.

1. **Substantial Conformance.** Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the Application Property identified on the Fairfax County Tax Map 40-3 ((1)), Parcel 82 shall be in substantial conformance with the Generalized Development Plan ("GDP") entitled Mid Pike Subdivision Lot 82 Block 1 and prepared by Advance Engineering Group, LLC, dated 4-23-2012 as revised through 10-5-2012.
2. **Minor Modifications.** Minor modifications from the GDP and these Proffers, which may become occasioned as part of the final architectural and engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 18-204 of the Fairfax County Zoning Ordinance.
3. **Successors and Assigns.** Each reference to Applicant in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Application Property or any portion of the Application Property.
4. **Maximum Density.** A maximum of 2 dwelling units shall be permitted on the Application Property. (1 dwelling per lot after subdivision)
5. **Zoning Agreement.** While the property is being rezoned to R-3, the Applicant property shall meet all R-2 setback and lot size requirements, other than the density requirement. One exception to R-2 setback requirements is that the Idylwood Road setback measurement shall include the dedicated land. Only 2 single family homes shall be located on the application property, and the homes shall be single family dwellings.
6. **Storm Water Detention/Water Quality.** The Applicant shall provide stormwater management and stormwater quality facilities as generally depicted on the GDP, subject to the requirements of the Fairfax County Public Facilities Manual. The Applicant reserves the right to pursue innovative stormwater detention and water quality measures, subject to the review and approval of Fairfax County DPWES.
7. **Architecture and Building Materials.** The design and architecture of the approved units shall be in substantial conformance with the illustrative elevation attached as Sheet (2) of the (GDP), or of comparable quality as determined by DPWES. The exterior facade of the new home constructed on the site shall be brick, stone, cementitious siding, vinyl siding, or a combination thereof.

8. **Interior Noise Reduction:** In order to reduce interior noise to a the proposed residential dwelling constructed on lot two, shall employ the following acoustical treatment measures:
 - Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45.
 - Doors and glazing shall have a laboratory STC rating of at least 34.
 - All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials to minimize sound transmission.

9. **Energy Efficiency.** The new house on Lot 2 shall be designed and constructed as an ENERGY STAR qualified home. Prior to the issuance of the Residential Use Permit for the new home on Lot 2, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning from a home energy rater certified through the Residential Energy Services network program that demonstrates that the home has attained the ENERGY STAR for homes qualification.

10. **Dedication.** The Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of 32 (thirty two) feet from centerline of Idylwood Road as shown on Generalized Development Plan (GDP). Dedication shall occur at the time of subdivision plan approval.

11. **Density Credit.** 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.

12. **Water and Sewer.** The Applicant shall be responsible for constructing all facilities to connect the proposed home on Lot 2 of the Application Property to public water and sewer.

13. **Tree Preservation.**
 - a. **Tree Preservation Plan.** The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES

The tree preservation plan shall consist of a tree survey that includes the location, species, critical root zone, size, crown spread and condition rating percentage rating of all individual trees 12 inches in diameter and greater located within 25 feet within the undisturbed area and 10 feet of the limits clearing and grading in the disturbed area shown on the GDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, 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. 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.

- b. **Tree Preservation Walk-Through.** The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, 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 Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments, if any, to the clearing limits can be made to increase the area of tree of tree preservation and/or to increase 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 a little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- c. **Limits of Clearing and Grading.** The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- d. **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 slit 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 & 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 three preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. 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 UFMD, DPWES, 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 the UFMD, DPWES.

Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments 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 the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- i. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - ii. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - iii. Root pruning shall be conducted with the supervision of a certified arborist.
 - iv. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
- e. **Demolition of existing structures:** At the time of subdivision plan review, the applicant shall submit a narrative that describes how trees adjacent to the existing structures and features to be removed will be protected during demolition activities
- f. **Site Monitoring.** During any clearing or tree/vegetation/structure removal on the Applicant 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 the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
14. **Existing Detached Car Port.** A detached car port currently exists on the Application Property and its footprint rests on both proposed lots. The Applicant shall remove this structure prior to the issuance of the residential use permit (RUP) for the dwelling on Lot 2. The proposed new home on Lot 2 may include an attached garage as shown on the GDP.
15. **Existing Structure on Proposed Lot 1.** Construction of additions or accessory structures, including replacement of existing structures, that conform to the applicable Zoning Ordinance provisions and these proffers, may be permitted without an amendment to these Proffers and the GDP. The applicant may encroach into the limits of clearing and grading shown for lot 1 on the GDP in order to replace the existing dwelling or construct additions or accessory structures, provided that tree preservation and canopy requirements are met.
16. **Common Driveway Easement.** The Applicant shall grant ingress/egress easements for the benefit of proposed (LOT 1) over the common driveway shown on the (GDP). Said easements shall be the subject of a private maintenance agreement to be recorded at time of subdivision plat approval for the Application Property. Purchasers shall execute a disclosure memorandum at time of contract acknowledging the ingress/egress easement. The homeowners' association documents shall include a disclosure of said easement.

17. **Erosion and Sediment Control.** The applicant shall implement erosion and sediment control measures before and during all construction activities, in accordance with the Public Facilities Manual (PFM) of Fairfax County.
18. **Idylwood Road Sidewalk/Trail Improvements.** In lieu of constructing the major paved trail, the Applicant shall fund and oversee a project selected by the Dranesville district Supervisor with a maximum cost of \$10,000. The project shall be funded prior to the issuance of the residential use permit for the new home on Lot 2.
19. **Park Contribution.** Prior to subdivision plan approval, the Applicant shall contribute \$2,679 to the Fairfax County Park Authority for its use in establishing and maintaining parks and recreational facilities in the Dranesville District of Fairfax County.
20. **Housing Trust Fund Contribution.** 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 the new unit approved on the property. The percentage shall be based on the sales price of the unit subject to the contribution 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.
21. **Archaeological Study.** Prior to any land disturbing activities on the Application Property, the applicant shall conduct a Phase I archaeological study of the Application Property, and provide the results of such studies to the Resource Management Division of the Fairfax County Park Authority. If deemed necessary by the Resource Management Division, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by the Resource Management Division. The studies shall be conducted by a qualified archaeological professional approved by Resource Management Division, and shall be reviewed and approved by the Resource Management Division. The studies shall be completed prior to subdivision plat recordation.
22. **Culvert Pipe.** Prior to obtaining the VDOT driveway permit, the applicant shall ensure the existing culvert pipe has adequate capacity for the proposed driveway, and if necessary, make the improvements to meet VDOT requirements.
23. **Escalation.** All monetary contributions required by these proffers shall be adjusted upward or downward based on the percentage change in the annual rate of inflation as calculated by referring to the Consumer Price Index for all urban customers, (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statics occurring subsequent to the date of rezoning approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by CPI-U.

26 OCT 2012



Christopher Barth
Owner/Applicant

REZONING AFFIDAVIT

DATE: 12 Oct 2012
 (enter date affidavit is notarized)

I, Christopher Barth, 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 117823

in Application No.(s): RZ 2012-DR-017
 (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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Christopher D. Barth Karen M. Barth	7250 Idylwood Road, Falls Church, VA 22043 7250 Idylwood Road, Falls Church, VA 22043	Applicant/Title Owner Co-Applicant/Title Co-Owner
Alex E. Fernandez	701. West Broad St., Suite 306 Falls Church, VA 22046	Agent/Engineer
Advance Engineering Group, LLC	701. West Broad St., Suite 306 Falls Church, VA 22046	Agent/Engineer

(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: 12 Oct 2012
(enter date affidavit is notarized)

117823

for Application No. (s): RZ 2012-DR-017
(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)
Advance Engineering Group, LLC,
701. West Broad St., Suite,306 Falls Church, VA 22046

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)
Alex E. Fernandez

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)
Not Applicable

(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 AFFIDAVIT

DATE: 12 Oct 2012
(enter date affidavit is notarized)

117823

for Application No. (s): RZ 2012-DR-017
(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)
Not Applicable

(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)
Not Applicable

(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: 12 Oct 2012
(enter date affidavit is notarized)

117823

for Application No. (s): RZ 2012-DR-017
(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: 12 Oct 2012
(enter date affidavit is notarized)

117823

for Application No. (s): RZ 2012-DR-017
(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)

[X] Applicant

[] Applicant's Authorized Agent

Christopher D. Barth

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

Subscribed and sworn to before me this 12 day of Oct 2012, in the State/Comm. of Fairfax, County/City of Falls Church.

My commission expires:

10/31/2014



Rezoning Statement of Justification

Owner/Applicant: Christopher D. Barth and Karen M. Barth
Property Address: 7250 Idylwood Road, Falls Church, VA 22043
Map # 0403 01 0082

RECEIVED
Department of Planning & Zoning
OCT 25 2012
Zoning Evaluation Division

I. INTRODUCTION

The purpose of this rezoning application is to rezone 7250 Idylwood Road, Falls Church, VA, 22043 from R2 to R3. Currently there is one home located on the Applicant Property. The development plan is to subdivide the property into two equally sized properties and build a single family home on the newly formed empty lot. The property size is .93 acres, and therefore cannot be subdivided without rezoning because of the R2 density requirement of no more than two lots per acre. The two lots after subdividing would be approximately .46 acres per lot which is the same size or bigger than the surrounding lots (when including the dedicated land)

II. BACKGROUND

1. The Comprehensive Plan calls for R2 or R3 zoning for the Applicant Property. Other than this statement in the Comprehensive plan, there are no other requirements listed for the Applicant Property. Therefore the property will comply with the development criteria listed in the Comprehensive Plan after being rezoned to R3. (This statement covers 18-202 paragraph 11).
2. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards. No modifications, exceptions, or variances are requested. (statement in response to 18-202 paragraph 13). The Applicant requests the following waivers:
 - a. Waiver of the sidewalk and frontage improvements on Redd Rd
 - b. Waiver of the curb and gutter frontage improvements on Idylwood Road
 - c. Waiver of the trail requirement on Idylwood Road (see SOJ #15, 17 and Proffer #18)
3. The property is not in a subdivision.
4. The current property is equal to or greater than double the size of all of the adjoining properties (map with lot sizes in Attachment 1a and 1b). Therefore, all of the adjoining lots to the Application Property are the same size or smaller than the two lots will be after the Application Property is subdivided into equally sized lots. (approximately .46 acres when including the dedicated land). Also, more than 90% of the homes with-in a ¼ mile of our property are smaller than .46 acres (map with lot sizes in Attachment 1a and 1b).
5. The property and surrounding properties were subdivided into their current boundaries in 1948. The other properties were formed into the Burroughs and Redd subdivisions, while the original owner kept the Application Property out of the subdivision. The most recent zoning law was enacted in 1978 and it defined the requirements for R2 zoning. Although more than 90% of the properties in our neighborhood do not meet the density requirements of R2 zoning, they were grandfathered in.
6. The proposed single family home (on the newly formed empty lot) architecture and size will conform with the neighborhood.
7. The Applicant proffers commit to meeting all of the R2 zoning setback and lot size requirements even though it will become an R3 property. In addition, the applicant proffers that only 2 single family homes can be built on the property. Even without committing to these proffers, the Applicant could not build three homes on the property because R3 zoning has a density requirement of no more than 3 homes per acre. Even it was possible to build more than two homes, the Applicant has no desire to build anything other than a single family home on lot 2.

8. Proffers are included in the rezoning application, to include tree preservation and stormwater management.
9. Based on current research there does not seem to be any issues with the subdivision and building process. The property does not sit on a floodplain, there are no easement issues, there are no transportation/access issues, and the Application Property has ready access to tap into all of the utilities (water/sewer/gas/electricity).
10. The Applicant has communicated with the neighborhood by meeting with the Lemon Road Civic Association and Mclean Citizens Association. The Applicant has also directly communicated the Application Property plan to the majority of the other homeowners on the Application Property street and the surrounding streets. The Applicant has received unanimous informal support from these meetings. The main constraint mentioned by neighbors was that only one single family home exists on each lot, and we have committed to this in the proffers. Also, as mentioned in the paragraph above this one, R3 zoning does not allow for a third dwelling on the Application property because of the density requirement.
11. The existing home 1920 farm home was in severe disrepair and the Applicant has performed substantial renovations. The neighborhood has voiced their gratification for improving the condition of the highly visible home on the corner lot.
12. Unfortunately the Applicant purchased the property with the understanding that it could be subdivided without having to rezone first. During the Applicant's due diligence trip to Fairfax county zoning and planning offices, a Fairfax county employee said the property could be subdivided without rezoning. This was before the Applicant purchased the property, and the Applicant would have not purchased the property if it was known rezoning was required before subdividing. The employee was very friendly and helpful. There was no misunderstanding on the Applicant's part. The Applicant specifically asked "Can this property be subdivided without rezoning because it is less than an acre and R2 density requirement is no more than two lots per acre". The answer was "yes". The Applicant asked why and was told the street could be included in the acreage for density calculations, and that the property met all the R2 sqft requirements. The Applicant is not stating these facts for the purposes of complaining or to trying to convince the county that the R2 zoning law can now be broken. The Applicant is trying to help the county and the neighborhood understand an important factor in why the Applicant is asking for a rezoning.
13. After completing the process of rezoning, subdividing, and building the 2nd home, the total yearly property taxes will be at least \$12,000. The property currently generates approximately \$6000 in yearly property taxes. Even though the two properties will be half the current size, the new home structure value will be higher than the 1920 farm home, and that is why the total taxes will be at least \$12,000.
14. The Applicant requests that curb/gutter/sidewalk improvements not be made on Redd Road street frontage of the Applicant Property. The justification for not performing street frontage improvements along Redd Road are as follows:
 - a. As shown in Photos Page 1 and 4, a "grass gutter" already exists along Redd Rd. This existing gutter performs well during heavy rain and it also allows the water to filter through the soil versus sending the water to another location that will eventually end up in the Chesapeake Bay. The shrubs and trees also help filter the water along half of Redd Road street frontage.
 - b. Because of the slope of the land surrounding the gutter location (Photos Page 1), most water does not flow towards the Redd Road street frontage on the Application Property. Therefore the existing gutter has more than adequate performance during heavy rain, and any gutters installed for improvement will catch a low percentage of stormwater from the surrounding area.

- c. Four trees (Photos Page 2 and 3) with diameter of 20 inches or more would be need be to cut down or have their root systems heavily damaged in order to construct the street frontage improvements.
 - d. The pedestrian traffic is limited along Redd Road. Redd Road runs to a dead end with only 11 homes that would access the Application Property sidewalk along Redd Road.
 - e. None of the homes on Redd Road or off Reddfield Road have curb, gutter, or sidewalk on the street frontage. There is no remaining land to develop on Redd Road or Reddfield Road, and therefore events that would trigger street frontage improvements are highly unlikely to occur anywhere else on Redd Road or Reddfield Road in many decades. Therefore it is highly likely that the street frontage improvements along the Applicant Property would dead end to nothing for many decades. The grass gutter that exists on the Application property is part of a grass gutter that exists along all of Redd Road. In terms of looks and integrated performance, the Applicant proposes that the current street gutter is more desirable than a cement curb, sidewalk, and gutter that dead ends to nothing.
 - f. Constructing a sidewalk and gutter creates more surface area that is not permeable along the property (approximately 1100 sqft). Also, instead of having the current grass gutter that allows the water to filter naturally through the soil, a metal gutter will flow much of the water to another area.
15. The applicant requests waiver of all street frontage improvements on Idylwood Road. The justification is as follows:
- a. There is a steep incline from the Idylwood Road edge to the sidewalk that protects pedestrians from vehicles (Photo page 5), so a curb is not needed for protection.
 - b. A "grassy gutter" currently exists along Idylwood Road and it integrates with the neighboring "grass gutter" (Photo page 6).
 - c. None of the neighboring properties have curb or gutter along their properties. If curb and gutter improvements were made along Idylwood, it is likely that street widening would occur first. If curb and gutter improvements were made along the Application Property now, they would likely have to be removed and reconstructed as part of a street widening effort. Also, a gutter along the application property would release water into the adjoining properties versus allowing much of the water to be absorbed into the grass gutter.
 - d. An existing 4 feet sidewalk exists along Idylwood Road. The Fairfax county wide trails plan calls for a major paved trail along Idylwood Road. In order to waive this requirement and still receive an approval recommendation from the county staff, the county staff has stated that the Applicant must proffer to make the sidewalk ADA compliant and widen it to 5' of concrete or 6' of asphalt. The cost of making the sidewalk ADA compliant is high because at least 60' feet of sidewalk must be removed, substantial grading must be performed, the sidewalk must be re-installed, railing will likely be required, and it is possible that a retaining wall will need to be installed depending on design. As an alternative to redoing the sidewalk, the Applicant has proffered to fund and oversee a project selected by the Drainsville district Supervisor with a maximum costs of \$10,000.
16. The applicant has proffered to take measures to reduce the interior noise level of the new home on lot 2.
- a. The applicant's commitment to sound transmission class for the windows is less than requested by county staff. The applicant has committed to windows of STC ratings of

at least 34. The county staff requested a rating of 37 STC for the windows, or 37 STC if 20% of a façade was comprised of windows and/or doors. A standard wood frame window has an STC rating of 13. A standard dual pane window has an STC rating of 24-37. The majority of windows marketed for sound reduction purposes top out at a STC rating of 34. Ratings from 35-40 STC are not common, but there are products available with those ratings. Windows are rarely produced with STC ratings at 45 STC or higher. The Applicant's research leads them to believe that the cost of installing windows of a STC rating of 34 will cost 20% more than a standard Energy Star dual pane window. Exceeding a STC rating of 34 will likely cost 30% or more due to the uncommon product, and a rating of 37 or higher will likely cost 50-100% more. Windows with STC ratings at 45 or higher will likely cost three times the cost (200% more) than a standard Energy Star dual pane window because of the rare nature of the products.

- b. The Applicant has proffered to make the STC rating of the walls at least 45, which is in accordance with the county staff's recommendation.
 - c. The new proposed on lot 2 has the garage facing the metro facility in order to reduce home's window exposure to the metro facility.
 - d. The main noise issue on the Applicant property is the wheel squeal from the West Falls Church Metro Maintenance Facility metro cars. The existing wheel squeal is out of compliance with the Fairfax County code Noise Ordinance. In addition, WMATA must bring the maximum wheel squeal down to 55 DB around the entire perimeter of the facility as agreed to in the special exception amendment as part of the developmental conditions for the rail yard modifications/expansion.
 - e. The combination of the noise reduction measures agreed to by the Applicant and the Metro facility shall make the interior noise level of the new home at least in line with an average suburban home.
17. The process costs of rezoning and subdividing on the Application property are high, and the Applicant suggests that those costs may not be the right balance of community advancement and the pursuit of happiness. Rezoning application costs are over \$28,000 in Fairfax county. The Board of Supervisors voted to reduce the Applicant's rezoning application fee to \$8,180 (which the Applicant is very thankful for). The county has requested that the Applicant contribute \$2,679 to the Fairfax Park Authority. The county has requested that the Applicant contributes .5% of the sale value of the new home/land on lot 2 (approximately \$4,000) to affordable housing. The county's requested noise reduction measures would cost approximately \$20,000 more in windows, walls, and insulation costs than the standard home, even when considering the home will be Energy Star certified. The Applicant's proffered noise reduction measures, which not as significant as the county's request, will likely cost approximately \$10,000 more than the standard home. The cost to make the existing sidewalk on Idylwood ADA compliant will likely cost \$20,000-\$30,000. Instead of the sidewalk improvement, the Applicant has proffered to contribute \$10,000 towards a project selected by the Dranesville Supervisor. The engineering costs for the rezoning GDP and subdivision are costing the Applicant \$16,000, which is \$10,000 below the other three bids received. The total costs to the Applicant for rezoning/subdivision are approximately \$50,000. If the rezoning fee was not reduced, the Applicant committed to the sidewalk proffers, the Applicant committed to all of the noise reduction proffers, and the Applicant hired an engineering company with average rezoning experience, the total costs would have been over a \$100,000. That is before designing or building an average Energy Star home. The Applicant believes that the county requests, requirements, and rezoning/subdivision process in Fairfax County all have their merits. However, the Applicant wonders if the financial burden put on the residents/Applicants is the right balance of all the interests

involved. Next, the Applicant finds it ironic that they are required to contribute money to affordable housing while at the same time are questioning whether they can afford to build a home in their own neighborhood. In regards to this application, the Applicant has not proffered some of the noise reduction measures or the sidewalk improvements because of affordability concerns.

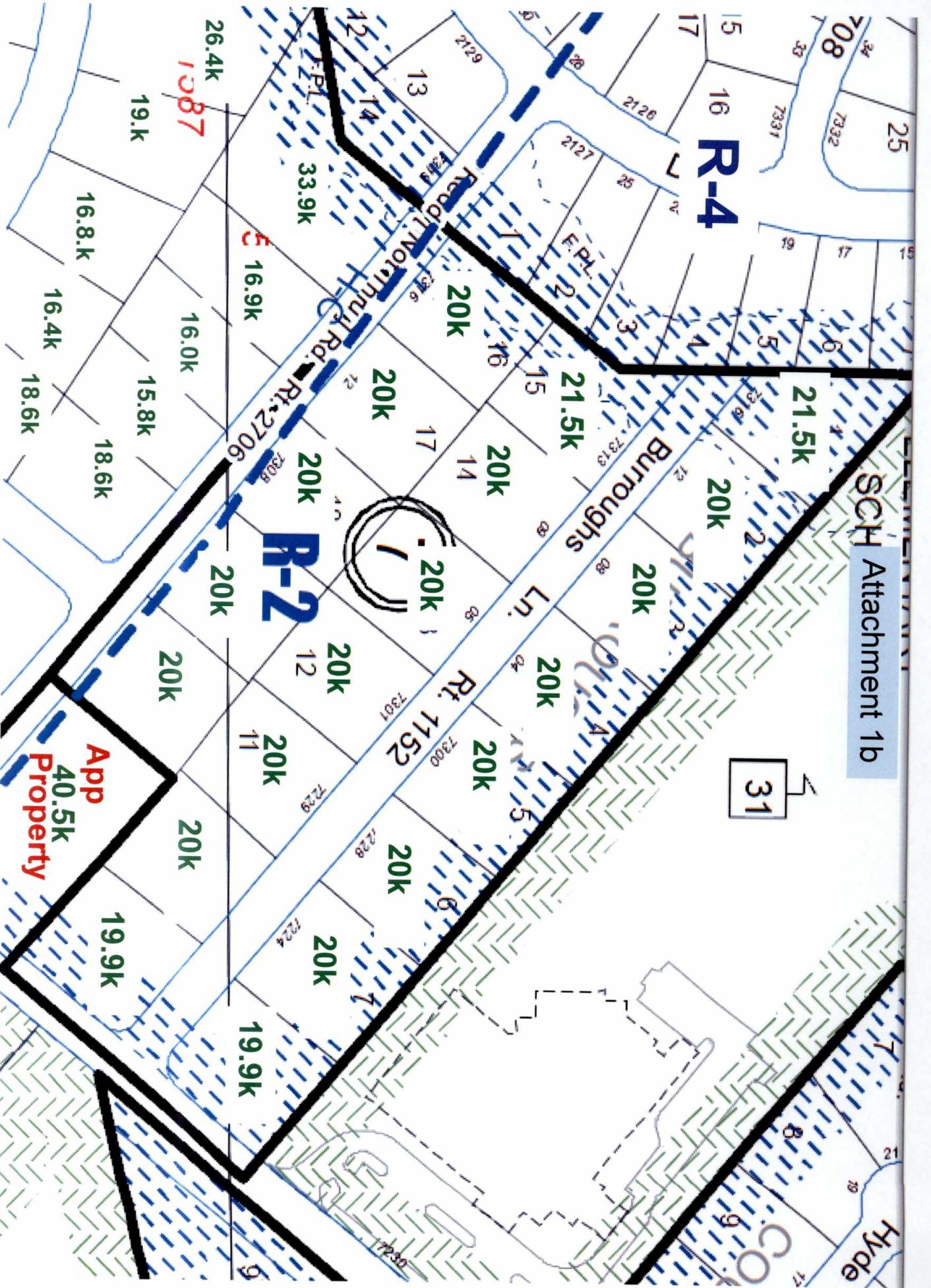
18. Rezoning Hazardous and Toxic Substance Listing (IAW with 18-202 paragraph 12)
 - a. The existing home on the proposed eastern lot has a 275 gallon heating oil tank located on the north perimeter of the structure. This tank will remain in place.
 - b. During the land development and construction process, machines will utilize diesel and/or gasoline for fuel.
 - c. During the construction process for the home on the western lot, the crews will tap into the county gas line (after receiving permits).
 - d. Other than the list above, no other hazardous or toxic substances will be generated, utilized, stored, treated, or disposed of on site.
19. The Applicant's requested timeline for removing the existing detached car port is to make the residential use permit for Lot 2 dependent on the removal. This allows the occupant(s) of the home on Lot 1 the ability to use the detached car port until the residential use permit for Lot 2 is requested. This could be of great use to the occupant(s) of Lot 1 to have an area for parking and storage for some time before the attached garage proposed for Lot 1 on the GDP is finished.

III. Summary

This rezoning request is required for subdivision because the Application Property does not meet the density requirement under R2 zoning. The surrounding properties have the same or higher density, but were grandfathered in to R2. Therefore, while the zoning of the Application Property will be different than the surrounding properties (spot rezoning), the property and homes will not be different. The divided lots and homes will conform to the surrounding neighborhood. In addition, the proffers commit to meeting all of the R2 setback and lot size requirements with the new home requirements other than density requirement. At the end of this process, there will be two lots/homes on the Application Property that conform with the neighborhood, the neighborhood home owners have informally expressed their support, the 2nd home should have a positive effect on property values, and the county will generate double the property tax income than they are currently getting from the single lot.

Christopher D. Barth
Owner/Applicant

SCH Attachment 1b



R-4

R-2

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40.5K
Property

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1087

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33.9K

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County of Fairfax, Virginia

MEMORANDUM

DATE: October 3, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ 2012-DR-017**
Christopher and Karen Barth

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning application for this property and the revised Generalized Development Plan (GDP) dated September 26, 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:

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7-9 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

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

Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

Policy k. For new development and redevelopment, apply better site design and low impact design (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.
- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- 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. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements."

The Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, 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, the Plan 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.

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 19, the Plan 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®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® 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. . . .”

ENVIRONMENTAL ANALYSIS

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

Water Quality Protection: The 40,591 square foot subject property falls within the Pimmit Run Watershed. Currently one home exists on this property and the application seeks permission to subdivide a second lot in order to construct one new home on the north while retaining the existing home. To meet water quality and quantity control requirements three infiltration trenches are proposed, one on the existing lot 1 and two for the new lot 2. Individual facilities, as opposed to one facility for the entire subdivision placed within an out lot will require a modification from the Public Facilities Manual.

The outfall narrative does not provide a clear description of the drainage pattern, but the narrative concludes that the outfall is adequate.

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Tree Preservation and Limits of Clearing and Grading: The subject property is characterized by significant existing vegetation. The applicant is seeking to preserve some of the existing trees, but the proposed site layout does not clearly label "tree preservation" on the proposal. The proposed layout should clearly identify and label tree preservation areas. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES in order to augment the proposed landscape plan for this proposed subdivision. In addition, the applicant should also work closely with UFMD to better protect the existing canopy and root systems of trees located very close to the property line or trees located offsite during construction.

Green Building Certification: The subject property is planned for residential use at 2-3 dwelling units per acre. The applicant is seeking to construct one new single-family detached dwelling on lot 2 with an overall density for the entire site of 2.15 dwelling units per acre. Consistent with the County's green building policy, the applicant has provided a proffered commitment to demonstrate that the new home on lot 2 will be constructed to attain Energy Star Qualified Homes designation. Appropriate documentation will be provided to the Environment and Development Review Branch prior to the issuance of a residential use permit (RUP) for that home.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map shows a major paved trail (8 feet or more in width, asphalt or concrete) along the north side of Idylwood Road adjacent to the subject property. Current orthophotography shows a sidewalk along the Idylwood Road frontage of the subject property.

PGN: MAW



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12055 Government Center Parkway, Suite 905 ♦ Fairfax, VA 22035-5512
Telephone 703-324-1460 ♦ Fax 703-324-1421
Email: Willie.woode@fairfaxcounty.gov

September 4, 2012

TO: Barbara C. Berlin
Director, Zoning Evaluation Division, DPZ

FROM: Wilfred D. Woode
Senior Conservation Specialist

RE: Conservation Report on RZ 2012-DR-017

This is a rezoning application for a 0.93-acre parcel in the north-east corner of Idylwood and Redd Roads, located at 7250 Idylwood Road in the Pimmit Run Watershed. It can be identified in the Fairfax Count Tax Map as 40-3 ((1)) -0082.

The applicant requests a change in zoning from R-2 to R-3 for the purpose of subdividing the parcel into two equal lots and building a single family home on the newly created empty lot. The other lot already has an existing home that is planned to remain.

No Chesapeake Bay Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) is delineated within the property limits. Soil type is mapped as Wheaton-Glenelg Complex (105B). Both of the primary constituents of this complex have potential to severely erode if not sufficiently protected during any soil disturbance activity. Therefore, adequate erosion and sediment control measures must be in place before construction work starts. Such measures must be maintained all through the construction process until all disturbed areas are stabilized. The proximity of this site to existing residences (especially the two on the adjacent North east side) is of concern if E&S Controls are not well installed and maintained.

Onsite SWM facilities in the form of three infiltration trenches are proposed. These according to the calculations are adequate to meet and exceed the phosphorous removal requirements for both lots and to meet the water quantity control standard. To ensure their effectiveness the areas must be protected from compaction and sediment deposition during construction. The developer is advised to make certain that future owners are fully aware of the purpose, operation and maintenance of those facilities to ensure their continued existence and functionality.

Please contact me if you have any questions on these recommendations.

cc: Pam Nee, Branch Chief, Environmental and Development Review Branch, Planning Division, DPZ.
Erin Grayson, Staff Coordinator, DPZ



County of Fairfax, Virginia

MEMORANDUM

DATE: October 12, 2012

TO: Megan Brady, Planner
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III *CSH*
Forest Conservation Branch, DPWES

SUBJECT: 7250 Idylwood Road, Falls Church.RZ 2012-DR-0147

RE: Request for assistance dated September 6, 2012

This review is based on the re-submitted Generalized Development Plan (GDP) RZ 2012-0147 stamped "Received, Department of Planning and Zoning, October 9, 2012."

1. **Comment:** It appears the tree preservation target and 10-year tree canopy requirements can be met for this site based entirely on the trees proposed for preservation, however the calculations on Tables 12.3 and Table 12.12 are incorrect.

Recommendation: The tree preservation target and statement (A1, Table 12.12) and proposed percent of tree canopy requirement that will be met through tree preservation (12.3, E) are incorrect. The tree preservation Target is 2,821 sq. ft. ($10148 \times .278 = 2,821$) and the proposed percent of tree canopy requirement that will be met through tree preservation is based on line C3 of Table 12.12, not C2, resulting in 101% of preserved canopy. The Applicant should make the necessary changes to Table 12.3 and 12.12.

Please feel free to contact me at 703-324-1770 with any further questions or concerns.

CSH/
UFMDID #: 174100

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: October 4, 2012

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

FROM: Sharad Regmi, Stormwater Engineer
Site Review and Inspections Division (SDID)
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application # RZ 2012-DR-017, Mid Pike, Lot 82, Block 1, Plat dated October, 1 2012, LDS Project # 8572-ZONA-001-1, Tax Map #040-3-01-0082, Dranesville 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 project (PFM 6-0401.1, CBPO 118-3-2(f)(2)). The applicant has proposed three infiltration trenches to meet the BMP requirements.

SWM/BMP facilities are shown in the proposed individual lots. For the purpose of satisfying the detention or BMP requirements of the Subdivision Ordinance or Zoning Ordinance, the SWM/BMP facilities shall not be located on individual buildable lots as per PFM 6-0303.9. A PFM modification approval for the location of SWM/BMP facilities on individual buildable single family detached lots is required (PFM 6-1307.2A) prior to Subdivision plan approval. DPWES will most likely approve the PFM modification if the Rezoning is approved. Applicant has provided BMP Phosphorous removal computations for each lot using the infiltration trenches.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There was a downstream drainage complaint from Lot # 8 (Tax map # 040-3-24-0008) about basement flooding in 1996. There is no recent downstream drainage complaint.



Megan Brady, Staff Coordinator
RZ 2012-DR-017, Mid Pike, Lot 82
October 4, 2012
Page 2 of 2

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Applicant has proposed one infiltration trench in Lot 1 and two infiltration trenches in Lot 2 to meet the stormwater detention requirements.

Site Outfall

An outfall narrative has been provided on Sheet 2. Applicant is proposing to design the infiltration trenches to capture 10-yr storm into the infiltration facilities. Applicant needs to clearly demonstrate on the subdivision plan that the sheet flow runoff that is not captured by the infiltration trenches is equal or less than the predevelopment condition sheet flow runoff.

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

SR/

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



County of Fairfax, Virginia

MEMORANDUM

DATE: September 5, 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-DR-017
Tax Map No. 040-3- ((01)) - 0082

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

- The application property is located in the Pimmit Run (G-1) watershed. It would be sewered into the **Blue Plains** Treatment Plant.
- 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.
- An existing 8 inch line located in Reddfield Drive and Idlywood Road and approx. 100 ft. and 160 ft. respectively from the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments:**





County of Fairfax, Virginia

MEMORANDUM

DATE: October 24, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 2012-DR-017)

SUBJECT: AMENDED / RZ 2012-DR-017; 7250 Idylwood Road / Christopher D. Barth
Land Identification Map: 40-3((1))0082

This department has reviewed the rezoning subdivision plan dated October 5, 2012. The following was noted during the review of this application:

- The property is within approximately 500 feet of the Lemon Road Elementary Road, Lemon Road Park, and less than a ½ mile from the West Falls Church Transit Station.
- The Transportation Plan Map identifies this area as an 'Enhanced Public Transportation Corridor'.
- The County Wide Trails Plan shows a major paved trail along the Idylwood Road side of the property.
- Community complaints have been received by this department regarding the staircase located in front of this property and the lack of accessibility for non-motorized devices.

With consideration to the notations above, we offer the following comments:

- The Applicant shall dedicate, and convey in fee simple to the Board of Supervisors, right-of-way up to a width of 32 (thirty two) feet from the centerline of Idylwood Road. Dedication shall occur at the time of subdivision plan approval.
- In lieu of constructing the required 10 foot wide trail, the Applicant shall construct either 1) a concrete sidewalk, 5 feet in width or 2) an asphalt shared use path, 6 feet in width extending along the full frontage of Idylwood Road, providing continuity to adjacent non-motorized facilities. The sidewalk/shared use path shall be constructed to current ADA accessibility design standards. This includes: curb cut ramps, railings (if required), and elimination of the existing staircase. It should be noted that if the above sidewalk improvements cannot be implemented, this department would not support a trail waiver on Idylwood Road.
- Prior to obtaining the VDOT driveway permit, the Applicant should ensure the existing culvert pipe has adequate capacity for the proposed driveway, and if necessary, make the improvements to meet VDOT requirements.
- This department would support waiver requests for road frontage improvements on Redd Road and Idylwood Road (excluding support for a sidewalk waiver on Idylwood Road).

AKR/mdg



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

September 26, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: RZ 2012-DR-017; Mid Pike

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 revised plan and offers the following comments.

- The plan should be revised to showing the tree adjacent to the proposed culvert removed.
- The ditch line along Redd Road should be re graded.

The above should be addressed prior to submitting to VDOT Permits.



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
Park Planning Branch, PDD *ABD for SS*

DATE: September 12, 2012

SUBJECT: RZ 2012-DR-017, Christopher & Karen Barth
Tax Map Number: 40-3((1)) 017

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated August 22, 2012, for the above referenced application. The Development Plan shows a 0.93-acre parcel to be subdivided into two equal parcels, each approximately 0.46 acres, and rezoned from R2 to R3. The parcel contains an existing single-family detached house. The intention of the rezoning is to construct a new single-family detached house on the formed vacant subdivided parcel. Based on an average single-family detached household size of 2.91 in the McLean Planning District, the development could add 3 new residents ($1 \times 2.91 = 2.91$) to the Dranesville 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).

The McLean Planning District recommendations in the Area II Plan describe the importance of upgrading and expanding recreational facilities to meet projected needs. In addition, recommendations for the sub-unit containing this application site specifically cite the importance completing the development of existing parks in accordance with master plans (Area II, McLean Planning District, District-Wide Recommendations, Parks and Recreation, pp. 19; M2 Pimmit Community Planning Sector Recommendations, Parks and Recreation, pp. 99).

Finally, text from the McLean District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific

District chapter recommendations include upgrading and expanding recreational facilities to meet established facility service level standards.

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for District and Countywide parkland and most recreational facilities in this area. Existing nearby parks (Lemon Road Park, Griffith Park, Mount Royal Park, Pimmit Hills Park, Tysons Pimmit Park) meet only a portion of the demand for parkland generated by residential development within proximity of the subject property. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, rectangle fields, adult and youth softball diamond fields, playgrounds, 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 impacts caused by the proposed development, the applicant should contribute \$2,679 (3 new residents x \$893) 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 parcel was subjected to archival review that revealed the parcel has high potential for historic archaeological resources. Therefore, staff recommends a Phase I archaeological survey. If significant sites are found, a Phase II archaeological testing is recommended 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.

- Contribute \$2,679 to the Park Authority to offset park and recreation service level impacts caused by the proposed development.
- Conduct a Phase I archaeological survey with subsequent Phase II/III as warranted.

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: Jay Rauschenbach
DPZ Coordinator: Megan Brady

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



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

September 7, 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-DR-017

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

Sincerely yours,

A handwritten signature in black ink that reads 'S. Sarna'.

Sunny Sarna
Civil Engineer II

SS/er

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



County of Fairfax, Virginia

MEMORANDUM

DATE: September 4, 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-DR-017

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 #413, **Dunn Loring**
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.

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		