



APPLICATION ACCEPTED: June 1, 2012
PLANNING COMMISSION: November 15, 2012
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

October 31, 2012

STAFF REPORT

APPLICATION RZ/FDP 2012-BR-014

BRADDOCK DISTRICT

APPLICANT: Eleven Oaks, LLC

PRESENT ZONING: R-1

REQUESTED ZONING: PDH-8

PARCEL(S): 57-4 ((1)) 6 (Fairfax County)
57-4 ((2)) 3, 4, 5 and 6 (City of Fairfax)

ACREAGE: 5.36 acres (Fairfax County)
2.23 acres (City of Fairfax)
7.59 acres (Overall)

DENSITY: 6.9 du/ac (Fairfax County)
5.4 du/ac (City of Fairfax)
6.5 du/ac (Overall)

OPEN SPACE: 28% (Fairfax County)
27% (City of Fairfax)
27.3% (Overall)

PLAN RECOMMENDATION: Residential, up to 7 dwelling units per acre (du/ac)

PROPOSAL: The applicant seeks to rezone 5.36 acres of land within Fairfax County from R-1 to PDH-8, to permit 37 dwelling units with 10 single family attached units and 27 single family detached units at 6.9 du/ac. The proposal also includes a concurrent rezoning application filed with the City of Fairfax, which seeks 12 additional single family detached dwelling units on

William O'Donnell

2.23 acres at 5.4 du/ac. The overall development would include 49 units on 7.59 acres at 6.5 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-BR-014, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2012-BR-014.

Staff recommends approval of a waiver of the 600 foot maximum length for a private street.

Staff recommends approval of a waiver of the off-street parking space requirement (Sect 11-102(1)) which requires off-street parking spaces to be located on the same lot as the structure, to permit extensions of the driveway beyond the lot line shown on the CDP/FDP.

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

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, 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-BR-014

Final Development Plan

FDP 2012-BR-014

Applicant: ELEVEN OAKS LLC
 Accepted: 06/01/2012
 Proposed: RESIDENTIAL
 Area: 5.36392 AC OF LAND;
 DISTRICT - BRADDOCK
 ZIP - 22030

Located: NORTH OF UNIVERSITY DRIVE APPROXIMATELY
 450 FEET EAST OF INTERSECTION WITH OX ROAD
 AND SOUTH OF SCHOOL STREET

Zoning: FROM R- 1 TO PDH- 8

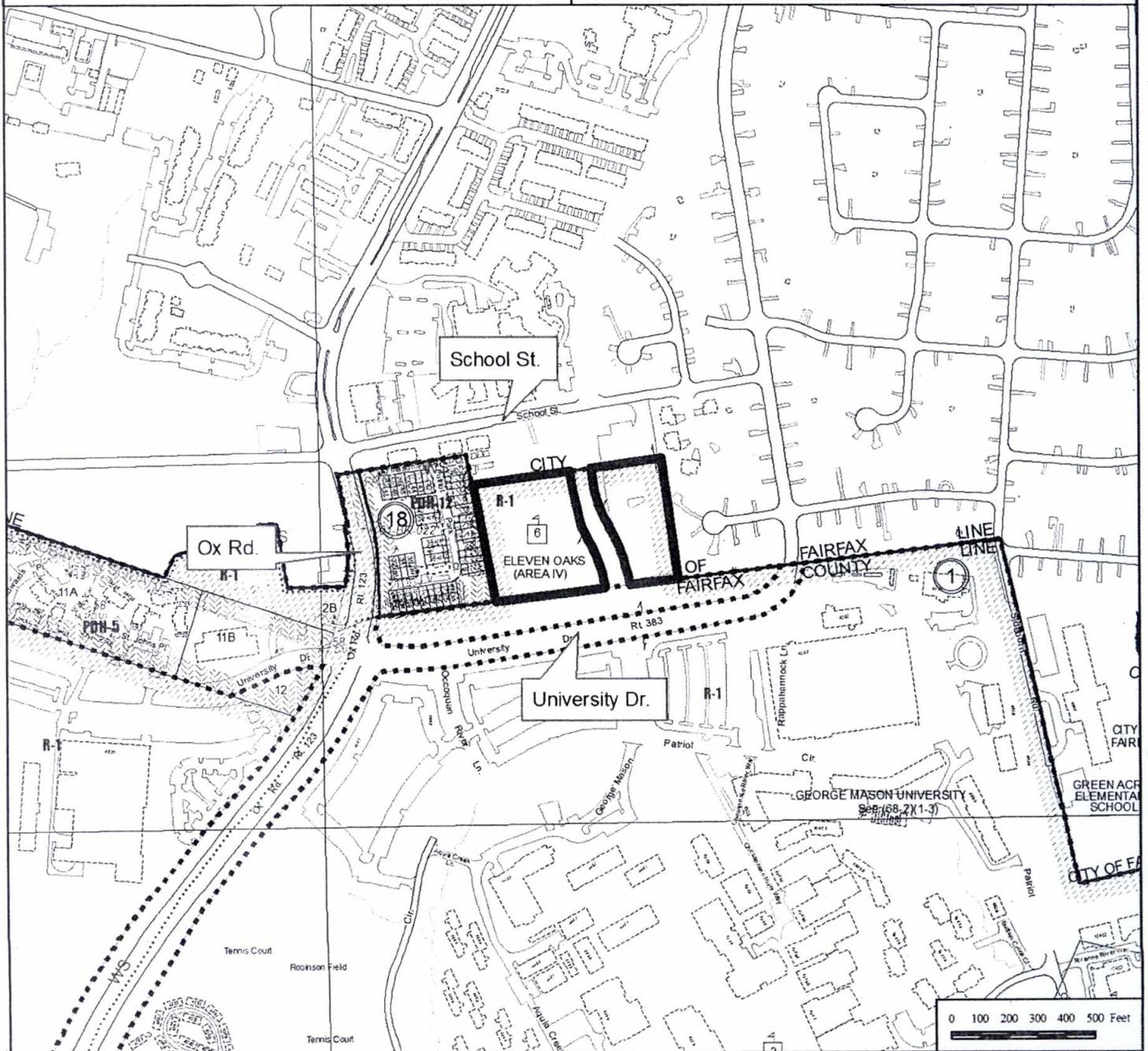
Map Ref Num: 057-4 /01/ /0006

Applicant: ELEVEN OAKS LLC
 Accepted: 06/01/2012
 Proposed: RESIDENTIAL
 Area: 5.36 AC OF LAND; DISTRICT - BRADDOCK
 ZIP - 22030

Located: NORTH OF UNIVERSITY DRIVE APPROXIMATELY
 450 FEET EAST OF INTERSECTION WITH OX ROAD
 AND SOUTH OF SCHOOL STREET

Zoning: PDH- 8

Map Ref Num: 057-4 /01/ /0006

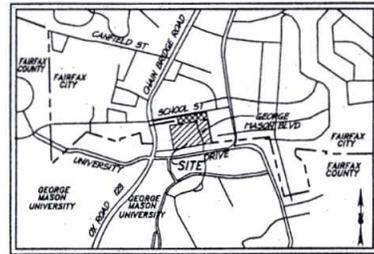


ELEVEN OAKS

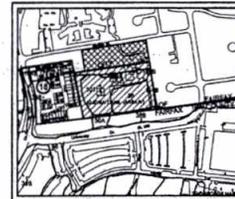
#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 15, 2012
2	9/18/12	COUNTY STAFFING REPORT DATED 8/23/12 AND CITY COMMENTS DATED 9/18/12
3	10/18/12	CITY AND COUNTY COMMENTS

CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
FAIRFAX COUNTY, VIRGINIA
BRADDOCK DISTRICT

GENERAL DEVELOPMENT PLAN/
PRELIMINARY SITE PLAN
CITY OF FAIRFAX, VIRGINIA



VICINITY MAP
SCALE: 1" = 1000'
GRAPHIC SCALE 1" = 1000'



SOILS MAP
SCALE: 1" = 500'
GRAPHIC SCALE 1" = 500'

NOTE: SOILS MAP OBTAINED FROM FAIRFAX COUNTY TAX MAP RECORDS. SOIL INFORMATION BELOW OBTAINED FROM NRCS WEB SOIL SURVEY DATA.

TYPE	NAME	GROUP	SLOPE	K FACT
304	CODORUS AND HATBORO SOILS	C	0-2%	0.32
303	FAIRFAX LOAM	B	2-7%	0.30
10	URBAN LAND (PAVED LAND)	N/A	N/A	N/A
15	URBAN LAND - WHEATON COMPLEX (PAVED LAND)	N/A	N/A	N/A
104B	WHEATON - FAIRFAX COMPLEX	D	2-7%	0.32
100B	WHEATON - SUPERDUCK COMPLEX	D	2-7%	0.32

SHEET INDEX

SHEET #	SHEET TITLE
01	COVER SHEET
02	NOTES AND TABULATIONS
03	EXISTING CONDITIONS PLAN
04	EXISTING VEGETATION MAP & TREE PRESERVATION PLAN
05	EXISTING VEGETATION & TREE PRESERVATION DETAILS
06	FAIRFAX COUNTY CDP-FDP & CITY OF FAIRFAX GDP-PSP
07	CONCEPTUAL GRADING PLAN
08	PRELIMINARY LANDSCAPING PLAN
09	OPEN SPACE PLAN
10	SIGHT DISTANCE PLAN & PROFILES
11	SWP & SWP COMPUTATIONS - OPTION 1
12	SWP & SWP COMPUTATIONS - OPTION 2
13	ADROQUATE OUTFALL COMPUTATIONS - OPTION 2
14	FIRE TRUCK & PEDESTRIAN MOVEMENTS
15	CONCEPT DESIGN OF IND LOT PRIVACY YARDS & FENCE ENCLOSURES
16	ARCHITECTURAL DETAILS
17	ARCHITECTURAL DETAILS
18	ARCHITECTURAL DETAILS
19	ARCHITECTURAL DETAILS

RECEIVED
Department of Planning & Zoning
OCT 19 2012
Zoning Evaluation Division

ARCHITECT
DEVEREAUX & ASSOCIATES, PC
1401 CHAIN BRIDGE ROAD #302
MCLEAN, VA 22101
PH: 703-843-0102, FAX: 703-843-0106

APPLICANT/DEVELOPER
ELEVEN OAKS LLC
112 PLEASANT STREET NW, SUITE H
VIENNA, VA 22180
PH: 703-506-1242, FAX: 703-506-1244



PREPARED BY:
christopher consultants
engineering · surveying · land planning



9900 main street (fourth floor) · Fairfax, VA 22031-3907
703.273.6620 · fax 703.273.7630

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SUBMISSION STATEMENT:
THIS PLAN IS BEING SUBMITTED CONCURRENTLY TO
BOTH FAIRFAX COUNTY AND THE CITY OF FAIRFAX.

DEVELOPMENT PLAN NOTES:

FAIRFAX COUNTY

- THIS PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP 57-4 ((1)) PARCEL 4 AND IS ZONED R-1. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PORTION OF THE PROPERTY WITHIN FAIRFAX COUNTY TO THE PM-B DISTRICT AND PROVIDE 37 LOTS FOR BOTH SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED DWELLING UNITS AND THE ASSOCIATED INFRASTRUCTURE.
- CURRENT OWNER: CITY OF FAIRFAX
1065 ARMSTRONG STREET
FAIRFAX, VA 22030

CITY OF FAIRFAX

- THIS PROPERTY IS IDENTIFIED ON THE CITY OF FAIRFAX TAX MAP 57-4 ((2)) PARCELS 3-4 AND IS ZONED R-1 R-3. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PORTION OF THE PROPERTY WITHIN CITY OF FAIRFAX TO THE PM-B DISTRICT AND CONSTRUCT 12 SINGLE-FAMILY RESIDENTIAL LOTS AND THE ASSOCIATED INFRASTRUCTURE. THE TOTAL SITE AREA WITHIN THE CITY OF FAIRFAX IS 2.23 ACRES.
- CURRENT OWNER: PARCELS 3&4
CITY OF FAIRFAX
1065 ARMSTRONG STREET
FAIRFAX, VA 22030

PARCELS 5&6
INDVA HEALTH SYSTEM SERVICES
800 GATEHOUSE ROAD, SUITE 200, EAST TOWER
FALLS CHURCH, VA 22040

GENERAL NOTES

- THE BOUNDARY SURVEY WAS PERFORMED BY christopher consultants, inc. IN JANUARY 2002.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD SURVEY PREPARED BY christopher consultants, inc. ON 06/20/02, BASED ON NAVD 80 VERTICAL DATUM.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NO. 508/020002, DATED SEPTEMBER 17, 2000, ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. THERE ARE NO MAJOR OR MINOR FLOODPLAINS ON THIS SITE.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO WETLANDS ON THE SITE.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO CRITICAL AREAS OR STEEP SLOPES ON THIS SITE.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, OTHER THAN THE EXISTING TREES THAT ARE BEING PRESERVED ON THE PROPERTY, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) ON THE SUBJECT PROPERTY PER FAIRFAX COUNTY TAX MAP INFORMATION.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER SYSTEMS, MAINTAINED BY THE CITY OF FAIRFAX AND WILL FOLLOW THE CITY'S DESIGN CRITERIA.
- EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE INFORMATION TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO ABOVE GROUND EXISTING UTILITY BASEMENTS HAVING A WIDTH OF THIRTY-FIVE (35) FEET OR MORE.
- THERE ARE NO PLANNED TRAILS ON THIS PROPERTY PER THE COUNTY'S COMPREHENSIVE TRAILS MAP.
- AN OPEN SPACE AREA FOR RECREATION IS BEING PROPOSED WITH THIS DEVELOPMENT. A PHASE I ENVIRONMENTAL STUDY WAS PERFORMED AND HAZARDOUS MATERIALS WERE FOUND ON A PORTION OF THE SITE PRIEN HAS LOCATED. THIS PRIEN WILL BE REMOVED IF ADDITIONAL TESTS STILL SHOW THAT IT IS ON SITE. A PREVIOUSLY REMOVED UNDERGROUND GAS TANK LEAKED AND CONTAMINATED THE SOIL IN ITS IMMEDIATE VICINITY. THIS SOIL WILL BE REMOVED IF ENCOUNTERED DURING CONSTRUCTION.

- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS OTHERWISE SPECIFICALLY NOTED.
- NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES ARE ANTICIPATED.
- ONCE THE FINAL SITE PLAN HAS BEEN APPROVED AND ALL APPLICABLE PERMITS ARE IN PLACE THE DEVELOPMENT SCHEDULE WILL BE DETERMINED.
- THE SITE IMPROVEMENTS SHOWN HEREON ARE PRELIMINARY AND MAY CHANGE WITH FINAL ENGINEERING.
- THE LIFTS OF CLEARING AND GRADING ARE PRELIMINARY AND MAY CHANGE WITH FINAL ENGINEERING.
- BUILDING FOOTPRINTS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND / OR CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS AND WILL BE IN ACCORDANCE WITH FEDERAL, STATE, AND COUNTY REQUIREMENTS INCLUDING THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
- THE APPROVAL OF THIS PLAN SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE PROPERTY IS NOT LOCATED IN ANY OF THE OVERLAY DISTRICTS DESCRIBED IN ARTICLE 7 OF THE FAIRFAX COUNTY ZONING ORDINANCE PER FAIRFAX COUNTY TAX MAP INFORMATION.
- PUBLIC IMPROVEMENTS THAT ARE ANTICIPATED WITH THIS PLAN WILL BE SIDEWALK ADDED ALONG THE FRONTAGE OF THE NORTHERN PROPERTY LINE WITHIN THE CITY OF FAIRFAX. THIS WILL EXTEND THE EXISTING PUBLIC ACCESS ALONG SCHOOL STREET. THERE WILL ALSO BE A STORM DRAINAGE SYSTEM ADDED TO THE SOUTH OF THE PROPERTY THAT WILL TIE IN TO AN EXISTING OUTFALL IN FAIRFAX COUNTY.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON SITE.
- CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL CONFORM AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND DISCRETION OF THE OWNER.
- IN LIEU OF THE STANDARD FOR TRAFFIC VISIBILITY TRIANGLE IN THE CITY'S P-D DISTRICT (SEC. 10-437 (R) AND (U)), SIGHT DISTANCE IS SHOWN BASED ON EACH INTERSECTION OPERATING CHARACTERISTICS. SEE SHEET #1.

#	DATE	REVISION
1	6/10/12	RESPONSE TO COUNTY PRE-STAFFING REPORT DATED JULY 6, 2012 AND CITY COMMENTS LETTER DATED JULY 13, 2012
2	10/13/12	COUNTY STAFFING REPORT DATED 6/29/12 AND CITY COMMENTS DATED 9/6/12

PROPOSED WAIVERS, MODIFICATIONS, AND SPECIAL EXCEPTIONS

FAIRFAX COUNTY

MODIFICATIONS TO ZONING ORDINANCE:

- SECTION 10-102(1) REQUIRING OFF-STREET PARKING SPACES TO BE LOCATED ON THE SAME LOT AS THE STRUCTURE OR USE TO WHICH THEY ARE ACCESSORY.
- SECTION 10-302 TO PERMIT THE MAXIMUM LENGTH OF PRIVATE STREETS TO EXCEED 600 FEET.

MODIFICATIONS TO PUBLIC FACILITIES MANUAL:

- SECTION 4-200.3 REQUIRING STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED IN ALL STORM DRAIN PLANS.
- SECTION 8-202 REQUIRING SIDEWALKS ON BOTH SIDES OF ALL STREETS.

CITY OF FAIRFAX

VARIANCES:

- SECTION 10-434 TO REDUCE THE MINIMUM OPEN SPACE AREA OF 20 FEET AROUND THE EXTERNAL WALLS OF ANY STRUCTURE, TO ALLOW OPEN SPACE IN SECTIONS THAT ARE LESS THAN 10,000 SQUARE FEET IN AREA, AND TO HAVE THE REQUIREMENT TO PROVIDE A COMMERCIAL COMPONENT IN THE PLANNED DEVELOPMENT DISTRICT.
- SECTION 84-7 TO PERMIT REDUCTION OF THE REQUIRED 30 FOOT MINIMUM PRIVATE STREET WIDTH AND TO ALLOW PRIVATE STREETS TO TERMINATE WITHOUT A MINIMUM 40' CL-DE-SAC.
- SECTION 84-8 TO MODIFY THE REQUIREMENT FOR SIDEWALKS ON BOTH SIDES OF ALL THE STREETS TO ONE SIDE OF THE STREET AND NO SIDEWALK IN FRONT OF THREE UNITS.

Zoning Tabulation	Fairfax County	City of Fairfax	Entire Site
Tax Map #	57-4 (1) Parcel 6	57-4 (2) Parcels 3-4	
Existing Zoning	R-1	R-1, R-3	
Proposed Zoning	PM-B	PM-B	
Minimum District Size	2.0 Acres	2.0 Acres	
Minimum Lot Width	None	None	
Maximum Building Height	None	6'	
Proposed Building Height	4'	4'	
Minimum Setbacks	None	20' Open Space around any structure*	
Parking Spaces Required	111 (1 space/unit)	24 (1 space/unit)	135
Parking Spaces Provided	177	68	225
Garage Spaces	74	24	98
Driveway Spaces	74	24	98
Street Spaces	26	0	26

Site Tabulation	Fairfax County	City of Fairfax	Entire Site
Site Area	235,652 SF (5.36 AC)	87,290 (2.23 AC)	330,942 (7.59 AC)
Proposed Use	Single Family Detached/Attached	Single Family Detached	
Proposed Number of Dwelling Units	37 (10 SFA, 27 SF0)	12	49
Maximum Density	6.0 DU/AC	13.0 DU/AC	6.5 DU/AC
Proposed Density	6.9 DU/AC	6.4 DU/AC	6.5 DU/AC
Gross FAR	N/A	0.64	

Open Space	Fairfax County	City of Fairfax	Entire Site
Required Open Space (%)	25%	20%	
Required Open Space (SF)	58,913	18,459	76,912
Open Space Provided (%)	75%	17%	
Open Space Provided (SF)	164,500	126,100	190,600

Impervious Area	Fairfax County	City of Fairfax	Entire Site
Maximum Allowable Impervious Surface	N/A	46,248 (50%)	N/A
Impervious Area Proposed	N/A	46,248 (50%)	N/A

*Variance Requested

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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8400 river street (north view) - suite 4 - 22031-9607
703.773.6600 - fax: 703.773.7268



NOTES AND TABULATIONS

ELEVEN OAKS
CITY OF FAIRFAX, VA

PROJECT NO: 10-40000
SCALE: NONE
DATE: APRIL, 2012
DESIGN: CEY
DRAWING: FEE
CHECKED: ESB
SHEET NO:

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100006



THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

CITY OF FAIRFAX
THE TREES SHOWN ARE TREES THAT ARE FIVE INCHES OR GREATER IN CALIPER.

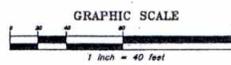
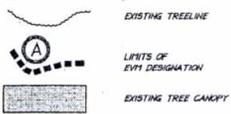
FAIRFAX COUNTY
THE TREES SHOWN ARE PART OF THE EXISTING VEGETATION MAP AS REQUIRED PER FAIRFAX COUNTY P.F.C. 2-2-2006.

#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 18, 2012
2	9/13/12	COUNTY STAFFING REPORT DATED 8/28/12 AND CITY COMMENTS DATED 9/6/12
3	10/16/12	CITY AND COUNTY COMMENTS

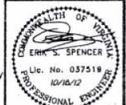
NOTES

- ALL EXISTING STREET TREES ALONG GEORGE MASON BOULEVARD ARE 2" CALIPER PRUNUS CERASIFERA OR ZELKOVA SERRATA AND ARE IN GOOD CONDITION.
- SEE SHEET 06 FOR AN EXISTING TREE DATA TABLE, EVPI DESIGNATION COVER TYPE SUMMARY TABLE, AND TABLE 10.3 TREE PRESERVATION TARGET CALCULATIONS.
- AS PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFFM) SECTION 12-2001, ALL TREES ON THE FAIRFAX COUNTY PROPERTY ARE LOCATED 10' INSIDE AND 20' OUTSIDE THE PROPOSED LIMITS OF DISTURBANCE AS SHOWN ON THE PLAN.

LEGEND



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8000 main street (fourth floor) - Fairfax, VA 22031-1807
703.271.1600 - fax: 703.270.1600



EXISTING VEGETATION MAP & TREE PRESERVATION PLAN

ELEVEN OAKS
CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO.	10400000
SCALE	1"=40'
DATE	APRIL, 2012
DESIGN CET	
DRAWN TREE	
CHECKED: ESS	
SHEET NO.	

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100006

EXISTING TREE DATA TABLE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CRITICAL ROOT ZONE RADIUS (FEET)	CONDITION	STATUS	COMMENTS
61	CONIUM TIGRINA	FLORIBUND DOGWOOD	3	10	3	17	TO BE PRESERVED	
62	FRAXINUS PENNSYLVANICA	GREEN ASH	3	10	3	21	TO BE PRESERVED	
63	ACER NEGUNDO	RED MAPLE	11	19	11	21	TO BE REMOVED	
64	ACER NEGUNDO	RED MAPLE	11	19	11	21	TO BE REMOVED	
65	ACER NEGUNDO	RED MAPLE	10	20	10	21	TO BE REMOVED	
66	ACER NEGUNDO	RED MAPLE	11	19	11	21	TO BE REMOVED	
67	ACER NEGUNDO	RED MAPLE	6	11	6	18	TO BE REMOVED	
68	ACER NEGUNDO	RED MAPLE	8	11	8	18	TO BE REMOVED	
69	ACER NEGUNDO	RED MAPLE	12	6	12	46	TO BE REMOVED	
70	ACER NEGUNDO	RED MAPLE	12	6	12	46	TO BE REMOVED	
71	FRAXINUS BRASILIENSIS	BLACK CHERRY	10	10	10	46	TO BE REMOVED	
72	ACER NEGUNDO	RED MAPLE	10	12	10	41	TO BE REMOVED	
73	ACER NEGUNDO	RED MAPLE	10	10	10	41	TO BE REMOVED	
74	FRAXINUS BRASILIENSIS	BLACK CHERRY	8	10	8	38	TO BE REMOVED	
75	FRAXINUS BRASILIENSIS	BLACK CHERRY	10	14	10	50	TO BE REMOVED	
76	FRAXINUS BRASILIENSIS	BLACK CHERRY	10	14	10	50	TO BE REMOVED	
77	ACER NEGUNDO	RED MAPLE	6	10	6	30	TO BE REMOVED	
78	ACER NEGUNDO	RED MAPLE	6	14	6	47	TO BE REMOVED	
79	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	14	14	74	TO BE REMOVED	
80	FRAXINUS BRASILIENSIS	BLACK CHERRY	6	6	6	30	TO BE PRESERVED	
81	FRAXINUS BRASILIENSIS	BLACK CHERRY	6	6	6	30	TO BE PRESERVED	
82	FRAXINUS BRASILIENSIS	BLACK CHERRY	10	20	10	40	TO BE REMOVED	
83	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
84	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
85	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
86	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
87	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
88	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
89	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
90	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
91	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
92	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
93	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
94	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
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105	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
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111	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
112	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
113	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
114	FRAXINUS BRASILIENSIS	BLACK CHERRY	14	20	14	36	TO BE REMOVED	
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THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED 8/1/12. RE: ASH AND CITY COMMENTS LETTER DATED 8/1/12.
2	9/10/12	COUNTY STAFFING REPORT DATED 8/21/12 AND CITY COMMENTS DATED 9/4/12.
3	10/10/12	CITY AND COUNTY COMMENTS

christopher consultants
 engineering - surveying - land planning
 9000 main street (north side) - suite 100 - 22031-9007
 703.773.0000 - fax 703.773.0000



FOR FAIRFAX COUNTY EXISTING VEGETATION MAP PURPOSES

EVM DESIGNATION COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	DESCRIPTION
A	EARLY SUCCESSIONAL FOREST COFFINATED	BOXELDER, BLACK CHERRY, HONEY LOCUST, GREEN ASH, RED OAK, WHITE OAK	EARLY SUCCESSIONAL	0.90	FOREST AREAS LOCATED AT PROPERTY EDGES. AVERAGE TO POOR HEALTH. SOME DEAD TREES & SOME TREES TOPPED DUE TO OVERHEAD UTILITIES.
B	MAINTAINED GRASSLAND	NONE	N/A	2.63	MOWN GRASS LAWN AREA EXTENDING FROM GEORGE MASON BLVD. TO THE PERIPHER FOREST EDGES.
C	DEVELOPED LAND	NONE	N/A	1.63	GRAVEL PARKING LOT WITH PORTIONS OF OLD ASPHALT ESPECIALLY AT THE ENTRY TO SCHOOL STREET, SURROUNDED BY CHAIN LINK FENCING.
TOTAL SITE ACREAGE: 5.16 AC					

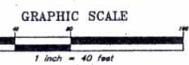
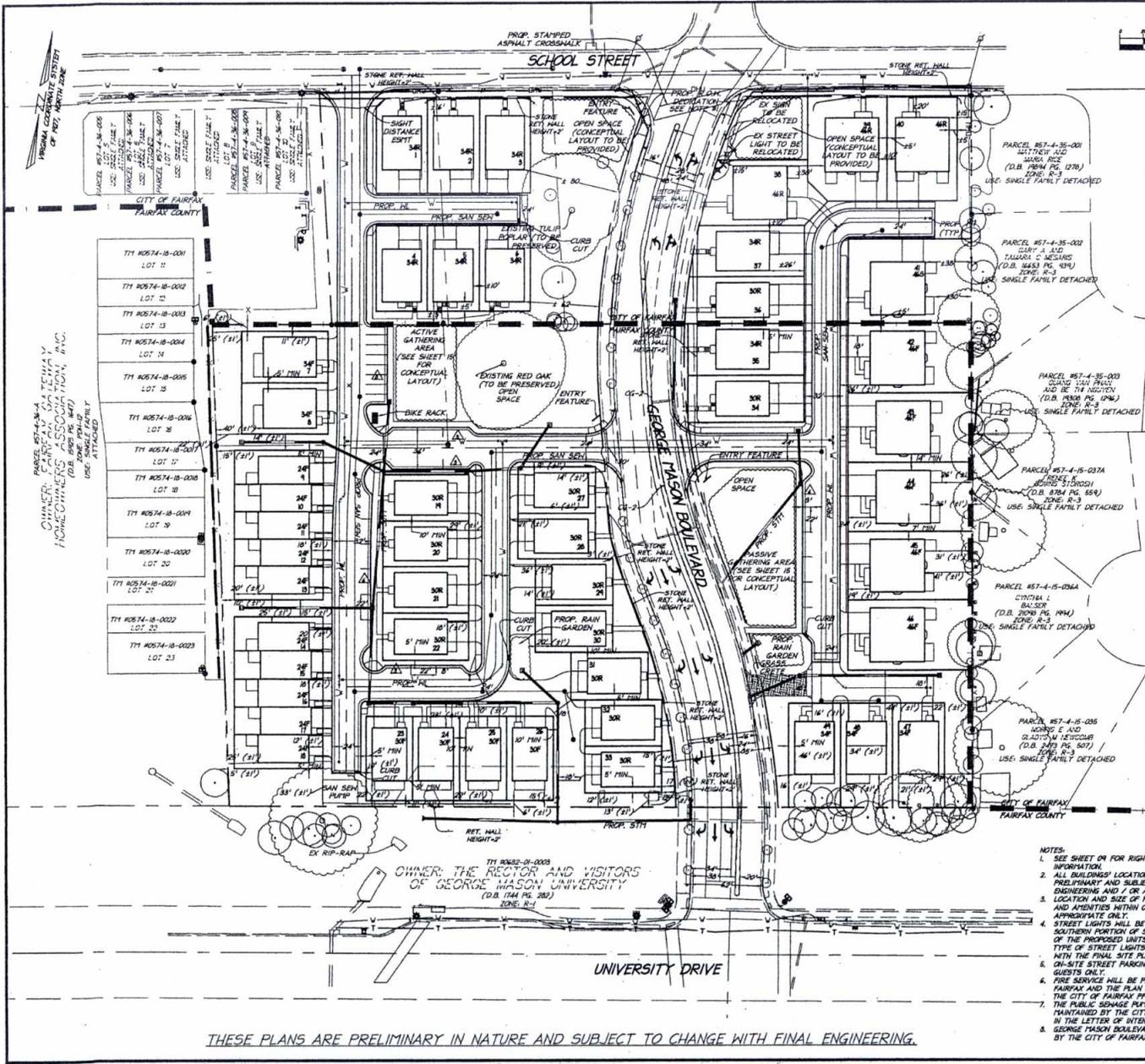
TABLE 12.1 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (FAIRFAX COUNTY)

A Pre-development area of existing tree canopy (from existing vegetation map) =	38,200 SF
B Percentage of gross site area covered by existing tree canopy =	12 %
C Percentage of 10-year tree canopy required for site (see Table 12.1) =	20 %
D Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	14,315 SF
E Proposed percentage of canopy requirement that will be met through tree preservation =	YES
F Has the Tree Preservation Target minimum been met?	YES

EXISTING VEGETATION & TREE PRESERVATION DETAILS

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 10140000
 SCALE: NONE



#	DATE	REVISION
1	8/16/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 19, 2012
2	9/10/12	COUNTY STAFFING REPORT DATED 8/27/12 AND CITY COMMENTS DATED 9/6/12
3	10/10/12	CITY AND COUNTY COMMENTS



City of Fairfax
City Hall - Fairfax, Virginia 22033-2130

July 21, 2011
Infrastructure consultants, Inc.
9413 American Drive
Manassas, VA 20108
Attention: Erik Spencer, P.E.
Reference: Eleven Oaks
and Project No. 111401.00

Mr. Spencer,
The letter is intended to provide confirmation that the City of Fairfax Utilities Department will provide water service to the above referenced property.

Chief Engineer
Chia Flissy, Construction Projects Administrator
Utilities Department



City of Fairfax
City Hall - Fairfax, Virginia 22033-2130

July 21, 2011
Infrastructure consultants, Inc.
9413 American Drive
Manassas, VA 20108
Attention: Erik Spencer, P.E.
Reference: Eleven Oaks
and Project No. 111401.00

Mr. Spencer,
This letter is intended to provide confirmation that the City of Fairfax Utilities Department will provide sanitary sewer collection service, including the use of a sewer pump station, to the above referenced property.

Chief Engineer
Chia Flissy, Construction Projects Administrator
Utilities Department



City of Fairfax
Office of the City Manager

September 21, 2012

Mr. Tom Strickland
Director of Transportation
Fairfax County Department of Transportation
Government Center
12000 Government Center Parkway
Falls Church, VA 22041

Dear Mr. Strickland:
During the construction of George Mason Boulevard, the Virginia Department of Transportation (VDOT) and George Mason University (GMU) had agreed to also provide for maintenance and repair of the section of George Mason Boulevard, a length of approximately 1/2 mile, that runs along the corridor to Fairfax County. The City of Fairfax had agreed that, since this is a very short section, the City would maintain and repair the work.

City Manager
Erik Spencer

David Madison, City of Fairfax Community Development and Planning Director
Russell Rasmussen, Jr., Madison House, Inc.
Erik Spencer, Chief of Staff
David Summers, City of Fairfax Public Works Director
Alicia Yarnes, Transportation Director

- NOTES:
1. SEE SHEET OR FOR RIGHT OF WAY DEDICATION INFORMATION.
 2. ALL BUILDINGS' LOCATIONS AND SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND / OR ARCHITECTURALS.
 3. LOCATION AND SIZE OF PROPOSED ENTRY FEATURES AND IDENTITIES WITHIN OPEN SPACE AREAS ARE APPROPRIATE ONLY.
 4. STREET LIGHTS WILL BE PROVIDED ALONG THE SOUTHERN PORTION OF SCHOOL STREET IN FRONT OF THE PROPOSED UNITS. THE NUMBER, SIZE, AND TYPE OF STREET LIGHTS WILL BE DETERMINED WITH THE FINAL SITE PLAN.
 5. ON-SITE STREET PARKING IS FOR RESIDENTS & GUESTS ONLY.
 6. FIRE SERVICE WILL BE PROVIDED BY THE CITY OF FAIRFAX AND THE PLAN MEETS THE STANDARDS OF THE CITY OF FAIRFAX PFD.
 7. THE PUBLIC SEWAGE PUMPING STATION IS TO BE MAINTAINED BY THE CITY OF FAIRFAX AS STATED IN THE LETTER OF INTENT ON THIS SHEET.
 8. GEORGE MASON BOULEVARD IS TO BE MAINTAINED BY THE CITY OF FAIRFAX. SEE LETTER THIS SHEET.

- TT1 10574-18-001 LOT 11
- TT1 10574-18-002 LOT 12
- TT1 10574-18-003 LOT 13
- TT1 10574-18-004 LOT 14
- TT1 10574-18-005 LOT 15
- TT1 10574-18-006 LOT 16
- TT1 10574-18-007 LOT 17
- TT1 10574-18-008 LOT 18
- TT1 10574-18-009 LOT 19
- TT1 10574-18-010 LOT 20
- TT1 10574-18-011 LOT 21
- TT1 10574-18-012 LOT 22
- TT1 10574-18-013 LOT 23

OWNER: CAROLAN GAETHLY HOMEOWNERS ASSOCIATION, INC.
(D.B. 8992 PG. 847)
USE: SINGLE-FAMILY DETACHED

OWNER: THE RECTOR AND VISITORS OF GEORGE MASON UNIVERSITY
(D.B. 1244 PG. 262)
ZONE: R-1

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

christopher consultants
engineering, surveying, land planning
18000 main street (barnes tower) manassas, va 20108-3907
703.773.6500 fax 703.773.6501



FAIRFAX COUNTY CDP-FDP
& CITY OF FAIRFAX
GPP-PSP

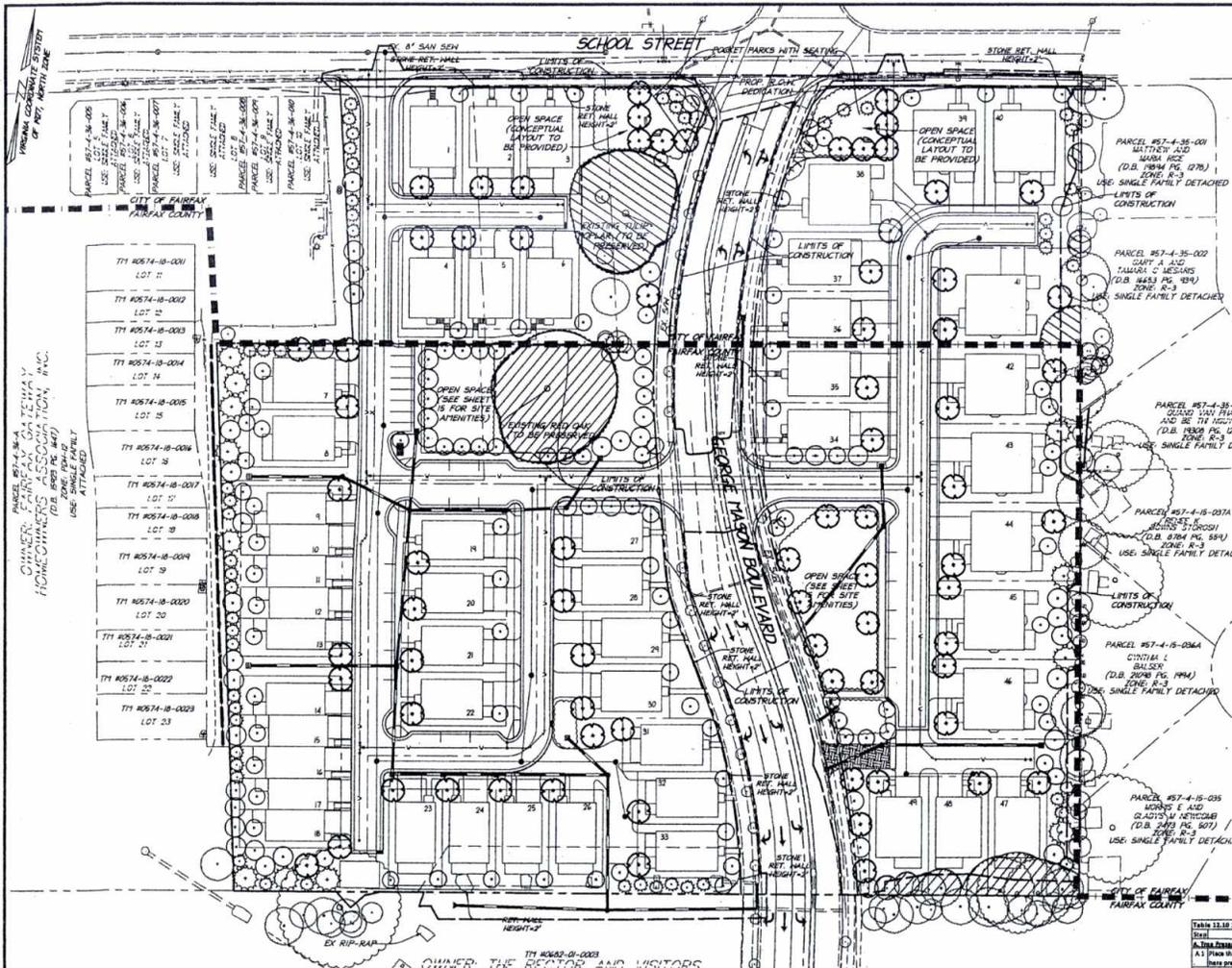
ELEVEN OAKS
CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO. 10104000
SCALE: 1"=40'

DATE: APRIL, 2012
DESIGN: CBY
DRAWING: FEE
CHECKED: ESS

SHEET NO.

06 of 19
100006



#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED 6/17/12 AND CITY COMMENTS LETTER DATED 6/17/12
2	9/13/12	COUNTY STAFFING REPORT DATED 8/23/12 AND CITY COMMENTS DATED 9/6/12
3	10/16/12	CITY AND COUNTY COMMENTS

CITY OF FAIRFAX

10-YEAR TREE COVER TABULATIONS
 GROSS SITE AREA (GSA) = 1,401,465 SF
 TREE COVER REQUIRED (TRC) = 16,491 SF
 TREE PRESERVATION (TP) = 7,040 SF

PROPOSED TREE PLANTING
 34 - 3" CALIPER DECIDUOUS CATEGORY IV (250 SF) = 8,500 SF
 4 - 3" CALIPER DECIDUOUS CATEGORY III (175 SF) = 700 SF
 8 - 3" CALIPER DECIDUOUS CATEGORY II (125 SF) = 1,000 SF
 21 - 4"-8" HEIGHT EVERGREEN CATEGORY II (125 SF) = 2,625 SF
 TOTAL PROPOSED TREE PLANTING = 12,825 SF

TOTAL TREE COVERAGE PROVIDED (120%) = 19,465 SF

PARKING AREA LANDSCAPE REQUIREMENTS
 THERE IS NO SURFACE PARKING IN THE CITY OF FAIRFAX SUBJECT AREA, THEREFORE PERIPHERAL LANDSCAPING AND INTERIOR LANDSCAPING REQUIREMENTS DOES NOT APPLY.

LANDSCAPE BUFFER REQUIREMENTS
 NORTHERN PROPERTY LINE - PD VS. R-3 PD NONE REQUIRED
 EASTERN PROPERTY LINE - PD VS. R-3 PD NONE REQUIRED
 SOUTHERN PROPERTY LINE - PD VS. PDH PD NONE REQUIRED
 WESTERN PROPERTY LINE - PD VS. PD-PDPH-12 NONE REQUIRED

NO SCREENING IS REQD AS PER CITY OF FFX ZONING ORDINANCE SECTION 10-250

FAIRFAX COUNTY

10-YEAR TREE COVER TABULATIONS
 GROSS SITE AREA (GSA) = 233,452 SF
 TREE COVER REQUIRED (TRC) = 46,730 SF
 TREE PRESERVATION (TP) = 10,318 SF

PROPOSED TREE PLANTING
 30 - 3" CALIPER DECIDUOUS CATEGORY IV (250 SF) = 7,500 SF
 6 - 3" CALIPER DECIDUOUS CATEGORY III (175 SF) = 1,050 SF
 12 - 4"-8" HEIGHT EVERGREEN CATEGORY II (125 SF) = 1,500 SF
 3 - 4"-8" HEIGHT EVERGREEN CATEGORY II (125 SF) = 375 SF
 TOTAL PROPOSED TREE PLANTING = 10,425 SF

TOTAL TREE COVERAGE PROVIDED (120%) = 46,95 SF

PERIPHERAL PARKING LOT TABULATIONS
 THERE IS NO PERIPHERAL PARKING LOT REQUIREMENT FOR THIS SITE AS THIS SITE DOES NOT CONTAIN A PARKING LOT WITH MORE THAN 50 PARKING SPACES.

INTERIOR PARKING LOT TABULATIONS
 THERE IS NO INTERIOR PARKING LOT REQUIREMENT FOR THIS SITE AS THIS SITE DOES NOT CONTAIN A PARKING LOT WITH MORE THAN 20 PARKING SPACES.

LANDSCAPE BUFFER REQUIREMENTS
 NORTHERN PROPERTY LINE - DETACHED DWELLING VS. DETACHED DWELLING - NONE REQUIRED
 WESTERN PROPERTY LINE - DETACHED DWELLING VS. DETACHED DWELLING - NONE REQUIRED
 SOUTHERN PROPERTY LINE - DETACHED DWELLING VS. OPEN SPACE - NONE REQUIRED
 EASTERN PROPERTY LINE - DETACHED DWELLING VS. ATTACHED DWELLINGS - NONE REQUIRED

NO SCREENING IS REQD AS PER THE FFX COUNTY ZONING ORDINANCE ARTICLE 13, PART 3, SECTION 13-303, TRANSITIONAL SCREENING 1 BARRIER

PROPOSED TREE SPECIES
 PROPOSED TREE SPECIES SHALL INCLUDE BUT NOT BE LIMITED TO:
 RED PINE, RED OAK, CHINESE ELM, AMERICAN HONEY, VIRGINIA PINE, ZELKOVA, WILLOW OAK, CHERRY AND RED BUD. THESE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

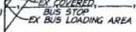
Table 12.10 10-Year Tree Canopy Calculation Worksheet		10-Year Canopy	
Item	Total	Area	Volume
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculation and statement there preceding the 10-year tree canopy calculations	yes	0
B. Tree Canopy Requirements			
B1	Identify gross site area	233,452	0
B2	Subtract area devoted to parking, road frontage, and	0	0
B3	Subtract area of non-vegetative	0	0
B4	Adjusted gross site area (B1 - B2) -	233,452	0
B5	Identify area of canopy and/or tree	10,425	0
B6	Percentage of 10-year tree canopy required (B4/B5) =	4.47%	0
B7	Area of 10-year tree canopy required (B4/B6) =	10,425	0
B8	Modification of 10-year Tree Canopy Requirements required	0	0
B9	If 10-year tree canopy is less than that which modification request is listed	0	0
C. Tree Preservation			
C1	Tree Preservation Target Area =	10,425	0
C2	Total canopy area meeting standards of 12-2000 =	10,425	0
C3	C2 > C1 =	0	0
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	0
C5	Total of canopy area provided by "Intuitive," "Non-intuitive," "Openness," or "Tree" trees =	0	0
C6	C4 + C5 > C3 =	0	0
C7	Canopy area of trees within Resource Protection Area and 100-year Riparianity =	0	0
C8	C7 > C3 =	0	0
C9	Total of canopy area provided through tree planting (C8) =	10,425	0
C10	Total of canopy area provided through tree preservation (C9) =	10,425	0
C11	Total of canopy area provided through tree planting (C9) =	10,425	0
C12	Total of canopy area provided through tree preservation (C9) =	10,425	0
C13	Total of canopy area provided through tree planting (C9) =	10,425	0
C14	Total of canopy area provided through tree preservation (C9) =	10,425	0
C15	Total of canopy area provided through tree planting (C9) =	10,425	0
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C30	Total of canopy area provided through tree preservation (C9) =	10,425	0
C31	Total of canopy area provided through tree planting (C9) =	10,425	0
C32	Total of canopy area provided through tree preservation (C9) =	10,425	0
C33	Total of canopy area provided through tree planting (C9) =	10,425	0
C34	Total of canopy area provided through tree preservation (C9) =	10,425	0
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C45	Total of canopy area provided through tree planting (C9) =	10,425	0
C46	Total of canopy area provided through tree preservation (C9) =	10,425	0
C47	Total of canopy area provided through tree planting (C9) =	10,425	0
C48	Total of canopy area provided through tree preservation (C9) =	10,425	0
C49	Total of canopy area provided through tree planting (C9) =	10,425	0
C50	Total of canopy area provided through tree preservation (C9) =	10,425	0
C51	Total of canopy area provided through tree planting (C9) =	10,425	0
C52	Total of canopy area provided through tree preservation (C9) =	10,425	0
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C66	Total of canopy area provided through tree preservation (C9) =	10,425	0
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C77	Total of canopy area provided through tree planting (C9) =	10,425	0
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C83	Total of canopy area provided through tree planting (C9) =	10,425	0
C84	Total of canopy area provided through tree preservation (C9) =	10,425	0
C85	Total of canopy area provided through tree planting (C9) =	10,425	0
C86	Total of canopy area provided through tree preservation (C9) =	10,425	0
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C98	Total of canopy area provided through tree preservation (C9) =	10,425	0
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LANDSCAPE NOTES

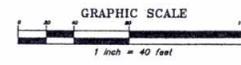
- THIS IS A PRELIMINARY LANDSCAPE PLAN WHICH IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION SHALL BE ADDRESSED AT THE TIME OF FINAL SITE PLAN AND ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
- ALL UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION AND PLANTING.
- PROPOSED EASEMENTS SHOWN ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
- CATEGORY IV DECIDUOUS STREET TREES SHOULD HAVE A MINIMUM OF 3.5" CALIPER (AT 6" ABOVE GARDE).



OWNER: THE RECTOR AND VISITORS OF GEORGE MASON UNIVERSITY (D.B. 1744 PG. 282) ZONE: R-1



THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 9600 riverchase way, suite 2000
 fairfax, va 22031-3807
 703.770.0600 fax 703.770.0700



PRELIMINARY LANDSCAPING PLAN

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO: 10140000
 SCALE: 1"=40'
 DATE: APRIL, 2012
 DESIGN BY: DR. MEE
 CHECKED BY: EBB

SHEET NO: 08 of 19
 100006

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

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

This information is required under the following zoning Ordinance paragraphs:
 Special Parishes (9-011 2.2 & 2.3)
 Charter Subdivisions (9-016 1.0 & 1.4)
 Development Plans PRC Districts (9-016 3.4 & 3.4.1)
 PRC Plans (10-302 1E & 1C)
 Amendments (10-302 10F & 10J)

- 1. Plot is at a minimum scale of 1"=30' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facilities and limits of existing and grading accommodate the stormwater management facilities, storm drainage pipe systems and outlet protection, pond outfalls, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 10001.

- 3. Provide: Facility Name/Type & No., On-site area served (acres), Off-site area served (acres), Drainage area (acres), Footprint area (sf), Storage Volume (cf), If pond, dam height (ft)

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
EXISTING PATRIOT LAKE	0.26	0.00	0.26	1176	286,700	12
Total						

- 4. Create drainage channels, outfalls and pipe systems as shown on Sheet 10001. Pond inlet and outlet pipe systems are shown on Sheet 10001.
- 5. Maintenance access (road) to stormwater management facilities are shown on Sheet 10001. Type of maintenance access road surface used on the plot is 100% (asphalt, gravel, gravel, etc.)
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 10001.
- 7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet 10001.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 10001.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities District will be satisfied is provided on Sheet 10001.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an survey or field run is provided on Sheet 10001.
- 11. A submission waiver is requested for PROVIDING STORMWATER MANAGEMENT OFFSITE ON GRU'S PROPERTY.
- 12. Stormwater management is not required because GRU HAS AGREED TO AND HAS THE CAPACITY WITH EXISTING PONDS ON THEIR PROPERTY TO ACCEPT ELEVEN OAKS STORMWATER RUNOFF.

BMP Calculations

Patriot Lake Area 5,876.119 134.90
 Impervious Area 3,211.165 57.65

Total OMU Impervious 1,698,174 38.98

WqV required for OMU 0.78 Ac-ft
 OMU BMP Volume (4 x WqV) 3.11 Ac-ft

Available Patriot Lake Wet Storage Volume 8.96 Ac-ft
 Volume Used by OMU 3.11 Ac-ft

Volume Used by Eleven Oaks Site 0.76 Ac-ft
 Patriot Lake Remaining BMP Capacity 5.09 Ac-ft

BMP Facility Design Calculations
 Geogacem Method

Plan Name Eleven Oaks
 Date 10/19/2012
 Project Number 11014.001.00

Compute the Weighted Average "C" Factor for the Site
 Area of the Site 7.86

Subarea Designation & Description	"C"	Area	Product
BMP	0.70	7.400	5.18
Uncontrolled Area	0.80	0.460	0.37
Total			5.56

Weighted average "C" Factor 0.692

Compute the Total Phosphorus Removal for the Site

Subarea	BMP Type	Removal Eff.	Area Ratio	"C" Factor Ratio	Product
BMP	OMU (POND)	43.00%	0.94	0.66	41.48%
Uncontrolled Area	AREA	0.00%	0.06	0.80	0.00%
Total					41.48%

Supervision Area (sqft) = 3.02 ac
 Supervision Area (acres) = 5.40 ac

Detention Compliance with Phosphorus Removal Requirement
 P removal Requirement = 0.005 (lb/acre) x 100

Types = 46.00%
 Square = 68.00%
 P removal Requirement = 36.0%

If P removal for the site > P removal Requirement, then Phosphorus removal requirement is satisfied

P removal Requirement = 36.0%
 P removal for the Site = 41.48%
 Phosphorus removal requirement satisfied YES

*THESE PLANS ARE PRELIMINARY
 IN NATURE AND SUBJECT TO
 CHANGE WITH FINAL ENGINEERING.*

ELEVEN OAKS OUTFALL
 SCALE: 1"=100'

SWM/BMP NARRATIVE:

BASED UPON THE ATTACHED LETTER OF UNDERSTANDING WITH GEORGE MASON UNIVERSITY (GRU), BMP AND SWM REQUIREMENTS FOR THIS SITE WILL BE PROVIDED BY GRU. IT IS INTENDED THAT THESE REQUIREMENTS WILL BE SATISFIED BY THE NEH POND BEING CONSTRUCTED BY GRU AS PART OF THE GRU ACADEMIC VII PROJECT (OPTION 1-SHEET 1). IN THE EVENT, FOR ANY REASON, THE GRU ACADEMIC VII PROJECT DOES NOT PROCEED AS CURRENTLY PLANNED AND FUNDED, THE BMP AND SWM REQUIREMENTS FOR THIS SITE WILL BE PROVIDED THROUGH THE USE AND IMPROVEMENT, AS REQUIRED, OF EXISTING FACILITIES ON THE GRU PROPERTY (OPTION 2- SHEETS 1001).

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE:

THE BMP REQUIREMENTS FOR THE ELEVEN OAKS DEVELOPMENT WILL BE SATISFIED BY UTILIZING AN EXISTING RETENTION BASIN (EXISTING PATRIOT LAKE) ON GEORGE MASON UNIVERSITY'S PROPERTY. BASED ON A STATISTICAL SURVEY OF PATRIOT LAKE, THE NET STORAGE PROVIDED BY PATRIOT LAKE WILL PROVIDE AMPLE RELIEF FOR THE INCREASE IN IMPERVIOUS AREA FROM THE SITE, THEREFORE THE BMP REQUIREMENTS ARE BEING MET. IN ADDITION, TWO ON-SITE BIO-RETENTION FACILITIES ARE SHOWN TO PROVIDE ADDITIONAL ON-SITE WATER QUALITY MEASURES.

STORMWATER MANAGEMENT (SWM) NARRATIVE:

NO STORMWATER MANAGEMENT FACILITIES ARE BEING PROPOSED WITH THIS SITE. BASED ON THE LETTER OF UNDERSTANDING, GRU HAS AGREED TO ACCEPT THE INCREASE IN RUNOFF GENERATED BY THIS PROJECT. BASED ON AN ANALYSIS DONE BY GRU, THE EXISTING GRU STORMWATER MANAGEMENT PROGRAM (THAT INCLUDES PATRIOT LAKE) HAS ENOUGH CAPACITY IN THE SYSTEM TO HANDLE THE INCREASE IN RUNOFF FROM THIS SITE WITHOUT INCREASING THE RUNOFF FROM GRU INTO THE POND'S WATERSHED. SEE CALCULATIONS THIS SHEET. THEREFORE, GRU WILL BE PROVIDING THE SWM FOR THIS SITE.

NOTE:

SEE SHEET 10 FOR ADEQUATE OUTFALL COMPUTATIONS.

#	DATE	REVISION
3	10/18/12	CITY AND COUNTY COMMENTS

SWM CALCULATIONS

Pre-Development Eleven Oaks Site Conditions

Total Site Area = 159,231 sf = 3.62 Ac
 Total Building Impervious Area = 1,571,604 sf = 3.62 Ac

Site Runoff Coefficient C = 0.56
 Time Of Concentration (Tc) = 3 min
 In = 5.43
 Rainfall Intensity Ia = 7.27

Total Site Runoff Qp = 23.31 cfs
 Qm = 33.77 cfs

Post-Development Eleven Oaks Site Conditions

Total Site Area = 159,231 sf = 3.62 Ac
 Total Impervious Area = 233,000 sf = 5.29 Ac (Includes OMU Dr. (sl.2Ac))

Site Runoff Coefficient C = 0.69
 Time Of Concentration (Tc) = 3 min
 In = 5.43
 Rainfall Intensity Ia = 7.27

Total Site Runoff Qp = 31.12 cfs
 Qm = 41.52 cfs

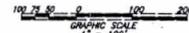
Net Increase from Pre to Post Development for the Eleven Oaks School Site

Total Site Increase in Flow Qp = 5.81 cfs
 Qm = 7.75 cfs

George Mason University Development Release Rate

OMU 1976 Release Rate = 266 cfs
 (Based on 1976 Land Cover) Qm = 375 cfs

OMU Ultimate Release Rate = 187 cfs
 (Based on OMU 2009 Master Development Plan 3-10 Yr Projection) Qm = 482 cfs



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 8000 main street (fourth floor), Fairfax, VA 22031-2607
 703.277.0620 • fax 703.277.7636



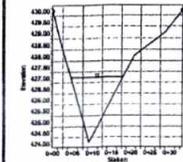
BMP & SWM COMPUTATIONS - OPTION 2

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO. 10140000
 SCALE: 1"=100'
 DATE: APRIL, 2012
 DESIGN: CEY
 DRAWING FREE CHECKED: ESS
 SHEET No.

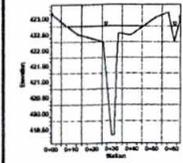
Cross Section for Cross Section A-A (2yr)

From Method	Manning Formula
Base For	Normal Depth
Channel Slope	0.000 ft
Normal Depth	2.84 ft
Discharge	70.46 cfs



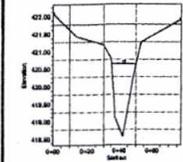
Cross Section for Cross Section B-B (2yr)

From Method	Manning Formula
Base For	Normal Depth
Channel Slope	0.002 ft
Normal Depth	6.40 ft
Discharge	74.50 cfs



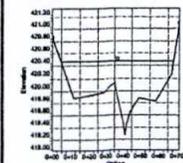
Cross Section for Cross Section C-C (2yr)

From Method	Manning Formula
Base For	Normal Depth
Channel Slope	0.010 ft
Normal Depth	3.06 ft
Discharge	74.50 cfs



Cross Section for Cross Section D-D (2yr)

From Method	Manning Formula
Base For	Normal Depth
Channel Slope	0.010 ft
Normal Depth	1.10 ft
Discharge	75.10 cfs



EXISTING STORM SEWER SYSTEM (TO POINT OF CONFLUENCE)

FROM	TO	MANHOLE NO.	LENGTH	AREA	INLET	RUN-OFF	CA	RAINFALL	RUNOFF	SLOPE	DIAM.	CAPACITY	VELOCITY	INVERT ELEV.		
FT.	FT.	FT.	AC.	AC.	FT.	SEC.	AC.	IN/HR.	CU/HR.	FT./FT.	IN.	CU/SEC.	FT./SEC.	FT.		
3301	3302	0.913	38	8.48	10.00	0.66	8.22	2.22	3.92	36.1	0.0043	35	61.0	8.8	443.30	447.36
3302	3303	0.913	49	14.3	10.00	0.64	9.51	1.74	3.92	41.60	0.0043	30	38.4	8.1	442.80	446.00
3303	3304	0.913	28	1.80	10.00	0.64	1.18	8.20	3.92	48.32	0.0148	30	53.2	10.8	442.24	441.20
3304	3305	0.913	130	0.50	10.00	0.80	0.50	8.20	3.92	48.32	0.0390	27	61.8	15.5	438.40	446.90
3305	3306	0.913	121	0.50	10.00	0.80	0.80	8.20	3.92	48.32	0.0192	27	62.8	15.8	433.40	438.10
3306	3307	0.913	68	1.84	10.00	0.60	1.13	10.13	3.92	59.50	0.0230	27	58.4	13.9	430.80	437.20
3307	3308	0.913	68	1.45	10.00	0.60	0.87	11.84	3.92	65.50	0.0164	30	64.8	17.2	427.00	435.00
3308	5	0.913	108	0.78	10.00	0.70	0.58	11.84	3.92	68.91	0.0114	33	66.4	6.5	426.50	425.10
5	5A	0.913	24	3.01	10.00	0.50	1.77	13.41	3.92	78.41	0.0223	33	80.1	13.5	424.80	423.20

NOTES: C factor of 3301 modified to match routing Runoff; Inlet Time modified to Match Routing Pipe under capacity

UPGRADED STORM SEWER SYSTEM (TO POINT OF CONFLUENCE)

FROM	TO	MANHOLE NO.	LENGTH	AREA	INLET	RUN-OFF	CA	RAINFALL	RUNOFF	SLOPE	DIAM.	CAPACITY	VELOCITY	INVERT ELEV.		
FT.	FT.	FT.	AC.	AC.	FT.	SEC.	AC.	IN/HR.	CU/HR.	FT./FT.	IN.	CU/SEC.	FT./SEC.	FT.		
20	21	0.913	65	8.52	20.00	0.60	5.11	18.53	4.56	84.48	0.0048	48	100.0	8.0	424.00	423.50
21	22	0.913	48	1.42	20.00	0.60	0.85	18.34	4.56	88.36	0.0250	36	101.2	14.3	423.40	422.43

NOTES: C factor of 3301 modified to match routing Runoff; Inlet Time modified to Match Routing Upgraded Pipe

SEE SEWERAGE & RAINWATER NARRATIVE, SHEET 1000000000 AND 1000000001

ADEQUATE OUTFALL NARRATIVE DEVELOPED

CURRENTLY TWO SEPARATE OUTFALLS EXIST FOR THE SITE.

THE FIRST SYSTEM IS LOCATED ON THE NORTHERN PORTION OF THE SITE ALONG SCHAFF STREET WITHIN THE CITY OF FAIRFAX. APPROXIMATELY 0.5 ACRES WILL DRAIN TO THIS EXISTING ADEQUATE SYSTEM.

THE SECOND SYSTEM IS LOCATED ON THE SOUTHWEST PORTION OF THE SITE, ADJACENT TO UNIVERSITY DRIVE AND IT COLLECTS THE REMAINDER OF THE STORMWATER RUNOFF FROM THIS SITE. THIS RUNOFF FLOWS THROUGH A STORMWATER SYSTEM INTO GEORGE MASON UNIVERSITY PROPERTY BEFORE OUTFALLING INTO A CHANNEL FOR APPROXIMATELY 80' INTO ANOTHER STORMWATER SYSTEM FOR 400' THEN INTO A NATURAL CHANNEL THAT ULTIMATELY FLOWS TO PATRIOT LAKE ON THE GEORGE MASON UNIVERSITY CAMPUS.

CROSS SECTION A-A HAS BEEN ADDED TO SHOW THE ADEQUACY OF THE 8" CHANNEL. STORM COMPUTATIONS HAVE BEEN PROVIDED FOR THE STORMWATER SYSTEM DOWNSTREAM OF THIS ADJ CHANNEL TO SHOW ADEQUACY OF THIS STORMWATER SYSTEM, AND 3 CROSS SECTIONS (B-B THROUGH D-D) HAVE BEEN PROVIDED TO SHOW THE TYPICAL CHANNEL SECTION FROM THE STORMWATER PIPE RUN 20-22 TO PATRIOT LAKE.

BASED ON THE STORMWATER CALCULATIONS AND THE CROSS-SECTIONS B-B TO D-D, IT IS ANTICIPATED THAT SEVERAL SECTIONS OF STORMWATER SYSTEM AND SECTIONS OF THE DOWNSTREAM CHANNEL WILL NEED TO BE IMPROVED TO HANDLE THE INCREASE IN RUNOFF GENERATED BY THIS PROJECT. BASED ON THE LETTER OF UNDERSTANDING, we WILL WORK WITH GWU IN ORDER TO IMPROVISE THE REQUIRED STORMWATER SYSTEM AND/OR CHANNEL SECTIONS.

EXTENT OF REVIEW

ACCORDING TO PPT 6-2003.2A, THE EXTENT OF REVIEW OF THE DOWNSTREAM DRAINAGE SYSTEM SHALL BE TO A POINT THAT IS AT LEAST 50' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 1/10th OF THE SIZE OF THE FIRST DRAINAGE AREA. THE DRAINAGE AREA ENTERING EXISTING STRUCTURE 3308 IS APPROXIMATELY 5.46 ACRES. AT THE POINT OF CONFLUENCE, A SECOND CHANNEL WITH THIS SYSTEM THAT HAS A DRAINAGE AREA OF APPROXIMATELY 8.52 ACRES. THIS DRAINAGE AREA IS APPROXIMATELY 1/12th OF THE FIRST DRAINAGE AREA AND THEREFORE THE EXTENT OF REVIEW HAS BEEN MET.

CONCLUSION

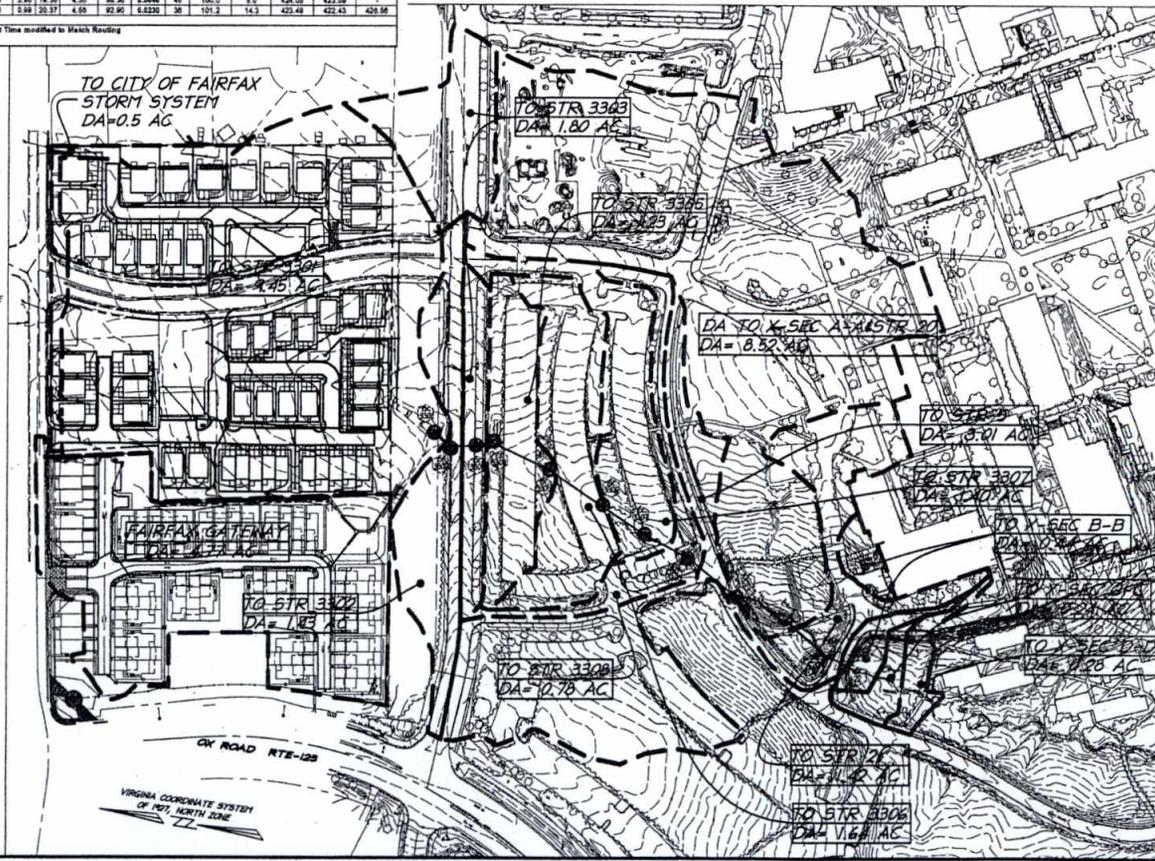
BASED ON THE PROPOSED IMPROVEMENTS TO THE EXISTING STORMWATER SYSTEM, INTERMEDIATE CHANNEL IMPROVEMENTS, AND THE WILLINGNESS OF GWU TO ACCEPT THE INCREASE IN RUNOFF FROM THIS PROJECT, THERE WILL BE NO ADVERSE IMPACTS OR FLOODING ON ANY DOWNSTREAM PROPERTIES. THIS DEVELOPMENT MEETS THE CRITERIA ESTABLISHED BY FAIRFAX COUNTY'S GUIDELINES FOR AN ADEQUATE OUTFALL. IT IS THE OPINION OF THE ENGINEER THAT WITH THE IMPROVEMENTS MENTIONED ABOVE, AN ADEQUATE OUTFALL EXISTS FOR THIS DEVELOPMENT.

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

#	DATE	REVISION
1	5-8-23	CADREY COMMENTS, REVISED PARALLELS, LOC. #



XSECTION	Area (ac)	C	CA		Tc	Tt	Q1	SLOPE	Allow. V2	Existing V2	3 year Depth	REMARKS	
			INCR.	ACC.									ft
AA	26.28	0.70	20.482	20.482	20.00	3.42	70.00	0.025	5.00	3.03	2.94	Existing Channel	
BB	1.96	0.70	1.302	21.784	20.00	3.42	74.90	0.022	5.00	3.10	3.48	Existing Channel	
													ft
CC	0.24	0.50	0.120	0.120	21.904	20.00	3.42	74.91	0.016	5.00	4.14	2.06	Existing Channel
DD	0.28	0.50	0.140	0.140	22.044	20.00	3.42	75.39	0.013	5.00	2.23	1.18	Existing Channel



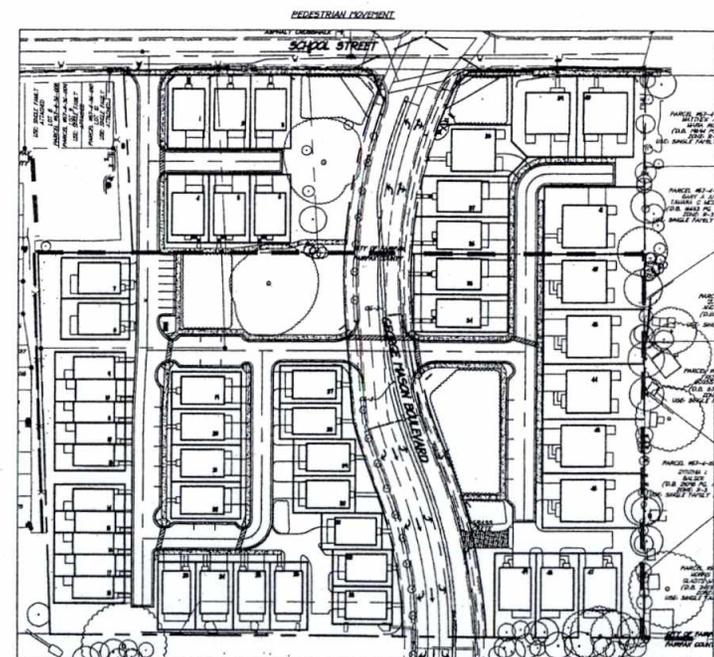
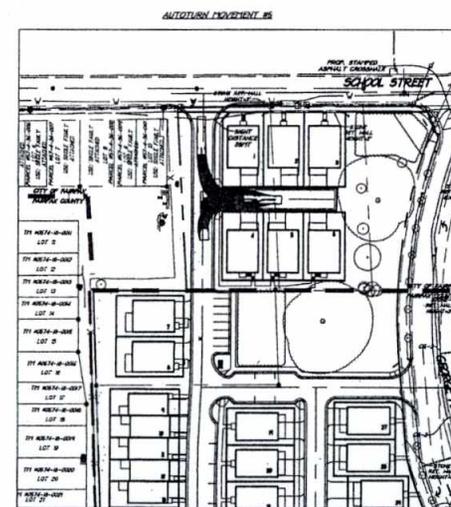
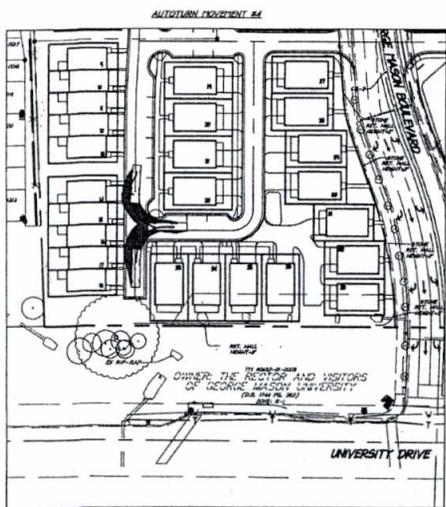
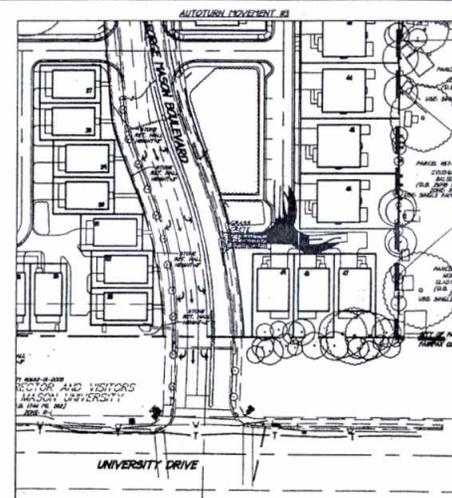
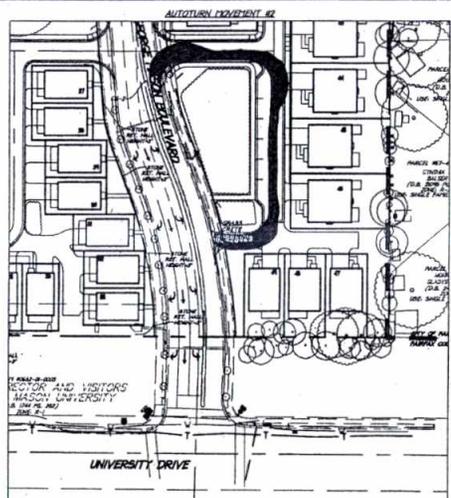
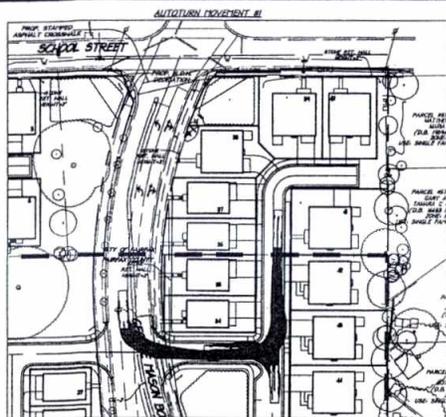
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 5000 Westview Street (Fourth Floor), Westview, Virginia 22091-2807
 703.773.8000 • fax 703.773.7626



ADEQUATE OUTFALL COMPUTATIONS - OPTION 2

ELEVEN OAKS
 CITY OF FAIRFAX, FAIRFAX COUNTY, VA

PROJECT NO: 10140000
 SCALE: 1"=100'
 DATE: APRIL, 2012
 DESIGN CBY: [Name]
 DRAWING TWE
 CHECKED: ESS
 SHEET NO.



#	DATE	REVISION
1	8/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT DATED JULY 6, 2012 AND CITY COMMENTS LETTER DATED JULY 9, 2012

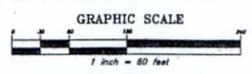
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 engineering · architecture · landscape planning
 16000 River Street (South Point) · Fairfax, VA 22031-3807
 703.273.6500 · Fax 703.273.7636

FIRE TRUCK & PEDESTRIAN MOVEMENTS

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO. 11040000
 SCALE: 1"=40'
 DATE: APRIL, 2012
 DESIGN: CEY
 DRAWING: PEE
 CHECKED: ESS
 SHEET No.

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.



#	DATE	REVISION
1	8/20/12	RESPOND TO COUNTY PRE-STAFFING REPORT
		DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED 8/17/12
2	9/13/12	COUNTY STAFFING REPORT DATED 8/27/12 AND CITY COMMENTS DATED 8/24/12
3	10/18/12	CITY AND COUNTY COMMENTS

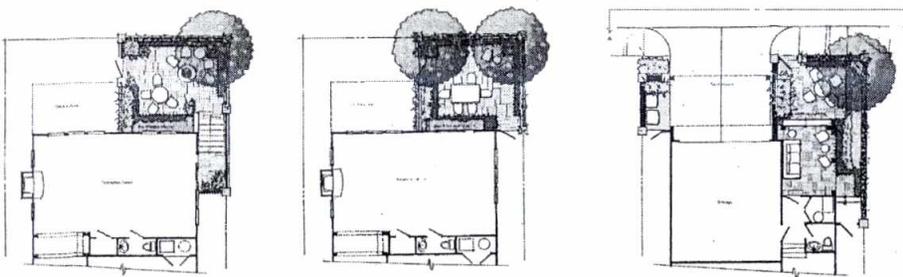


CONCEPT DESIGN OF IND LOT PRIVACY YARDS & FENCE ENCLOSURES

ELEVEN OAKS
CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO.	101400100
SCALE	NONE
DATE	APRIL, 2012
DESIGN	CEY
DRAWN	FEE
CHECKED	ESS
SHEET No.	

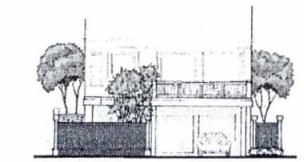
15 of 19
100006



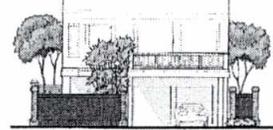
30 7 - Standard English Rowement Condition
Lower Level Floor Plan
Outdoor Courtyard

30 7 - Standard Slab on Grade Condition
Lower Level Floor Plan
Outdoor Courtyard

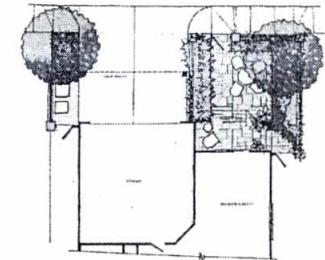
30 8 - Standard Slab on Grade Condition
Lower Level Floor Plan
Outdoor Courtyard



30 8 - Courtyard Fence Elevation, Alternative 1, A-A
Lower Level Floor Plan
Outdoor Courtyard - Wood/Composite/Vinyl Fence and Columns

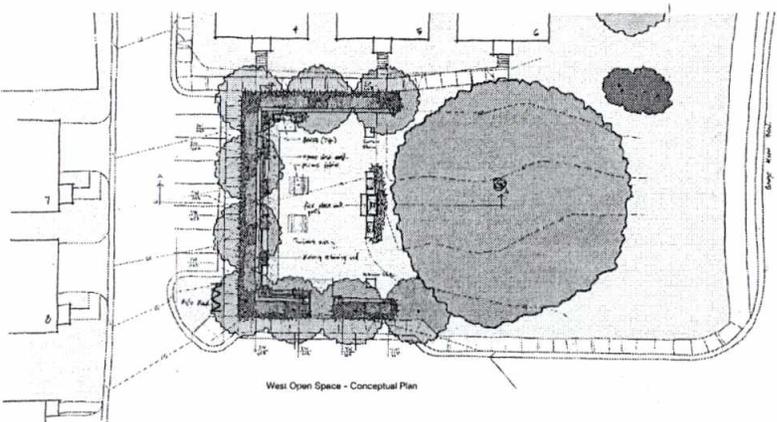


30 8 - Courtyard Fence Elevation, Alternative 2, A-A
Lower Level Floor Plan
Outdoor Courtyard - Wood/Composite/Vinyl Fence with Masonry Columns

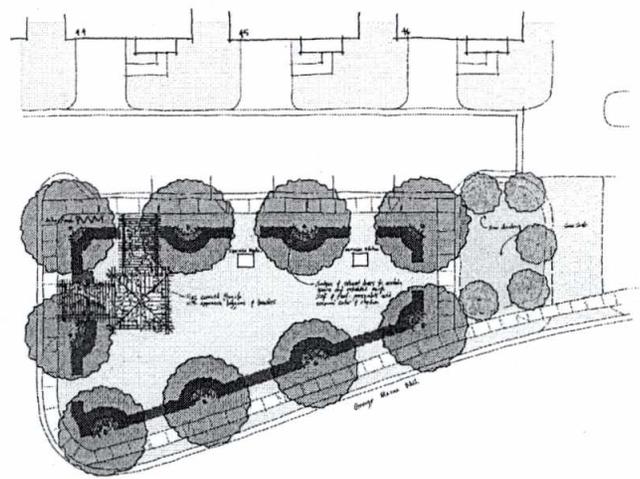


34 8 - Standard Slab on Grade Condition
Lower Level Floor Plan
Outdoor Courtyard

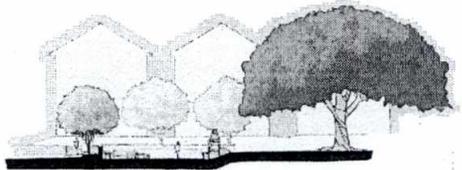
NOTE: ALL LAYOUTS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION WITH FINAL ARCHITECTURAL DESIGN AND SITE PLAN.



West Open Space - Conceptual Plan



East Open Space - Conceptual Plan



West Open Space - Cross Section AA

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#	DATE	REVISION
1	6/10/12	RESPOND TO COUNTY PRE-STAFFING REPORT
		DATED JULY 16, 2012 AND CITY COMMENTS LETTER
		DATED JULY 19, 2012
3	10/18/12	CITY AND COUNTY COMMENTS



2+ retaining wall

Lot #3

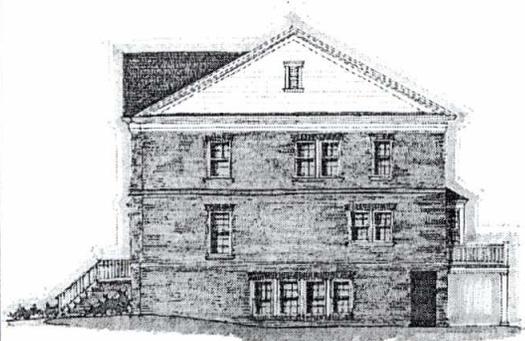
Lot #2

Lot #1

34' WIDE SINGLE FAMILY HOMES
School Street Elevations



Retaining Wall Section



Lot #1 Right Side Elevation



Lot #1

Lot #2

Lot #3

alternative wood plaster

34' WIDE SINGLE FAMILY HOMES
Rear Elevations

Devereaux & Associates, PC
ARCHITECTS AND DESIGNERS

ELEVEN OAKS

Madison
Homes

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christopher consultants
engineering - surveying - land planning
10000 Old Dominion Blvd., Suite 2000
Fairfax, VA 22031-1807
703.272.6000 • Fax 703.272.7820

ARCHITECTURAL DETAILS

ELEVEN OAKS
CITY OF FAIRFAX • FAIRFAX COUNTY, VA

PROJECT NO.	10340000
SCALE	NONE
DATE	APRIL, 2012
DESIGN CBY	DRANN, FEE
CHECKED	ESS
SHEET No.	

16 of 19
100006

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		DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 19, 2012
3	10/16/12	CITY AND COUNTY COMMENTS

christopher consultants
 engineering • surveying • land planning
 3000 Main Street, Fourth Floor, Fairfax, VA 22031-2807
 (703) 774-6000 Fax: (703) 774-7000

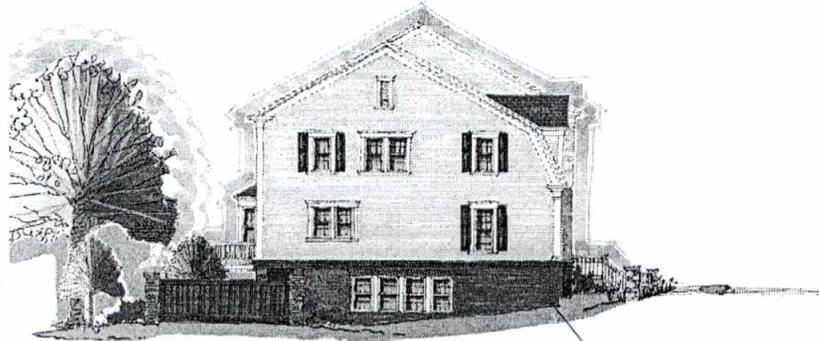


2+ retaining wall
 Lot #40
 46R Front Elevation

Lot #39
 46R Front Elevation

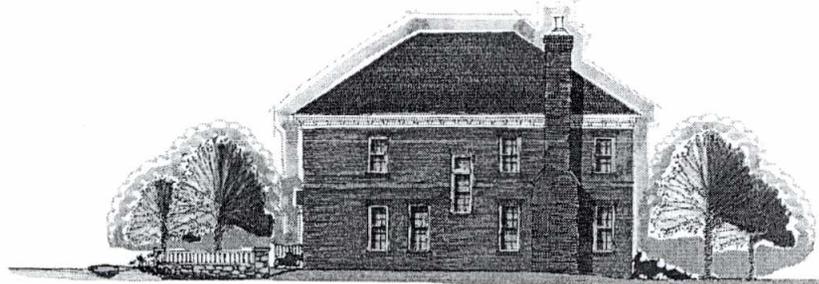
Lot #38
 46R Side Elevation

46' WIDE SINGLE FAMILY HOMES
 School Street Elevations



Lot #3
 34R Side Elevation

Brick water table on high visibility lots
 (all others to be stamped concrete)



Lot #39
 46R Side Elevation

34' & 46' WIDE SINGLE FAMILY HOMES

ELEVEN OAKS

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

Devereaux & Associates, P.C.
 ARCHITECTS AND PLANNERS

Madison Homes

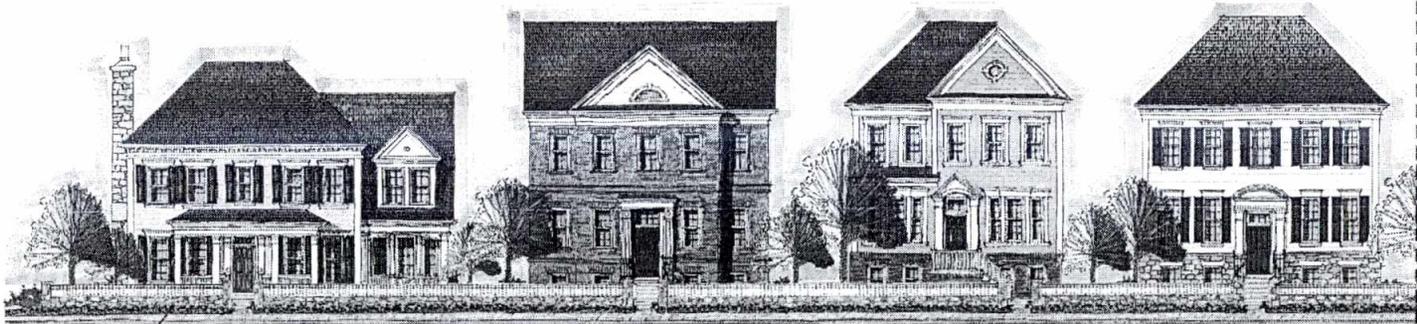
ARCHITECTURAL DETAILS

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO:	10140000
SCALE:	NONE
DATE:	APRIL, 2012
DESIGN BY:	CEY
DRAWN BY:	MBE
CHECKED BY:	ESG
SHEET NO.:	

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christopher consultants
 engineering - surveying - land planning
 10000 Old Dominion Blvd., Suite 1000
 Fairfax, VA 22031-1807
 703.276.6500 fax 703.276.7426



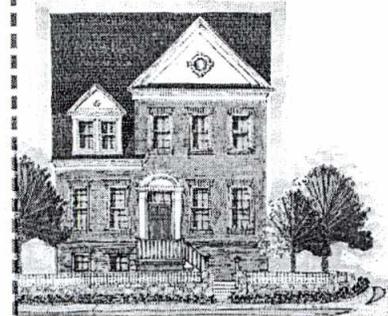
2'+ retaining wall
 Lot #38
 46R Front Elevation

Lot #37
 34R Front Elevation

Lot #36
 30R Front Elevation

Lot #35
 34R Front Elevation

46', 34' & 30' WIDE SINGLE FAMILY HOMES



Lot #34
 30R Front Elevation



Lot #13

Lot #12

Lot #11

Lot #10

Lot #9

24' WIDE TOWNHOMES
 Front Elevations

ELEVEN OAKS

Devereaux & Associates, Inc.
 ARCHITECTS AND PLANNERS

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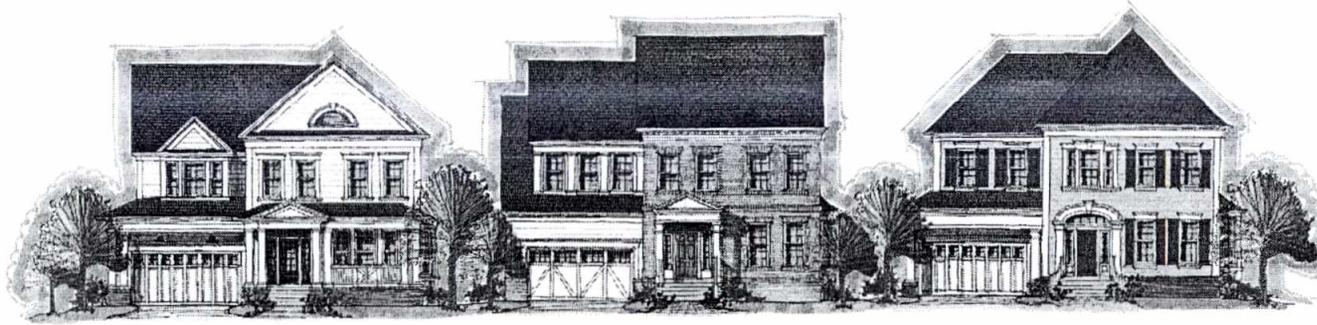
Madison
 Homes

ARCHITECTURAL DETAILS

ELEVEN OAKS
 CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO. 101400000
 SCALE: NONE
 DATE: APRIL, 2012
 DESIGN SET DRAWING CHECKED: ESS
 SHEET No.

18 of 19
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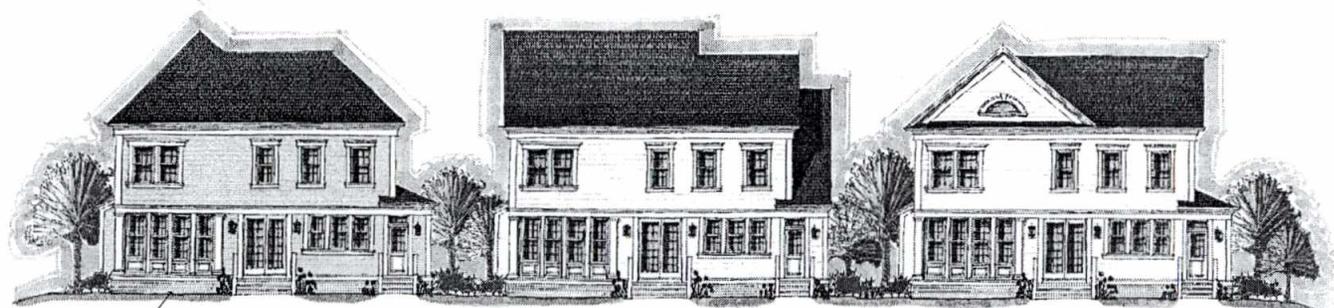


Lot #44

Lot #45

Lot #46

46' WIDE SINGLE FAMILY HOMES



1 concrete watertable on rears
s (except on high visibility lots)

Lot #46

Lot #45

Lot #44

46' WIDE SINGLE FAMILY HOMES

ELEVEN OAKS

Deveraux & Associates, P.C.
ARCHITECTS AND PLANNERS

THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

Madisonrd
Homes

#	DATE	REVISION
1	8/18/12	RESPOND TO COUNTY FIRE-STAFFING REPORT DATED JULY 16, 2012 AND CITY COMMENTS LETTER DATED JULY 18, 2012
2	8/18/12	CITY AND COUNTY COMMENTS

christopher consultants
engineering - surveying - land planning
9602 Green Street, Fourth Floor, Suite #4
703.273.6800 Fax 703.273.7656

ARCHITECTURAL DETAILS

ELEVEN OAKS
CITY OF FAIRFAX & FAIRFAX COUNTY, VA

PROJECT NO.	10140000
SCALE	NONE
DATE	APRIL, 2012
DESIGN: CEY	
DRAWN: FEE	
CHECKED: EGG	
SHEET NO.	

19 of 19
100006

P:\Projects\111411\111411_Plan\111411_Architectural\111411_Architectural_SitePlan.dwg, 11/19/2012 10:16:17 AM, Computer, L.L. Deveraux, 11/19/2012 10:16:17 AM

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

DESCRIPTION OF THE APPLICATION

- Applicant:** Eleven Oaks, LLC
- Location:** North of University Drive, south of School Street along both sides of George Mason Drive.
- Request:** Rezone 5.36 acres of land within Fairfax County from R-1 to PDH-8, to permit 10 single-family attached units and 27 single-family detached units at 6.9 dwelling units per acre (du/ac). In addition, the request includes a concurrent rezoning application filed with the City of Fairfax, which seeks 12 additional single-family detached dwelling units on 2.23 acres within the City, at a density of 5.4 du/ac. (Analysis of these applications applies to the entire development because the City and County portions are interrelated.) The overall development proposes 49 units on 7.59 acres at a 6.5 du/ac. The City of Fairfax Planning Commission will hold its public hearing on November 26, 2012 and the City of Fairfax City Council public hearing is scheduled on December 11, 2012. The applicant is the contract purchaser of the property, which is owned by the City of Fairfax.
- Waivers/Modifications:** Waiver of the 600 foot maximum length for a private street.
- Waiver of the off-street parking space requirement (Sect 11-102(1)) requiring off-street parking spaces to be located on the same lot as the structure, to permit extensions of the driveway beyond the lot line shown on the CDP/FDP.

A reduced copy of the proposed Conceptual Development Plan and Final Development Plan (CDP/FDP) is included at the front of this report. The CDP/FDP depicts the entire project, including the area located in the City of Fairfax; the same plan has been filed with the City of Fairfax. The proffers, Affidavit and the statement of justification are included as Appendices 1 through 3.

Fairfax County staff is thankful for the cooperation from the City of Fairfax during the Fairfax County development review process.

LOCATION AND CHARACTER

Site Description

The subject property consists of a consolidation of five tax map parcels (with one located in the County and four in the City). It is also located in the George Mason Community Planning Sector of the Fairfax County Comprehensive Plan, which is generally bordered by Route 123 to the west; University Drive to the south; School St to the north and which lies on both sides of George Mason Boulevard. The property was the site of the former Eleven Oaks Elementary School, which was demolished by the City of Fairfax. The western portion is vacant and the eastern portion of the property is currently being used for school bus parking (which is proposed to be relocated within the City of Fairfax as a separate action). Access is currently provided from School Street. Existing vegetation on the site consists of landscaping remaining from the previous use; the northern portion of the site contains two 50 inch diameter trees, which are both proposed to be preserved.

Surrounding Area Description

	Use	Zoning	Plan
North (across School St.)	The City of Fairfax (Inova Emergency Care) Single-Family Detached	R-3 PD (City)	Institutional Residential - medium
South	George Mason University		
West	Single-Family Attached	PD (City) PDH-12 (County)	Residential at 8 du/ac
East	The City of Fairfax (Single-Family Detached)	R-3	Residential – low/medium

BACKGROUND

Zoning History:

No previous rezoning cases have been filed

Comprehensive Plan History:

On February 28, 2012, the Board of Supervisors approved APR S11-II-F1, which recommended the subject property for residential use at a density of 5-8 dwelling units per acre with conditions. The applicant proposes to implement this recommendation.

COMPREHENSIVE PLAN PROVISIONS

Plan Area/Planning District: Area II; Fairfax Planning District

Planning Sector: George Mason Community Planning Sector

Plan Recommendation:

On Page 71 of the Fairfax Planning District of the 2011 edition of the Area II Plan, the Plan states:

"3. The area in Fairfax County generally bordered by Route 123, University Drive, School Street, and lies on both sides of George Mason Boulevard is planned for residential use at a density of 5-8 dwelling units per acre.

It includes Fairfax Gateway, a townhouse community (Tax Map 57-4((18)) A, 11-47) and the former Eleven Oaks School site (Tax Map 57-4((1)) 6). However, the former Eleven Oaks School site should generally not exceed 7 dwelling units per acre.

As an infill parcel the Eleven Oaks site should provide for a transition between the lower density single-family detached housing types on the east and the townhouses along Route 123. In order to complement existing development small lot or "zero-lot-line" single-family detached and single-family attached may be appropriate. The development should incorporate adjacent parcels along School Street.

A tree survey should be undertaken identifying and locating all trees 10 inches in diameter or greater. These trees should be analyzed for preservation and to the extent possible trees in good condition should be preserved and incorporated into the final design.

A consistent streetscape treatment along George Mason Boulevard, to include street trees, landscaping, sidewalks, and various paving textures should be provided to the extent possible.

The access points to the development should be aligned with each other on opposite sides of George Mason Boulevard and the number of median breaks should be minimized.

The proposed density and/or total number of dwelling units should be balanced against the needs for adequate open space to serve the recreational needs of residents and adequate visitor parking, as parking is not permitted along George Mason Boulevard."

ANALYSIS

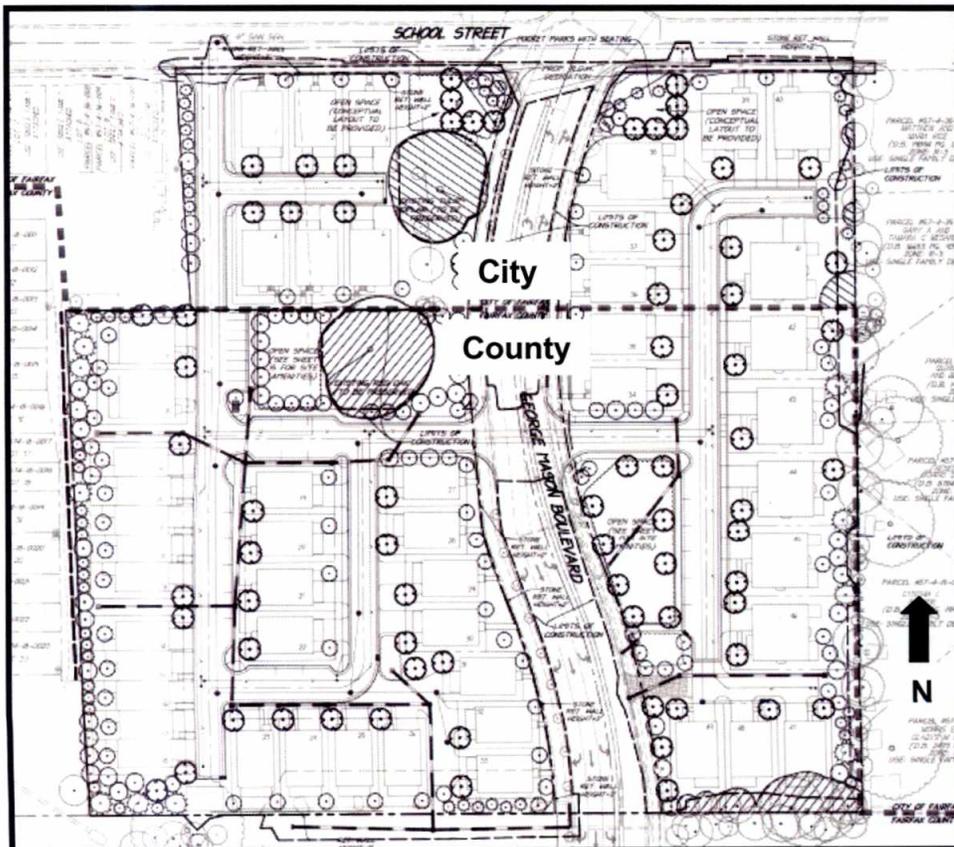
Conceptual Development Plan and Final Development Plan (CDP/FDP)
(Copy at front of staff report)

Title: Eleven Oaks
Prepared By: Christopher Consultants
Original and Revision Dates: April 12, 2012, as revised through
October 18, 2012.

The Combined CDP/FDP consists of 19 sheets. The following description addresses the entire development as a whole, because the City and County portions are interrelated.

Development Description: The applicant proposes a development with small lot single-family detached and single-family attached dwelling units. The proposal includes a total of 49 dwelling units; 12 located in the City of Fairfax and the remaining 37 within Fairfax County. All of the units in the City are proposed to be single-family detached. Of the 37 units in Fairfax County, ten are proposed to be single-family attached (townhouses) and 27 are proposed to be single-family detached.

Site Layout: Proposed Site Layout



As shown on the previous graphic, George Mason Boulevard bisects the site. The applicant proposes 33 dwelling units on the western portion with access provided from School Street and George Mason Boulevard. The eastern portion would contain 16 dwelling units, with access provided from George Mason Boulevard. Private roads extend into both portions of the site and single-family detached dwelling units are located on both sides of these roads. Five units are proposed to front School Street and twelve units are proposed to front George Mason Boulevard. Ten single-family attached units are located along the western boundary and eight single-family detached units along the eastern boundary.

Four different sizes of units are proposed and include: 24 foot wide townhouses and 30, 34, and 46 foot wide single-family detached units. Sheet 7 of the CDP/FDP shows the typical lot layouts for these units. Each single-family detached unit contains five foot minimum side setbacks (10 feet between units). In addition, every unit is proposed to have a 10 foot wide privacy yard in the rear yards (which may include decks, patios, fences, bay windows, overhangs, etc.)

Architectural elevations and site sections are included on Sheets 16 through 19 of the CDP/FDP. The proposed maximum height for the single-family detached dwelling units is 42 feet; the elevations on the CDP/FDP show primarily two to three story tall units. The applicant proffered to design the dwellings in substantial conformance with the bulk, mass and type and quality of materials and elevations shown on the CDP/FDP.

Two two-foot tall retaining walls are shown along the northern and southern boundaries. Sheet 6 of the CDP/FDP indicates that these walls would be constructed with brick as architecturally solid walls, with no gaps.

Vehicular Access: One access point is provided into the subject property from School Street and two from George Mason Boulevard. Access to each unit is proposed to be provided from individual driveways, a minimum of 18 feet in length off the internal private streets.

Right-of-Way Dedication: Sheet 9 of the CDP/FDP shows a total of 4,795 square feet of additional right-of-way to be dedicated, near the intersection of School Street and George Mason Boulevard.

Parking: The Fairfax County Zoning Ordinance requires three spaces for single-family detached dwelling units with frontage on a private street and 2.7 spaces for single-family attached units (37 total units require 111 parking spaces). The City of Fairfax requires two spaces for single-family detached units (12 units require 24 parking spaces.) The applicant is proposing to exceed these requirements and provide a total of 225 parking spaces on the site (two spaces in garages, two parking spaces in the driveway and 29 guest parking spaces). In addition, the applicant has proffered to construct driveways with a minimum of eighteen feet in length (to permit the parking of two vehicles without overhanging the sidewalk) and to build garages that will accommodate two vehicles.

Pedestrian Access: The existing pedestrian network, which includes an eight foot wide asphalt trail on the west side of George Mason Boulevard; a five foot wide sidewalk on the east side of George Mason Boulevard; and a five foot wide sidewalk on the north side of University Drive; provides pedestrian access to the property and is proposed to remain or be replaced if damaged by construction. An additional 5 foot wide sidewalk is proposed along the south side of School Street, along the property's frontage. Within the development, a series of five foot wide sidewalks are proposed. These sidewalks would be located in front of the dwelling units and would provide connections to the open space amenities within the development. The units along School Street will also each have a sidewalk leading from the sidewalk along the street to the front doors.

Bus Stop: There is an existing bus stop (with shelter) located on University Drive, along the southern boundary. No changes are proposed.

Open space: A total of 90,600 square feet or twenty-seven percent of the development is proposed to be open space. Three open space areas are proposed on the site: two are located on the north side of the site at the intersection of School Street and George Mason Boulevard (which includes the preservation of two 50 inch diameter trees) and one on the west side of George Mason Boulevard. These areas include benches, seating walls and sidewalks connecting to the proposed sidewalk network on the site. Sheet 15 of the CDP/FDP shows these proposed amenities in greater detail.

Tree Save and Landscaping: As noted above, there are two large 50-inch diameter trees (Oak and Tulip Poplar trees) that are proposed to be preserved and located in the open space area on the northern portion of the site, west of George Mason Boulevard. These trees, one located within the City and one within the County, are prominent features of the site. The applicant has made the necessary proffer commitments to protect and preserve these trees (walk-throughs, monitoring and tree appraisals).

The layout also includes additional landscaped buffering around the entire periphery of the property with plant materials ranging in size from 5 to 30 feet in width. Sheet 8 of the CDP/FDP shows the landscape plan and proposed tree types, locations and quantities.

Stormwater Management: According to the stormwater management (SWM) narrative on Sheets 11 and 12 of the CDP/FDP, SWM facilities will be provided by George Mason University in either 1) a new stormwater facility associated with the construction of their new Academic VII building (which will be located just south of University Drive) or 2) existing on campus facilities (which lead to the existing Patriot Lake). Either option would be designed to handle the proposed runoff from the subject property. A Letter of Understanding between George Mason University and the applicant is included on the CDP/FDP, which outlines the general responsibilities for construction and upgrades to these facilities for each party. Best Management Practices (BMP) requirements for water quality

on the subject property are also proposed to be addressed by George Mason University. Two additional bio-retention facilities are proposed on-site to provide additional on-site water quality measures. In the event, the off-site facilities on George Mason University are not available for use by the Applicant, the Applicant proffered to provide for alternative stormwater management and BMP measures to serve the Property. If the alternative stormwater management measures significantly affect the site design, a proffered condition amendment will be filed.

Land Use Analysis (Appendix 4)

The Comprehensive Plan recommends residential use up to 7 dwelling units per acre for the subject property with several conditions, which include: compatibility with the surrounding development using small lot or zero lot line configurations, tree preservation, streetscape consistency, appropriate access and adequate open space to serve recreational needs. The applicant is pursuing this Plan option to develop a combination of single-family attached and detached dwellings on the subject property, below the recommended density of 7 du/ac.

Since the initial development plan submission, the design of the proposed development has been improved:

- Site layout was redesigned to preserve two existing 50-inch diameter Oak and Tulip Poplar trees located in the northwest portion of the site;
- Access was improved by eliminating an access from George Mason Boulevard and providing two aligned access points. Another access to the western portion of the development was proposed from School Street;
- Guest parking was increased from 18 to 29 parking spaces;
- Two bio-retention facilities were added to provide additional BMP;
- Open space was increased;
- Building footprints were staggered along the eastern boundary and elevations were provided showing variations in the rooflines;
- Lot typicals were provided for each type of unit, which include 24 foot wide townhouses and 30 ft., 34 ft. and 46 ft. wide single-family detached units;
- Commitments to incorporate universal design features and achieve Energy Star for Homes qualification were provided.

With these changes, staff concludes that the proposal for 49 single-family dwellings (at 6.9 du/ac in the County, 5.4 du/ac in the City and 6.5 du/ac overall) is in general conformance with the land use recommendations of the Comprehensive Plan.

Residential Development Criteria (Appendix 5)

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 our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. For the complete Residential Development Criteria text, see Appendix 5.

Site Design (Development Criterion #1) and Neighborhood Context (Development Criterion #2)

The Site Design Development Criterion #1 requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities. The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community. In this application, the 7.59 acre subject property consists of a consolidation of five parcels generally located within an area defined by Route 123, University Drive, School Street, and on both sides of George Mason Boulevard. Four parcels are located in the City of Fairfax (2.23 acres) and one parcel is located in Fairfax County (5.36 acres). The application property abuts institutional uses and single-family detached dwelling units to the north, single-family attached units to the west, George Mason University to the south and single-family detached units to the east. The applicant proposes to develop 49 single-family dwelling units on the property (39 single-family detached and 10 single-family attached). In general, the site is designed to transition from the higher density single-family attached units to the west in Fairfax Gateway to the existing single-family detached units. Smaller lots are located on the western portion of the site and ten single-family attached units are located along the western boundary, adjacent to Fairfax Gateway. On the eastern portion, lot sizes are increased to transition to existing single-family detached units to the east. Additional landscaped buffering is provided around the entire periphery of the property, with plantings ranging in size from 5 to 30 feet in width. Sheet 8 of the CDP/FDP shows the landscape plan and proposed tree types, locations and quantities. Architectural elevations and site sections are included on Sheets 16 through 19 of the CDP/FDP. The proposed maximum height for the single-family detached dwelling units is 42 feet and the elevations on the CDP/FDP show primarily two to three story tall units (up to 42 feet). Approximately 27.3% of the development is proposed to be open space with three large open space areas proposed on the site. These areas include benches, seating walls and sidewalks connecting to the proposed sidewalk network on the site. Sheet 15 of the CDP/FDP shows these proposed amenities in greater detail. Staff feels that this criterion has been adequately addressed.

Development should also provide for a logical design with appropriate relationships within the neighborhood, including appropriately oriented units and useable yards. Access should be provided to transit facilities where available, and utilities should be identified to the extent possible. The Comprehensive Plan recommends small lot or "zero-lot-line" single-family detached and/or single-family attached units to complement existing development. The applicant proposes a range of lot sizes from 1,800 square feet to 2,200 square feet for single-family attached units and 2,660 square feet to 7,700 square feet for single-family detached units. Typical yard configurations would include five foot minimum front yards, five foot minimum side yards and ten foot minimum rear yards. Sheet 7 of the CDP/FDP shows the typical lot schematics. All units are also proposed to have a 10 foot wide privacy yard in the rear yards (which may include decks, patios, fences, bay windows, overhangs, etc.). Staff feels that this criterion has been adequately addressed.

Open space should be useable, accessible, and integrated with the development. Appropriate landscaping should be provided. The applicant has provided approximately 2.08 acres (27.3 percent) of open space on the entire site. Three large open space areas are proposed on the site, with one located in the northwestern portion of the site (which includes two 50 inch diameter trees to be preserved). All areas are programmed and include benches, seating walls and sidewalks connecting to the proposed sidewalk network on the site. Sheet 15 of the CDP/FDP shows these proposed amenities in greater detail. In addition, the applicant proposes to provide landscaping on the site, which will yield approximately 50,000 square feet of new tree canopy, through tree plantings. With these commitments, staff feels that the open space is useable, accessible, and well-integrated into the development.

Development should fit into the fabric of the community as evidenced in the architectural elevations and materials. In keeping with Plan guidance to maintain compatibility with the Fairfax Gateway community on the west, the application proposes a row of ten townhouses and two single-family detached dwellings adjacent to these existing townhouses. On the east the applicant proposes eight single-family detached homes (one located within the City of Fairfax) with mostly larger lot sizes (than proposed lots to the west) and a style which provides for an orderly transition to the single-family detached neighborhood in the City of Fairfax. Throughout the central portion of the application property, zero lot line homes are proposed. Architectural details of the various proposed home types are depicted on Sheets 16-19 of the CDP/FDP to demonstrate architectural compatibility with surrounding existing residential development. As previously discussed in Development Criterion 1 (site layout), staff feels that the proposed development would fit into the fabric of the existing community.

Environment (Development Criterion #3) (Appendix 4)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and

light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

This section characterizes environmental concerns that arose from staff's evaluation of this site and the proposed development. Solutions are suggested to remedy these concerns, but there may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Green Building Certification

In conformance with the County's green building policy, the applicant has made a proffered commitment to the attainment of Energy Star Qualified Homes for the new residences, to be demonstrated prior to the issuance of the residential use permit (RUP) for each dwelling.

Transportation Generated Noise

A noise analysis was not performed for this application. However, the April 13, 2012 Statement of Justification acknowledged that the homes would include construction measures to ensure that noise levels for the new residences would not exceed the 45 decibel interior area threshold recommended by the Policy Plan. George Mason Boulevard now serves as a primary thoroughfare for public transportation and emergency vehicles which serve GMU. Staff encouraged the applicant to proffer noise mitigation measures for those lots with façades on George Mason Boulevard particularly Lots 27-35 within the County and Lots 36-38 and the side façades of Lots 3 & 6 within the City. The applicant has proffered to provide noise attenuation measures designed to reduce interior noise below 45 decibels.

In summary, staff feels this criterion has been met. Further discussion about stormwater management is in the Public Facilities section below.

Tree Preservation & Tree Cover Requirements (Development Criterion #4)

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site.

As previously mentioned, the western portion of the property is vacant and the eastern portion of the property is currently being used for school bus parking, which is proposed to be relocated within the City of Fairfax, as a separate action. Existing vegetation on the site consists of landscaping remaining from the previous use. Sheet 8 of the CDP/FDP shows the proposed plant schedule and tree canopy calculations, which yield approximately 50,000 square feet of new tree canopy through tree plantings. Several additional trees on the site are also proposed to be preserved, including two large 50 inch trees (Oak and Tulip Poplar). The applicant has also proffered to protect and preserve these trees

through walk-throughs, monitoring and tree appraisals, which adhere to County Policies.

Staff from UFMD, DPWES reviewed the application and identified minor concerns (see Appendix 6), which included:

- A label indicating that the two large canopy trees (Oak and Poplar) will be preserved should be provided on the CDP/FDP;
- The sidewalk located behind Units 4 through 6 should be relocated to run through the active gathering area to reduce the impact to the critical root zones of the large canopy tree;
- Tree canopy calculations on Sheet 8 of the CDP/FDP should be refined to allow for proper verification during subdivision plan review.
- Retaining walls holding grade behind residential units 41 through 43 and 45 through 47 should be provided on the CDP/FDP;
- The tree location survey should be revised to include trees that are 25 feet away from the limits of clearing and grading on the off-site properties to the east.

The applicant has revised the plans to address these concerns. Staff also feels that this criterion has generally been met; final determination will be made during subdivision plan review.

Transportation (Development Criterion #5)

Criterion 5 requires that development provide safe and adequate access to the surrounding road network, and that transit and pedestrian travel and interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit.

The applicant is proposing a new residential development with private streets entering the site from School Street and George Mason Boulevard. Private streets may be narrower than public streets and provide opportunities to increase the peripheral buffers, as well as incorporate a number of environmental amenities not possible with public street requirements. The applicant has proffered to construct the private streets in conformance with the Public Facilities Manual (PFM) and to use materials and depth of pavement consistent with the PFM standards for public streets. The applicant also proffered to establish a maintenance account that will be available to a Home Owners Association (HOA) for street maintenance after the applicant turns over control of an HOA to the homeowners. Staff supports the use of private streets.

As previously mentioned, sidewalks approximately five feet in width are also provided on both sides of the private streets and additional right-of-way is proposed along School Street.

Staff from the Department of Transportation have reviewed the application and indicated a concern with Proffer 3A, which says any existing trail or sidewalk damaged due to construction on the property would be repaired prior to release of the subdivision bond. Staff feels that the repair should take place earlier. The applicant agreed to revise the timing to be prior to the issuance of the first residential use permit (Appendix 7). No other concerns were identified.

The Virginia Department of Transportation also reviewed the application and indicated that the proposed southbound pavement marking on George Mason Boulevard should carry the right lane at the north end as the through lane up to the signal at University Drive and make the left southbound lane a continuous left turn lane from north. However, the applicant maintains that their proposed development would not generate a need for the left turn lane at this time. Final determination of these concerns will be made during subdivision review. Sheet 6 of the CDP/FDP also includes a letter from the City of Fairfax indicating that the City would maintain George Mason Boulevard and provide snow removal for the entire street.

Public Facilities (Development Criterion #6)

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. (Specific Public Facilities issues are discussed in detail in Appendices 8 – 13).

Fairfax County Park Authority (Appendix 8)

The proposed development would add approximately 111 new residents to the current population of the Braddock District. The CDP/FDP shows three large open space areas on the site; one located in the northwestern portion of the site will preserve two 50 inch diameter trees. All areas include benches, seating walls and sidewalks connecting to the proposed sidewalk network on the site. Sheet 15 of the CDP/FDP shows these proposed amenities in greater detail.

The Zoning Ordinance requirement for recreational facilities for the residents of this development is \$1,700 per non-ADU (affordable dwelling unit). The applicant will provide this dollar amount at the time of subdivision plan review, in the event that the proposed facilities do not have sufficient value. In addition, since these funds offset only a portion of the overall impact on recreational facilities for the future residents of this development, the Fairfax County Park Authority requested an additional contribution of \$893 per resident (or approximately \$97,000) for its "fair share" use of County facilities. The applicant has committed to provide (prior to the issuance of the 20th residential use permit), a "fair share" contribution of \$37,000 for use at off-site recreational facilities intended to serve future County residents.

No other issues remain.

Fairfax County Public Schools (Appendix 9)

The proposed development would be served by Woodson High School, Frost Middle School, and Oak View Elementary School. At this time, student enrollment in all three schools is projected to be below capacity through the 2012-2013 school years. If development occurs within the next six years, all three schools are currently projected to remain below capacity. In addition, a portion of the proposed development is located in the City of Fairfax, which is served by City Schools (Fairfax High School, Lanier Middle School and Daniels Run Elementary School). All of these schools are experiencing strong enrollment pressure. A boundary study at the middle and high school level is underway.

The total number of students generated by the development proposal is anticipated to be approximately 18 students: nine elementary, three middle and six high school students (based on the number of dwelling units shown on the CDP/FDP). Since this is an increase of 15 students above that generated by the existing zoning district, staff requested that the applicant contribute \$9,378 per new student to offset potential impacts on the schools. The applicant has proffered this amount for capital improvements to Fairfax County schools, which will serve the residents of this development.

Fire and Rescue

Note 6 on Sheet 6 of the CDP/FDP indicates that fire service will be provided by the City of Fairfax and that the CDP/FDP will meet the geometric standards of the City of Fairfax Public Facilities Manual.

Sanitary Sewer Analysis (Appendix 10)

The subject property is located within the Accotink Creek (City of Fairfax) watershed and would be sewer into the Norman M. Cole Jr. Plant. Staff indicated that the existing County facilities have adequate capacity to accommodate the projected sewage flow. In addition, the applicant proposes to use a sewage pumping station located on the southwest corner of the site. Sheet 6 of the CDP/FDP includes a letter from the City of Fairfax Utilities Department indicating that the City will provide sanitary sewer collection services, including the use and maintenance of the sewer pump station. In addition, a 2232 application has been filed with the Fairfax County Department of Planning and Zoning – Facilities Planning Branch to review the proposed pump station according to the criteria of location, character and extent as specified in Sect. 15.2 2232 of the Code of Virginia and the provisions of the Comprehensive Plan. The result of the review will be forwarded to the Planning Commission as soon as it is available.

Fairfax County Water Authority (Appendix 11)

The subject property is located within the Fairfax County Water Authority service area. Adequate domestic water service is available to the site if the applicant chooses to connect. However, Sheet 6 of the CDP/FDP includes a letter from the City of Fairfax Utilities Department indicating that the City will provide water service to the subject property. Final determination on services will be made during subdivision plan review.

Stormwater Management, DPWES (Appendix 12)

According to the stormwater management (SWM) narrative on Sheets 11 and 12 of the CDP/FDP, SWM facilities will be provided by George Mason University in either 1) a new stormwater facility associated with the construction of the new Academic VII building (which will be located just south of University Drive) or 2) existing on-campus facilities (which lead to the existing Patriot Lake). Both options would be designed to handle the proposed runoff from the subject property for the 2 and 10 year storm events. A Letter of Understanding between George Mason University and the applicant is included on the CDP/FDP, which outlines the general responsibilities for construction and upgrades to these facilities for each party. Best Management Practices (BMP) requirements for water quality on the subject property are also proposed to be addressed by George Mason University. Two additional bio-retention facilities are proposed on-site to provide additional on-site water quality measures. In the event, the off-site facilities on George Mason University are not available for use by the Applicant, the Applicant proffered to provide for alternative stormwater management and BMP measures to serve the Property. If the alternative stormwater management measures significantly affect the site design, a proffered condition amendment will be filed.

Staff has reviewed the proposal and indicated that the applicant must demonstrate that there is enough capacity in both options to meet the detention requirement for the proposal during subdivision review. In addition, the existing storm sewer pipes and natural channel heading toward Patriot Lake must be upgraded to meet outfall requirements. A proportional improvement with no adverse impact to the downstream drainage system must also be demonstrated during subdivision review.

Affordable Housing (Development Criterion #7)

This Criterion states that 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 Fairfax County. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

The applicant has proffered to contribute one half of one percent (0.5%) of the aggregate sales price of all units to the Housing Trust Fund prior to the issuance of the first building permit, which is in accordance with Fairfax County policy. The

projected sales price of the units will be determined by the applicant in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES through an evaluation of the sales prices of comparable units in the area.

Heritage Resources (Development Criterion #8)

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.

It has come to staff's attention, through information from a public historian, that the former Eleven Oaks Elementary School may have been one of the last segregated schools in Fairfax County. For the purpose of recognizing relevant historic information concerning the former school located on the subject property (in Fairfax County), the Applicant agreed to fund research, fabrication and installation of a Fairfax County historical marker in an appropriate location on the Property in an amount not to exceed \$3,000.

ZONING ORDINANCE PROVISIONS (See Appendix 13)

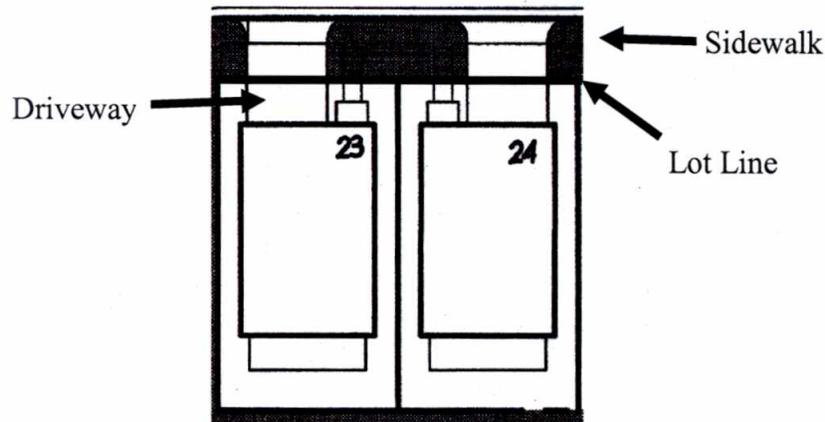
Waivers and Modifications

Waiver of the 600 foot maximum length for a private street

The applicant has requested a waiver of the 600 foot maximum length for a private street. The use of private streets provides the applicant with opportunities to increase the peripheral buffers of the site as well as to incorporate a number of environmental opportunities not possible with public street requirements. The applicant has proffered to construct private streets in conformance with the Public Facilities Manual (PFM) and utilize materials and depth of pavement consistent with the PFM. The applicant also proffered to establish a maintenance account that will be available to a Home Owners Association (HOA) for street maintenance after the applicant turns over control of the HOA to the homeowners. Staff supports the waiver request.

Waiver of the off street parking space requirement (Sect 11-102(1)) requiring off-street parking spaces to be located on the same lot as the structure to permit extensions of the driveway beyond the lot line shown on the CDP/FDP

The applicant has requested a waiver of the off street parking space requirement to permit extensions of the driveway beyond the lot line shown on the CDP/FDP. Section 11-102 of the Zoning Ordinance requires all off-street parking to be located on the same lot as the structure, unless there are practical difficulties and/or that public convenience would be better served by a location other than the same lot. The applicant seeks a waiver of the requirement to permit lot lines that bisect driveways, to provide more land for sidewalks between the private streets and the lots as shown in the graphic below.



Since every unit is proposed to have a driveway with off street parking and Proffer 5 indicates that all driveways will be a minimum of 18 feet in length from the garage door to the sidewalk, staff supports the request.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested rezoning of 5.36 acres of land within Fairfax County from R-1 to PDH-8 (to permit 10 single-family attached units and 27 single-family detached units at 6.9 du/ac) must comply with, among others, the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others. References to the concurrent rezoning application filed with the City of Fairfax (which seeks 12 additional single family detached dwelling units on 2.23 acres within the City at 5.4 du/ac) are included, since the analysis of these applications applies to the entire development because the City and County portions are interrelated. The overall development proposes 49 units on 7.59 acres at a 6.5 du/ac.

Article 6

Sect. 6-101 Purpose and Intent

This section states that the PDH District is established to encourage innovative and creative design, to ensure ample provision and efficient use of open space; to promote balanced development of mixed housing types and to encourage the provision of affordable dwelling units.

The development proposes forty-nine single-family units (12 attached and 37 detached) at an overall density of 6.5 du/ac, with approximately 27.3 percent open space. The proposed open space in the site design, coupled with the use of private streets and the establishment of programmed open space and tree save areas are the applicant's justification for a "P" District. As previously discussed, the proposal is in keeping with Plan guidance to maintain

compatibility with the Fairfax Gateway community on the west, and provides an orderly transition to the single-family detached neighborhood in Fairfax City. Throughout the central portion of the application property, zero lot line homes are proposed. Architectural details of the various proposed home types are depicted on Sheets 16-19 of the CDP/FDP to demonstrate architectural compatibility with surrounding existing residential development. Staff feels that the proposal meets the purpose and intent of the PDH District since it includes a variety of housing types with a layout design that preserves two significant trees. A conventional development could not do either.

Sect. 6-107 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PDH District. The area of this rezoning application is 5.36 acres for the County portion and 7.59 acres for the entire development; therefore this standard has been satisfied.

Sect. 6-109 Maximum Density

This section states that the maximum density for the PDH-8 District is 8 dwelling units per acre (du/ac). The applicant proposes a density of 6.9 du/ac for the Fairfax County portion and 6.5 du/ac for the entire development; therefore, this standard has been satisfied.

Sect 6-110 Open Space

Par. 1 of this section requires a minimum of 20% of the gross area as open space in the PDH-4 District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,700/du. The applicant proposes to retain 28% of the Fairfax County portion and 27.3% of the entire development as open space. The applicant has also proffered to provide the required monetary contribution to the FCPA if expenditures on site do not equate to the full amount required by the Zoning Ordinance. This standard has been satisfied.

Article 16

Section 16-101 General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions. As discussed earlier in the Comprehensive Plan analysis section of this report, staff believes that the proposed application has satisfied these recommendations and is therefore, in conformance with the Comprehensive Plan.

General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. As previously discussed, two large 50 inch diameter trees are proposed to be preserved on the northwest portion of the site while developing the vacant property with 49 single-family dwelling units. Staff feels that a conventional district would not provide the flexibility needed to incorporate both the tree preservation and the recommended density in the Comprehensive Plan. The CDP/FDP also addresses the transition from one jurisdiction to another, from one development pattern to another, proposes a variety of housing types, provides adequate and well distributed open space and promotes high standards in the layout, design and construction of residential development with appropriate landscaping throughout the project.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features. As previously mentioned, the majority of the property currently functions as a vacant lot with existing landscaping, primarily from a previous use and as a parking lot for Fairfax County school buses. Sheet 8 of the CDP/FDP provides a landscape plan for the proposed redevelopment of the property, which shows a minimum of 5 to 30 feet of landscaped buffering around the entire periphery of the property, with additional landscaping on the northwest and eastern sides of the site. Sheet 8 of the CDP/FDP also shows the proposed plant schedule and tree canopy calculations, which yield approximately 50,000 square feet of proposed new tree canopy. In addition, the applicant proposes to preserve several trees, two of which are 50 inches in diameter. Sheets 4 and 5 provide a Tree Preservation Plan, and Tree Inventory Condition Analysis. The applicant has made the necessary proffer commitments to protect and preserve these trees through walk-throughs, monitoring and tree appraisals. Staff feels that this standard has been met.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. The surrounding properties are developed according to the recommendations of the Comprehensive Plan. The applicant is proposing to implement a Plan option to develop the property with single-family attached and detached dwellings on the subject property at 7 du/ ac. The proposal includes landscaped buffers, tree preservation, 27.3% open space, and compatible architectural with the surrounding neighborhoods. The proposed development is also internally integrated between the portions located in the City of Fairfax and the County, and further provides appropriate streetscapes along School Street and George Mason Boulevard. With these commitments, staff feels that the proposed development would not impact the use and value of the surrounding existing development. Staff believes this standard has been met.

General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently developed. Adequate public facilities are available and the applicant has made appropriate monetary contributions to offset potential impacts to area schools and parks. Therefore, this standard has been satisfied.

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. The CDP/FDP depicts a new private street that enters the site from School Street and George Mason Boulevard. Sidewalks, approximately five feet in width, are provided on both sides of the private street and connect to two pedestrian amenity areas located on the property. As noted in the sections above, the roadway and pedestrian networks also adequately provide for these linkages. Staff feels that this standard has been met.

Section 16-102 Design Standards

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The most similar conventional zoning district to the applicant's proposal is the R-8 District, which requires minimum yards of 20 feet (front), 8 feet (side) and 25 feet (rear) with a minimum lot area of 5,000 square feet for single-family detached units and no minimum lot area for single-family attached units. The maximum height is 35 feet for all single-family dwellings. The applicant's PDH-8 development proposes minimum yards of 5 feet (front), 5 feet (side) and 10 feet (rear), with single-family detached lot sizes ranging from 2,700 square feet to 3,500 square feet in size. The proposed maximum building height is 42 feet. While the proposal does not meet the requirements of an R-8 District, staff feels that the proposal is in harmony with the Comprehensive Plan and complements development on adjacent properties with several other features. These features include tree preservation, additional landscaping, 27.3% open space, and commitments for compatible architecture and varied housing types. With these commitments, staff feels that the proposal meets the Comprehensive Plan recommendations and complements the existing surrounding developments.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The CDP/FDP depicts that 27.3% of the site will remain as open space, which is comprised of tree save and landscaped buffers along the perimeter of the site, stormwater bio-retention facilities, walkways, and three pedestrian areas. Two hundred and twenty-five

parking spaces will be provided within the development (177 within the Fairfax County portion); with 29 of the total spaces dedicated for guest parking. Staff feels this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. Twenty-four foot wide private streets are proposed within the development. The applicant has proffered to construct these private streets in conformance with the Public Facilities Manual (PFM) and utilize materials and depth of pavement consistent with the PFM. In addition, sidewalks, approximately five feet in width, are generally provided on both sides of the private streets. These sidewalks will link the proposed development to the existing developments to the north, south, east and west. Staff feels that this standard has been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in conformance with the Residential Development Criteria of the Comprehensive Plan and meets the requirements of the Zoning Ordinance.

Recommendations

Staff recommends approval of RZ 2012-BR-014, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2012-BR-014.

Staff recommends approval of a waiver of the 600 foot maximum length for a private street.

Staff recommends approval of a waiver of the off-street parking space requirement (Sect 11-102(1)) which requires off-street parking spaces to be located on the same lot as the structure, to permit extensions of the driveway beyond the lot line shown on the CDP/FDP.

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

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

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Land Use and Environmental Analysis
5. Comprehensive Plan Residential Development Criteria
6. Urban Forest Management Analysis
7. Transportation Analysis
8. Fairfax County Park Authority
9. Fairfax County Public Schools
10. Sanitary Sewer Analysis
11. Fairfax County Water Authority
12. Stormwater Management Analysis, DPWES
13. Zoning Ordinance Provisions
14. Glossary

PROFFERS**ELEVEN OAKS LLC
RZ 2012-BR-014****October 30, 2012**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County 2012 tax maps as Tax Map 57-4 ((1)) 6 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2012-BR-014 (this "Rezoning") is granted. In a separate application, the Applicant has proposed the rezoning and development of land adjacent to the Property located in the City of Fairfax and identified as Tax Map 57-2 ((2)) 3 through 6 (the "City Application Property"). While it is the intent of the Applicant to develop the Property and the City Application Property as a unified development, it shall be understood that these Proffers relate solely to the Property.

1. Development Plan.

- A. Development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) prepared by Christopher Consultants, dated April 12, 2012, as amended through October 18, 2012. A maximum of 37 dwelling units shall be constructed on the Property.
- B. The proffered portion of the CDP shall be the entire plan shown on Sheet 6 relative to the points of access, the maximum number and type of dwelling units, the amount and general location of open space, and the general location and arrangement of the buildings. The Applicant has the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
- C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan (FDP) may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total number of dwelling units; decrease the setback from the peripheries; or reduce open space or landscaping.
- D. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all

eligible dedications described herein, or as may be required by Fairfax County, the City of Fairfax or VDOT at time of site plan approval.

2. **George Mason Boulevard Improvements.** The Applicant shall reconstruct the median to create a median break into the Property's new access points on George Mason Boulevard as shown on the CDP/FDP. Said improvements shall be in place prior to the issuance of the first Residential Use Permit ("RUP") for the eastern portion of the Property.
3. **Sidewalks and Trails.**
 - A. The existing trail and sidewalk along George Mason Boulevard shall remain as constructed. If the existing trail or sidewalk is damaged due to construction activities on the Property, it shall be replaced/repared. If, in the opinion of the Department of Public Works and Environmental Services ("DPWES"), the damage creates a hazard for pedestrians, the damage shall be repaired immediately. Otherwise needed repair or replacement shall occur prior to issuance of the last RUP on the Property.
 - B. The Applicant shall provide a comprehensive sidewalk system within the Property as generally shown on Sheet 6 of the CDP/FDP. Construction of sidewalks shall be concurrent with development activity on the Property.
4. **Private Streets.** Private streets on the Property shall be constructed of materials and depth of pavement consistent with that required by Section 7-502 of the Public Facilities Manual. Purchasers shall be advised in writing prior to entering into a contract of sale that the homeowners association ("HOA") shall be responsible for the maintenance of all private streets in the development. The homeowner association documents shall specify that the homeowner association is responsible for the maintenance of the private streets.
5. **Driveways.** All driveways shall be a minimum of 18 feet in length from the garage door to the sidewalk.
6. **Landscape Plan.** A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheet 8 of the CDP/FDP. As part of the site plan submission, the Applicant shall submit to the Urban Forest Management Division (UFMD) of DPWES for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the CDPA/FDPA. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual. Streetscape treatments, street furniture and street lighting provided on the Property shall be similar to those provided on the City Application Property so as to create a consistent character and quality. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in consultation with DPZ, and as approved by UFMD.

7. **Tree Preservation.**

- A. For the purposes of maximizing the preservation of trees in tree save areas shown on the CDP/FDP, the Applicant shall prepare a tree preservation plan. The Applicant shall contract with a certified arborist or landscape architect (the "Project Arborist") to prepare a tree preservation plan to be submitted as part of the first site plan submittal and subsequent site plan submissions. The tree preservation plan shall be reviewed and approved by UFMD. The tree preservation plan shall seek to preserve the large oak tree located west of George Mason Boulevard as well as other trees on the periphery of the Property identified on the CDP/FDP for preservation. The tree preservation plan shall provide a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 10 inches or greater in diameter, measured 4½ feet from the ground and located within twenty (20) feet of the limits of clearing and grading of the tree save areas shown on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.. The tree care maintenance and preservation activities for the large oak shall begin during the pre-construction-start-up phase of the development and shall be specified on the tree preservation plan, at subdivision/site plan submission. Activities such as lightning protection, pruning, mulching and others may be necessary, and will be provided as required by the tree preservation plan.
- B. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart, shall be placed at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. All tree preservation activities, including installation of tree protection fencing, shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.
- C. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. The Applicant and Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments

to the clearing limits can be made, or other measures implemented, such as the addition of mulch beds and/or small retaining walls to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their proximity to disturbance shall also be identified at this time and the Applicant shall remove such trees as part of the clearing operation. Any tree that is designated for removal within a tree preservation area or at the edge of the limits of clearing and grading shall be removed using a chain saw to avoid damage to surrounding trees.

8. **Architectural Design.** The building elevations prepared by Devereaux and Associates shown on Sheets 16 through 19 of the CDP/FDP are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and add architectural ornamentation based on final architectural design.

The building materials shall vary and may be a combination of brick, stone, and cementitious siding supplemented with trim and detail features. Dwellings shall incorporate a brick or stone watercourse on all facades visible from public or private streets. In other foundation areas not visible from public or private streets, concrete foundation walls may be utilized. The dwellings on the Property shall be similar to those to be constructed on the City Application Property so as to create a consistent character and quality.

9. **Universal Design.** Dwelling units shall be designed and constructed with a selection of Universal Design features and options as determined by the Applicant which may include, but not be limited to, seat in master bath shower where possible, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, optional hand-held shower heads at tubs and showers, optional front loading washers and dryers and rocker light switches.
10. **Energy Star Qualification.** The dwelling units shall be constructed to achieve qualification in accordance with ENERGY STAR[®] for Homes. Such qualification will be demonstrated by the submission of documentation to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Residential Energy Services Network (RESNET) program which shows that each dwelling unit has attained the ENERGY STAR[®] for Homes qualification prior to the issuance of the RUP for each dwelling.
11. **Noise Study.** Prior to site plan submission, the Applicant shall provide a noise study for dwelling units along George Mason Boulevard to determine what, if any, noise attenuation measures may be needed. Such study shall be submitted to the Environment and Development Review Branch of DPZ for review. Based on the findings of that report, the Applicant shall identify units on the site plan that are anticipated to be impacted by noise greater than 65 dBA Ldn and shall provide noise attenuation measures designed to reduce interior noise of those identified noise impacted units to a level of approximately 45 dBA Ldn.

12. **Recreational Facilities.** Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1,700 per dwelling unit on on-site recreational facilities for the future residents of the Property. The specific facilities and amenities to be provided shall be determined at the time of site plan approval. Amenities to be provided may include, but not be limited to, benches/seating, picnic areas, outdoor fireplace, pergola/gazebo, outdoor dining, bike racks, and exercise stations. Prior to final bond release for the Property, the balance of any funds not expended on-site shall be contributed to the Fairfax County Board of Supervisors for use by the Fairfax County Park Authority for the provision of recreation facilities located in proximity to the Property.

13. **Stormwater Management.** Subject to review and approval by DPWES, stormwater management and Best Management Practice ("BMP") measures for the Property will be provided in off-site facilities on the George Mason University campus as generally described on the CDP/FDP pursuant to an agreement between the Applicant and George Mason University. The stormwater management and BMP measures may be provided on the George Mason University campus utilizing either option noted in the "SWM/BMP/Adequate Outfall Overall Narrative" set forth on Sheet 11 of 19 of the CDP/FDP, and as more fully described on Sheets 11, 12 and 13 of the CDP/FDP. In addition, the Applicant has identified the locations for two innovative BMP measures (rain gardens) on the CDP/FDP, which will be considered above and beyond the current PFM requirements. Other innovative BMP measures such as, but not limited to biofiltration swales may be substituted as determined by the Applicant and approved by DPWES. Any innovative BMP measures shall be maintained by the homeowners association in accordance with procedures established for innovative BMPs as determined by DPWES.

In the event, the off-site facilities on George Mason University are not available for use by the Applicant, the Applicant shall provide for alternative stormwater management and BMP measures to serve the Property. If the alternative stormwater management measures significantly affect the site design, the Applicant shall file a proffered condition amendment.

14. **Housing Trust Fund.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at the time of site plan on the Property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.

15. **Public School Contribution.** Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$9,378 per expected student (based on a ratio of

0.531 students per single family detached residential unit and 0.379 students per single family attached unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for the Property and shall be based on the actual number of dwelling units built.

16. **Park Contribution.** Prior to issuance of the 15th RUP on the Property, the Applicant shall provide a monetary contribution of \$37,000 to the Board of Supervisors for use by the Fairfax County Park Authority in the development of parks in the vicinity of the Property.
17. **Cultural and Heritage Resources.** For the purpose of recognizing relevant historic information for the former schools which were located on the Property, the Applicant shall fund the research, fabrication and installation of a Fairfax County historical marker in an appropriate location on the Property in an amount not to exceed \$3,000, provided such research is provided by the Historical Marker Committee of the County's History Commission ("HC") and a marker is deemed appropriate by the HC. The text to be included on the marker shall be provided to the Applicant by the HC.

If the HC determines upon evaluation of their completed research that a county historical marker is not warranted for the Property, then the Applicant shall have no other obligation under this Proffer.

18. **Homeowners Association.** The Applicant shall form a homeowners association ("HOA") for the Property. The HOA shall be responsible for maintenance for the common areas and the enforcement of restrictions on the Property. The Applicant shall notify all prospective purchasers in sales literature and purchasers in writing at the time of settlement of the split jurisdictional nature of the residential community, the location of a sewage pumping station on the Property, as well as HOA maintenance responsibilities and restrictions. Maintenance responsibilities shall include, but not be limited to, snow removal, private accessway/parking lot maintenance, on-site stormwater management facilities maintenance, and common area maintenance.
19. **Use of Garages.** A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.
20. **Parking Covenant.** A covenant shall be recorded which prohibits the parking of motor homes, boats and other recreational vehicles on the Property. This covenant shall be recorded among the land records of Fairfax County in a form approved by the County

Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors.

21. **Split Jurisdiction Notification.** Purchasers shall be advised in writing prior to entering into a Contract of Sale that the proposed residential community is located partially within Fairfax County and partially within the City of Fairfax, and that the two jurisdictions provide different services to its residents, including, but not limited to, school assignments, trash collection, etc. The HOA documents shall include documentation of these jurisdictional differences.
22. **Adjustments in Contribution Amounts.** For all proffers specifying contribution amounts with the exception of Proffer 14 related to the Housing Trust Fund, the contribution shall adjust on a yearly basis from the base year of 2013 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
23. **Temporary Signs.** No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this proffer.
24. **Severability.** Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.
25. **Successors and Assigns.** These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
26. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 57-4 ((1)) 6

ELEVEN OAKS LLC

By: Russell S. Rosenberger, Jr.
Its: Authorized Agent

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 57-4 ((1)) 6

CITY OF FAIRFAX

By: Robert L. Sisson
Its: City Manager

[SIGNATURES END]

REZONING AFFIDAVIT

DATE: October 10, 2012
 (enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, 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

11665/a

in Application No.(s): RZ 2012-BR-014
 (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)
Eleven Oaks LLC Agents: Russell S. Rosenberger, Jr. Andrew S. Rosenberger Milton (nmi) Schneiderman	1320 Old Chain Bridge Road, Suite 210 McLean, VA 22101	Applicant/Contract Purchaser of Tax Map 57-4 ((1)) 6
City of Fairfax Agents: Robert L. Sisson, City Manager David B. Hudson	10455 Armstrong Street Fairfax, VA 22030	Title Owner of Tax Map 57-4 ((1)) 6

(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 Attachment to Par. 1(a)

DATE: October 10, 2012
(enter date affidavit is notarized)

11665/a

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map 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 Consultants, Ltd. Agents: Erik S. Spencer William R. Goldsmith Jr William R. Zink Giovanni (John) B. Rinaldi	9900 Main Street Suite 400 Fairfax, Virginia 22031	Engineers/Agent
Devereaux & Associates, P.C. Agents: William J. Devereaux, Jr. Sandra M. Fennell	1481 Chain Bridge Road, Suite 302 McLean, Virginia 22101	Architect/Planner/Agent
Gorove/Slade Associates, Inc. Agent: Chad A. Baird Christopher M. Tacinelli Cheryl L. Sharp	1140 Connecticut Avenue, NW Suite 600 Washington, DC 20036	Transportation Consultant/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

(check if applicable)

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

Rezoning Attachment to Par. 1(a)

DATE: October 10, 2012
(enter date affidavit is notarized)

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

11665/a

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map 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)
--	---	--

Solutions, Integrated Planning, Engineering & Management, LLC d/b/a Solutions IPEM	132B East Market Street Georgetown, DE 19947	Landscape Architect/Agent
--	---	---------------------------

Agents:
Frank M. Kea
Jason Palkewicz (nmi)

(check if applicable)

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

REZONING AFFIDAVIT

DATE: October 10, 2012
(enter date affidavit is notarized)

116651a

for Application No. (s): RZ 2012-BR-014
(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)
Eleven Oaks LLC
1320 Old Chain Bridge Road, Suite 210
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Madison ROF Master Venture I, LLC, Sole Member

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2012
(enter date affidavit is notarized)

116651a

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

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

Madison ROF Master Venture I, LLC
1320 Old Chain Bridge Road, Suite 210
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Madison BR Venture, LLC, Managing Member
ROF Madison Member LLC, Member

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

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

Madison BR Venture, LLC
1320 Old Chain Bridge Road, Suite 210
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Madison Homes, Inc., Managing Member
Members: Russell S. Rosenberger, Jr., Milton Schneiderman (nmi), Douglas F. Schneiderman

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2012
(enter date affidavit is notarized)

116651a

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

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

Madison Homes, Inc.,
1320 Old Chain Bridge Road, Suite 210
McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Russell S. Rosenberger, Jr., Milton Schneiderman (nmi)

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

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

ROF Madison Member LLC, Park Avenue Plaza
55 East 52nd Street
New York, NY 10055

DESCRIPTION OF CORPORATION: (check one statement)

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

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

BR Residential Opportunity Fund Operating Partnership, L.P., Sole Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2012
(enter date affidavit is notarized)

116651a

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

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

BlackRock Residential Opportunity Fund GP LLC
Park Avenue Plaza
55 East 52nd Street
New York, NY 10055

DESCRIPTION OF CORPORATION: (check one statement)

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

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

BlackRock Realty Advisors, Inc., Sole Member

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

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

BlackRock Realty Advisors, Inc., Park Avenue Plaza
55 East 52nd Street
New York, NY 10055

DESCRIPTION OF CORPORATION: (check one statement)

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

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

BlackRock, Inc.

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

Directors: John R. Chandler, William A. Finelli
Officers: John R. Chandler, CEO; William A. Finelli, President; Herman H. Howerton, Secretary; Joseph Feliciani, Treasurer

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2012
(enter date affidavit is notarized)

116651a

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

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

BlackRock, Inc.
Park Avenue Plaza
55 East 52nd Street
New York, NY 10055

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded on NYSE

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

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2012
(enter date affidavit is notarized)

916651a

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

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

Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher W. Brown, Louis Canonico (nmi), William R. Zink, William R. Goldsmith, Jr., Michael S. Kitchen, Jeffrey S. Smith, Ruth R. Fields

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

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

Devereaux & Associates, P.C.
1481 Chain Bridge Road, Suite 302
McLean, Virginia 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

William J. Devereaux, Jr.

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2012
(enter date affidavit is notarized)

116651a

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

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

Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 600
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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

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

Solutions, Integrated Planning, Engineering & Management, LLC d/b/a Solutions IPEM
132B East Market Street
Georgetown, DE 19947

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Frank M. Kea
Jason Palkewicz (nmi)
Sussex Realty Company, Inc.

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 10, 2012
(enter date affidavit is notarized)

11665/a

for Application No. (s): RZ 2012-BR-014
(enter County-assigned application number (s))

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

Sussex Realty Company, Inc.
34026 Anna's Way
Long Neck, DE 19966

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert W. Tunnell III, Sarah Tunnell, Laine Tunnell, Sadie Tunnell, Sage Tunnell, Sienna Tunnell

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: October 10, 2012
(enter date affidavit is notarized)

116651a

for Application No. (s): RZ 2012-BR-014
(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)

BR Residential Opportunity Fund Operating Partnership, L.P.
Park Avenue Plaza
55 East 52nd Street
New York, NY 10055

(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**)

General Partner:
BlackRock Residential Opportunity Fund GP LLC

Limited Partner:
BlackRock, Inc.

(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: October 10, 2012
(enter date affidavit is notarized)

11665/a

for Application No. (s): RZ 2012-BR-014
(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: October 10, 2012
(enter date affidavit is notarized)

11665/a

for Application No. (s): RZ 2012-BR-014
(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)

Elizabeth D. Baker
[] Applicant

[x] Applicant's Authorized Agent

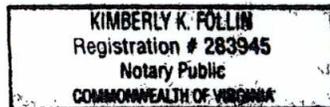
Elizabeth D. Baker, agent

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

Subscribed and sworn to before me this 10 day of October 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Elizabeth D. Baker
Senior Land Use Planner
(703) 528-4700 Ext. 5414
ebaker@arl.thelandlawyers.com

October 24, 2012

Barbara C. Berlin
Director, Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Eleven Oaks LLC (the "Applicant")
Application for Rezoning
Tax Map 57-4 ((1)) 6 (the "Application Property")

Dear Ms. Berlin:

This letter serves as a statement of justification for an application seeking rezoning of a 5.36 acre property in the Braddock District from the R-1 (Residential – One Dwelling Unit per Acre) District to the PDH-8 (Planned Development Housing – Eight Units per Acre) District. The Application Property is part of the former Eleven Oaks Elementary School site currently owned by the City of Fairfax. This application is being filed concurrently with a rezoning application on adjacent land in the City of Fairfax identified as Tax Map 57-4 ((2)) 3-6. The Applicant is the contract purchaser of the land in both the City and County. Together these parcels will be developed as a consolidated residential community of 49 single-family homes; of which 37 will be located in the County and 12 will be located in the City.

The Application Property is located immediately south of the City of Fairfax, on both the east and west sides of George Mason Boulevard. It is situated approximately 200 feet south of School Street and 100 feet north of University Drive. It is currently undeveloped as the former Eleven Oaks Elementary School has been demolished. The portion of the Application Property east of George Mason Boulevard is currently used for school bus storage. An alternate location for school bus parking has been arranged by the City and it is fully anticipated that the bus storage will be relocated in the near future.

Immediately to the east of the Application Property, land is developed with single family detached homes. Wooded, undeveloped land owned by George Mason University located to the south between the Application Property and University Drive is planned for public facilities, government and institutional use and is zoned R-1. To the west lies the Fairfax Gateway townhouse community zoned PDH-12 and developed at approximately 8 dwelling units per acre.

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Property immediately north, between the Application Property and School Street, is proposed to be developed in coordination with the Application Property.

The Applicant has chosen to seek a Planned Development Housing District in order to develop a residential community with an innovative site layout that provides for preservation of specimen trees, a mixture of lot sizes, a transition in density across the site, and high standards in architectural design and maximizing the centrally located and well-designed community open spaces.

The Applicant proposes to develop 37 dwellings in the County including a mixture of 27 small lot, single family detached homes and 10 townhomes. George Mason Boulevard is the community's main frontage, its front door and point of access. Two points of access on George Mason Boulevard allow easy access to the internal grid of streets serving the individual homes. A third point of access is provided through adjoining property to School Street. The residences are set close to the west side of George Mason Boulevard with individual front doors and lead walks creating a comfortable streetscape. A more substantial set back is provided along much of the east side of George Mason Boulevard where a large common open space area is proposed. The majority of the homes have their garages at the rear of the structure helping ensure streetscapes are pleasant and safe for pedestrian use.

Usable and well-designed open space is provided in the two primary areas. The first area located on the west side of George Mason Boulevard will include an open space designed around preservation of a large Red Oak tree. It includes a lawn panel, an outdoor fireplace/grill, outdoor seating and exercise stations. This area extends into open space in the City where preservation of a large Tulip Poplar tree is proposed. A second area is located on the east side of George Mason Boulevard adjacent to the entrance street. This space complements the open space areas across the Boulevard and is an inviting space for meeting and gatherings with neighbors. It features a large lawn panel, specialty landscaping, a shade structure/gazebo and additional exercise stations.

Conceptual architectural renderings of the homes are provided in the CDP/FDP. These show the traditional style of the architecture and the attention to quality materials and design details.

Storm water management detention for the Application Property will be accommodated in an off-site pond (Patriot Pond) located downstream on the George Mason University (GMU) property or in a new pond proposed with the construction of a new GMU building just south of University Drive. Best Management Practices (BMP) treatments will be satisfied through an existing or new pond. The Applicant and GMU have executed a letter of understanding related to the provision of stormwater management.

The Application Property is located in the Area II portion of the Comprehensive Plan (the "Plan"), specifically within the Fairfax Planning District, F7 George Mason Community Planning Sector. Previously, the Application Property was planned for public facilities, governmental and institutional uses, with an alternative option for mixed-use development to

include residential use at 12-16 dwelling units per acre with a hotel/conference center. In February, 2012, the Board of Supervisors amended the Plan recommendations for the Application Property to state:

The area in Fairfax County generally bordered by Route 123, University Drive, School Street, and lies on both sides of George Mason Boulevard is planned for residential use at a density of 5-8 dwelling units per acre.

It includes Fairfax Gateway, a townhouse community (Tax Map 57-4 ((18)) A, 11-47) and the former Eleven Oaks School site (Tax Map 57-4 ((1)) 6). However, the former Eleven Oaks School site should generally not exceed 7 dwelling units per acre.

As an infill parcel the Eleven Oaks site should provide for a transition between the lower density single-family detached housing types on the east and the townhouses along Route 123. In order to complement existing development small lot or "zero-lot-line" single family detached and single-family attached may be appropriate. The development should incorporate adjacent parcels along School Street.

A tree survey should be undertaken identifying and locating all trees 10 inches in diameter or greater. These trees should be analyzed for preservation and to the extent possible trees in good condition should be preserved and incorporated into the final design.

A consistent streetscape treatment along George Mason Boulevard, to include street trees, landscaping, sidewalks, and various paving textures should be provided to the extent possible.

The access points to the development should be aligned with each other on opposite sides of George Mason Boulevard and the number of median breaks should be minimized.

The proposed density and/or total number of dwelling units should be balanced against the needs for adequate open space to serve the recreational needs of residents and adequate visitor parking, as parking is not permitted along George Mason Boulevard.

The Applicant's proposed development is in conformance with the Plan's recommendations.

- Use and Density: The Comprehensive Plan recommends residential development of the site with a density of approximately 7 dwelling units per acre in either small lot, "zero-lot-line" single family detached, or single-family attached format. The proposed 37 single family detached dwellings and 10 townhomes on 5.36 acres results in a density of 6.9 dwelling units per acre in Fairfax County. Combining the County and City developments result in 49 dwellings on 7.59 acres and a density of 6.5 dwelling units per acre. Thus,

the proposed use and density is in keeping with the Comprehensive Plan recommendations.

- Transitions: Generally the site is designed to transition from the higher density attached townhouses located to the west in Fairfax Gateway to the existing single family detached community to the east. Townhouses and smaller lots are located on the western portion of the Application Property adjacent to the existing Fairfax Gateway townhouse community. On the eastern portion, lot sizes are increased to transition to existing single family homes further east. Appropriate setbacks have been included in order to provide attractive and appropriate treatments around the periphery of the site.
- Tree Preservation and Streetscaping: A tree survey has been undertaken and is included in the CDP/FDP. Much of the site is void of trees as it had previously been developed with an elementary school building and accessory parking and play areas. However, the Applicant proposes to preserve trees along the southern and eastern perimeter of the site, as well as a 50 inch in diameter Red Oak. Outside the Application Property, yet on the companion rezoning application in the City of Fairfax, the Applicant is proposing preservation of a large Tulip Poplar. Together the Red Oak and Tulip Poplar will be the focal point of the development. Streetscape plantings and a pedestrian/bicycle trail were previously installed along George Mason Boulevard and are proposed to remain. The Applicant will work with the Urban Forester to ensure implementation of a comprehensive tree planting program on the remainder of the Application Property.
- Access: Three access points are provided to the community. Two are located on George Mason Boulevard; one on the west side and one on the east side. A third point of access is provided from School Street. Care has been taken to ensure that these access points align on opposite sides of George Mason Boulevard and will function in a safe and adequate manner.

An analysis of the residential development criteria is enclosed.

To the best of our knowledge and belief, the proposed use will be in conformance with all applicable ordinances, regulations and adopted standards with the following exceptions requested below:

Zoning Ordinance Modifications and Waivers

1. The Applicant hereby requests a modification of Section 11-102(1) requiring off-street parking spaces to be located on the same lot as the structure or use to which they are accessory.
2. The Applicant hereby requests a modification of Section 11-302 to permit the maximum length of private streets to exceed 600 feet.

Public Facilities Manual (PFM) Modifications and Waivers

1. The Applicant requests a modification to Section 6-0301.3 requiring stormwater management facilities to be provided in all storm drain plans.
2. The Applicant requests a modification of Section 8-0102 requiring sidewalks on both sides of all streets.

The proposed development implements the vision of the Comprehensive Plan to develop the Application Property with a residential infill community in a "zero lot line", small lot, or attached dwelling format and provide a compatible transition from the Fairfax Gateway townhouse community on the west to the stable detached residential community in the City of Fairfax to the east. It also meets the purpose and intent of the Planned Development Housing District to provide high quality, innovative design. The Eleven Oaks development creates an infill residential environment with a friendly and attractive streetscape and significant open space areas. A high level of detail to site design, architectural style, and landscaping will ensure that this new development is an asset to the larger community.

Thank you very much for your attention to this matter. Should you require any additional information, please call me.

Very truly yours,

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



Elizabeth D. Baker
Senior Land Use Planner

Enclosures



County of Fairfax, Virginia

MEMORANDUM

DATE: October 15, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: RZ 2012-BR- 014
Eleven Oaks

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ)/ Conceptual Development Plan (CDP); Generalized Development Plan (GDP) Final Development Plans (FDP) for this application revised through September 13, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. 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.

DESCRIPTION OF THE APPLICATION

The application property is a 7.59 acre parcel which straddles the boundary between the City of Fairfax and Fairfax County with a 5.36 acre portion of the site located in the County and a 2.23 acre portion located in the City. This report focuses the evaluation of the development for the portion of the site within Fairfax County. The property is currently zoned R-1 (within Fairfax County) and R-1 and R-3 within Fairfax City and the applicant requests to rezone the parcel to PDH-8 within Fairfax County and PD within Fairfax City with a total of 49 dwelling units, 37 units (27 single family detached and 10 single family attached) would be located in the County and 12 would be located in the City. Three different single family housing types are proposed and are positioned to demonstrate compatibility with existing housing which is adjacent to this development on the east and the west. The proposed density for development within the County portion of the site is 6.9 dwelling units per acre. The proposed open space to be provided is 64,500 square feet for the County and 26,100 square feet for the City for a total open space provided between the two parcels of 90,600 square feet.

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



LOCATION AND CHARACTER OF THE AREA

The 7.59 acre subject property, formerly the Eleven Oaks School is bounded by School Street to the north and University Drive to the south. George Mason Boulevard traverses in a north south direction splitting the property. The eastern portion of the site currently serves as a temporary school bus parking lot and the western portion of the site is an open field with some trees located on the western and northern periphery. An emergency care center and a sunrise Assisted Living facility are located to the north. Fairfax Gateway townhomes which are planned for residential use at 5-8 dwelling units per acre are located immediately to the west and single-family detached homes within Fairfax City are located to the east. George Mason University is located south beyond University Boulevard.

COMPREHENSIVE PLAN CITATIONS

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District, as amended through June 19, 2012, F7-George Mason Community Planning Sector, page 71 states:

- “3. The area in Fairfax County generally bordered by Route 123, University Drive, School Street, and lies on both sides of George Mason Boulevard is planned for residential use at a density of 5-8 dwelling units per acre.

It includes Fairfax Gateway, a townhouse community (Tax Map 57-4((18)) A, 11-47) and the former Eleven Oaks School site (Tax Map 57-4((1)) 6). However, the former Eleven Oaks School site should generally not exceed 7 dwelling units per acre.

As an infill parcel the Eleven Oaks site should provide for a transition between the lower density single-family detached housing types on the east and the townhouses along Route 123. In order to complement existing development small lot or “zero-lot-line” single-family detached and single-family attached may be appropriate. The development should incorporate adjacent parcels along School Street.

A tree survey should be undertaken identifying and locating all trees 10 inches in diameter or greater. These trees should be analyzed for preservation and to the extent possible trees in good condition should be preserved and incorporated into the final design.

A consistent streetscape treatment along George Mason Boulevard, to include street trees, landscaping, sidewalks, and various paving textures should be provided to the extent possible.

The access points to the development should be aligned with each other on opposite sides of George Mason Boulevard and the number of median breaks should be minimized.

The proposed density and/or total number of dwelling units should be balanced against the needs for adequate open space to serve the recreational needs of residents and adequate visitor parking, as parking is not permitted along George Mason Boulevard.”

Plan Map

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

Environment

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

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements....
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created.
 - Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
 - Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
 - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover

- permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, 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, page 18 states:

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

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

Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County.”

The Fairfax County Comprehensive Plan Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, pages 11 and 12 state:

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

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

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA.”

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

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

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

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED®) 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.

...

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

LAND USE ANALYSIS

Use and Intensity:

The 7.59 acre subject property, formerly the Eleven Oaks School is currently vacant. Because the site is split into two portions by George Mason Boulevard, the eastern portion currently serves as a temporary school bus parking lot and the western portion of the site is an open field with some trees on the western and northern periphery which remain from the school use. The site is bounded by School Street to the north and University Drive to the south. The Fairfax County portion of the application property was the subject of a recent Plan amendment which was approved by the Board of Supervisors on February 28, 2012. The amendment recommended the change from public facility use to residential use at a density of 5-8 dwelling units per acre. To be considered for this level of intensity, redevelopment should demonstrate conformance with the following site-specific Comprehensive Plan recommendations:

- That the former Eleven Oaks School site provide a transition between Fairfax Gateway townhomes to the west and the single family detached homes on the east;
- That the density on the Eleven Oaks site not exceed 7 dwelling units per acre and that the site provide a transition to the Gateway Townhouse community on the west and to the lower density zero lot line community to the east in Fairfax City.
- That a tree survey be undertaken of all trees 10” in diameter and greater and that as many of those trees as possible be preserved and incorporated into the final design of the new development;
- That a consistent streetscape be provided along both sides of George Mason Boulevard and that the streetscape be inclusive of landscaping, sidewalks and varied paving textures;
- That access points be aligned on both the east and the west sides of George Mason Boulevard and that median breaks be minimized;
- That the total number of dwelling units be balanced with the provision of adequate open space and the recreational needs of the residents.

The extent to which the proposal conforms to the site-specific Comprehensive Plan recommendations will also be addressed by staff outside the Planning Division, Department of Planning and Zoning.

Compatible transition between existing uses

In keeping with Plan guidance to maintain compatibility with the Fairfax Gateway community on the west, the application proposes a row of 10 townhouses and 2 single family detached dwellings adjacent to these existing townhouses. On the east the applicant proposes 8 single family detached homes (one located within Fairfax City) with mostly larger lot sizes (than proposed lots to the west) and a style which provides for an orderly transition to the single family detached neighborhood in Fairfax City. Throughout the central portion of the application property, zero lot line homes are proposed. Architectural details of the various proposed home types are depicted on sheets 16-19 of the most current revised development plan to demonstrate architectural compatibility with surrounding existing residential development.

Density

The applicant is proposing 37 dwellings at a density of 6.9 dwelling units per acre (du/ac) for the portion of the site within Fairfax County. The application is in keeping with the recommended Plan density limitation of 7 du/ac within Fairfax County.

Tree Survey

The site specific Plan text recommends that a tree survey be conducted of all trees 10" in diameter and greater and in support of this Plan guidance, Sheet 5 of the development plan consists of a tree survey of the subject property. Accordingly, the final development design incorporates as many of the existing healthy trees as possible into the layout. The general layout for this proposal depicts an open space area on the southwestern corner of School Street and George Mason Boulevard extending from the City southward into the County. This open space feature which is roughly the shape of a reverse L incorporates several of the significant tree specimens to be preserved. To meet the intent of the recently adopted Comprehensive Plan guidance regarding the incorporation of as much additional landscaping as possible, staff recommends that the applicant work with the Urban Forestry Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES) to ensure that all preservation opportunities have been incorporated into this design.

Access Placement and Streetscape

The Plan recommends that access to the eastern and the western portions of the development be positioned exactly opposite off George Mason Boulevard. The application has clearly met the intent of this specific Plan guidance, as is demonstrated throughout the development proposal which depicts the access points in alignment on opposite sides of development in relationship to

George Mason Boulevard. An additional access point is provided from School Street to the west portion of the site.

Regarding the provision of streetscape, a sidewalk exists on the east side of George Mason Boulevard and a paved trail exists on the west side. The Plan recommends that the streetscape be inclusive of landscaping, sidewalks and varied paving textures. Some of these features can be partially discerned from the pedestrian and fire truck movement (Sheet 14) as well the preliminary landscape plan on Sheet 8. A streetscape plan could be envisioned for this proposal; however, no specific streetscape plan has been provided. The applicant should provide a specific streetscape detail, as the Comprehensive Plan intends.

Usable Landscaped Open Space Balanced with the Needs of the Residents

To address the Comprehensive Plan recommendation for substantial, usable open space balanced with the needs of the future residents, the applicant has provided an open space plan on Sheet 9. Approximately 90,600 square feet of open space dispersed throughout the site is cited in the tabulation on Sheet 2 of this application. This amount of open space exceeds both the County and the City Zoning Ordinance requirement for open space. The adequacy of open space and recreation needs are also subject to review and comment by the Park Authority staff.

ENVIRONMENTAL ANALYSIS

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

Stormwater Management and Adequate Outfall

The 7.59 acre subject property is located within the Pohick Creek Watershed and it is characterized by a varied drainage pattern. The applicant proposes to meet water quality and quantity control requirements for this property predominately through the use of Patriot Lake stormwater facility located south on the GMU campus. While a small portion of the property drains north into the City of Fairfax, the largest portion outfalls in a southwesterly direction adjacent to Fairfax Gateway. Stormwater runoff from this portion of the site flows through existing storm drainage infrastructure ultimately draining into Patriot Lake. The revised plan includes documentation from GMU that Patriot Lake has capacity to accommodate runoff from the subject property. The consultant for the applicant indicates that while the channel needs improvement in several locations, these improvements will be achieved for outfall adequacy.

To realize some aspect of the water quality control requirement onsite, the applicant proposes two rain gardens one on the eastern portion of the site and one on the western portion. Because the site drains in various directions, the applicant is strongly encouraged to look for additional opportunities to implement low impact development techniques onsite in order to achieve as much water retention onsite as possible.

Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

Noise

A noise analysis has not been performed for this application. However, the April 13, 2012 statement of justification acknowledged that the homes would include construction measures to ensure that noise levels for the new residences would not exceed the 45 decibel interior area threshold recommended by the Policy Plan. George Mason Boulevard now serves as a primary thoroughfare for public transportation and emergency vehicles which serve GMU. Therefore, the applicant is commended for making this commitment early in the development process. The applicant is encouraged to affirm this commitment with a proffer for those lots with façades on George Mason Boulevard particularly lots 27-35 within the County and lots 36-38 and the side façades of lots 3 & 6 within the City.

Tree Preservation/Restoration

The application property is the location of several specimen trees worthy of preservation. The current development plan depicts preservation of several of these trees within proposed open space areas. In addition, the tree survey shows a number of quality tree species which have not survived or are in poor condition and are not worthy of preservation. The applicant is encouraged to work with the UFMD to minimize adverse impacts to these trees and to identify appropriate replacement species to be used in the streetscape and within open space areas.

Green Buildings

The applicant is proposing to develop 37 dwellings at 6.9 dwelling units per acre within Fairfax County portion of the site, just below the recommended Plan maximum of 7 dwelling units per acre. In conformance with the County's green building policy, the applicant has made a proffered commitment to the attainment of Energy Star Qualified Homes for the new residences to be demonstrated prior to the issuance of the residential use permit (RUP) for each dwelling.

COUNTYWIDE TRAILS PLAN

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

PGN/MAW

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.



County of Fairfax, Virginia

MEMORANDUM

October 9, 2012

TO: William O'Donnell Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Section, UFMD, Stormwater Management,
DPWES

SUBJECT: Eleven Oaks, RZ 2012-BR-014

RE: Comments and Recommendations

This review is based on the Conceptual/Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning on September 21, 2012. Previous comments were forwarded in July and August 2012.

General Comments: Comments # 2, 4 and 5 were reviewed and discussed with Christopher Consultants Inc. staff in August 2012.

1. Comment: The two large canopy trees (oak and poplar) proposed to be preserved have not been labeled to be preserved or have limits of clearing and grading delineated adjacent to them. The CDP/FDP should be revised to show these two critical elements. The limits of clearing and grading should extend beyond each tree's dripline, where it is possible.

Recommendation: Revise the CDP/FDP accordingly.

2. Comment: A sidewalk/trail is proposed behind residential units 4 through 6. The section that runs behind units 5 and 6 will unnecessarily impact the critical root zone of the oak to be preserved in this area. Every effort to reduce impacts to this tree should be followed, to ensure it's survivability.

Recommendation: The CDP/FDP should be revised to either reflect the deletion of this trail/sidewalk or have it relocated to run through the active gathering area and tie into the sidewalk near there.

3. Comment: The full canopy calculations have not been provided. This comment was made previously. The target calculations have been provided, but not the canopy calculations.

Recommendation: The noted calculations are required to be provided. Revise the CDP/FDP to provide this information.



4. **Comment:** The limits of clearing and grading appear to be holding grade behind residential units 41 through 43 and 45 through 47. In order to do this, small retaining walls will likely be needed.

Recommendation: Revise the CDP/FDP to show retaining walls.

5. **Comment:** The tree location survey does not include trees that are 25 feet away from the limits of clearing and grading on the off-site properties to the east. There are several large diameter trees in these areas. This is in accordance with the Public Facilities Manual.

Recommendation: Revise the location survey to include trees 25 feet to the east of the proposed limits of clearing and grading.

RECOMMENDATIONS FOR DRAFT PROFFERS

1. Proffer # 7; Revise Section A., last paragraph to include “ The tree care maintenance and preservation activities for the large oak shall begin during the pre-construction-start-up phase of the project and shall be specified on the tree preservation plan, at subdivision/site plan submission. Activities such as lightning protection, pruning, mulching and others may be necessary, and will be provided.”
2. New Proffer: “The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual”.





County of Fairfax, Virginia

MEMORANDUM

DATE: October 9, 2012

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, Department of Transportation

FILE: 3-5 (RZ/FDP 2012-BR-014)

SUBJECT: RZ 2012-BR-014, FDP 2012-BR-014: Eleven Oaks LLC
Tax Map: 57-4 ((1)) 6

This department has reviewed the subject rezoning submittal including proffers dated September 21, 2012 and the Conceptual Development Plan/Final Development Plan (CDP/FDP) dated April 12, 2012, revised through September 21, 2012, and has no objection to its approval assuming the proposed language in Proffer 3A can be modified to state the following:

3. Sidewalks and Trails.

- A. The existing trail and sidewalk along George Mason Boulevard shall remain as constructed. If the existing trail or sidewalk is damaged due to construction activities on the Property, it shall be replaced/repared. If, in the opinion of the Department of Public Works and Environmental Services ("DPWES"), the damage creates a hazard for pedestrians, the damage shall be repaired immediately. Otherwise needed repair or replacement shall occur prior to ~~release of the site plan bond~~ the issuance of the Final RUP on the Property.

AKR/EAI



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

September 7, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: RZ/FDP 2012-BR-014 Eleven Oaks LLC
Tax Map # 57-4((01))0006

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.

I have reviewed the above plan submitted on August 13, 2012, and received August 17, 2012. The following comment is offered:

1. The proposed southbound pavement marking on George Mason Boulevard should carry the right lane at the north end as the through lane up to the signal at University Drive. This will make the left southbound lane a continuous left turn lane from north of the crossover to the intersection at University Drive.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning2012-BR-014rz2ElevenOaksLLC9-7-12BB



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: July 20, 2012

SUBJECT: RZ/FDP 2012-BR-014, Eleven Oaks
Tax Map Number: 57-4 ((1)) 6 & 57-4 ((2)) 3-6 (City of Fairfax)

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 13, 2012, for the above referenced application. The Development Plan shows 49 new single-family detached units of which 35 units will be situated in the County and 14 units will be situated in the City. The 35 County units will be located on a 5.36 acre parcel to be rezoned from R-1 to PDH-8. Based on an average single-family detached household size of 3.12 in the Fairfax Planning District, the development could add 109 new residents (35 new – 0 existing = 35 x 3.12 = 109) to the Braddock Supervisory District out of a total of 153 new residents for the whole development.

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*).

One of the major objectives of the Fairfax Planning District Plan is the importance of providing parks, open space and recreation facilities. In addition, recommendations for the F7 George Mason sub-unit containing this application site note the need to balance the proposed density of dwelling units per acre with adequate open space to serve the recreational needs of residents (*Area II, Fairfax Planning District, Area-Wide Recommendations, Land Use No. 3, p. 73*).

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

District chapter recommendations include adding playgrounds and other local-serving amenities within parkland.

ANALYSIS AND RECOMMENDATIONS

Park and Recreation Needs:

Using adopted service level standards, staff has identified a need for district and countywide parks and recreational facilities in this area. Existing nearby parks (Providence, Ratcliffe, University, and Green Acres Center Parks, and Kitty Pozer Garden) meet only a portion of the demand for parkland generated by residential development in the Fairfax District area. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, playgrounds, youth softball fields, rectangle fields, and trails.

Onsite Park Space:

Based on adopted park service level standards of five acres per 1,000 residents, the overall 49 new units of the development with approximately 153 residents generate a need for about 0.75 acre of onsite park space. The Development Plan shows that the Applicant is providing three common open spaces. The first area is an open lawn with landscaping and passive recreational amenities including outdoor seating and paths. The second area is a large open space, designed around the preservation of a large Tulip Poplar tree. The last is closer to the main entrance and complements the second area.

The Park Authority requests the Applicant to describe the specific size and dimension of each individual open space area on the Development Plan. Additionally, staff recommends the Applicant to include and label additional passive recreational amenities on the Development Plan. Amenities should include, but not be limited to, playgrounds, community gardens, outdoor seating, fitness stations, picnic shelters and a bicycle rack to support public use.

The Applicant's Statement of Justification mentions a proposed path system across one of the planned open lawn areas. The Development Plans, however, do not show or designate these paths. Staff asks that the Applicant label this path system on their Development Plan. This trail network should meet all County circulation plans and trail standards. Classifications and specific construction requirements are detailed in the Public Facilities Manual.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 35 non-ADUs proposed, the Ordinance-required amount to be spent on-site is \$59,500 (\$1,700 x 35 non-ADU units). Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large

portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$97,337 (\$893 x 109 new residents) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	\$59,500	\$97,337	\$156,837

In addition, the analysis identified the following major issues:

- Provide about 0.75 acre of onsite park space and note the size of each proposed common open space on the Development Plan.
- Include local-serving amenities such as playgrounds, community gardens, outdoor seating, fitness stations, picnic shelters, and/or bicycle racks, and identify them on the Development Plan.
- Designate the proposed trail system on the Development Plan and ensure it meets Fairfax County circulation plans and trails standards.

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: Rachelle M. Sarmiento (Jay Rauschenbach)
DPZ Coordinator: Billy O'Donnell

Copy: Cindy Walsh, Director, Resource Management Division
Chron Binder
File Copy



Department of Facilities and Transportation Services

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

August 17, 2012

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

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

SUBJECT: RZ/FDP 2012-BR-014, Eleven Oaks, LLC

ACREAGE: 5.36 acres

TAX MAP: 57-4 ((1)) 0006

PROPOSAL: Rezone property from the R-1 District to the PDH-8 in order to construct 35 single family detached dwelling units. A concurrent rezoning is proposed to develop an additional 14 single family homes on contiguous land in the City of Fairfax. The analysis below only applies to that portion of the development within Fairfax County.

The property is served by Woodson High School, Frost Middle School, and Oak View Elementary School. The table below shows the existing/projected school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/11)	2012-2013 Projected Enrollment	Capacity Balance 2012-2013	2017-18 Projected Enrollment	Capacity Balance 2017-18
Oak View	771	742	739	32	733	38
Frost*	927/1,177	1,024	1,019	-92	1,040	24
Woodson	2,322	2,108	2,149	173	2,262	60

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

**Ten room modular addition at Frost Middle School to be added in anticipation of additional students from 2011 boundary change.*

The school capacity chart above shows a snapshot in time for student enrollment, projections and capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. School capacities may be modified throughout the year as instructional programs within school buildings are added or changed to accommodate local or regional school needs. At this time, staff believes that there will likely be sufficient capacity to accommodate future students from the development who would attend the three schools currently serving this site. It should be noted that the portion of the proposed development which is in the City of Fairfax will be served by City Schools - Fairfax High School, Lanier Middle School, and Daniels Run Elementary School – all of which are experiencing strong enrollment pressure. A future boundary study at the middle and high school level is anticipated, which could impact the schools in the region.

The rezoning application proposes to rezone the property from the R-1 District to the PDH-8 District to permit 35 single family detached dwelling units. The property contains 5.36 acres with a current maximum development potential of 5 single family dwelling units, if developed by-right.

The table below indicates the number of anticipated students by school level based on the current countywide student yield ratio for single family detached homes.

School level	Single family detached ratio	Proposed # of units	Student yield	Single family detached ratio	Current # of units permitted by-right	Student yield
Elementary	.266	35	9	.266	5	1
Middle	.084	35	3	.084	5	1
High	.181	35	6	.181	5	1
			18 total			
				3 total		

Suggested Proffer Contribution

The rezoning application is anticipated to yield a total of 15 additional students over what might be anticipated if the site were developed by-right. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$140,670 (\$9,378 x 15) in order to mitigate impacts on the receiving schools.

It is also recommended that the school proffer amount be based on either the above suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development since the school proffer amount is based, in part, on construction cost. Suggested proffer text is provided below.

Adjustment to Contribution Amounts. At the time the proffer contribution set forth above is due, the applicant/developer shall pay the amount as proffered or shall pay the amount as calculated by the proffer formula in effect at time of payment, whichever is greater.

In addition, it is recommended that all proffer contributions be directed to the Woodson High School pyramid and/or to Cluster III and Cluster VI schools that serve the site and that the proffer contribution be triggered on or before the time of site plan approval or building permit approval especially if a boundary study to balance enrollments may occur in the future. It is also recommended that the proffer stipulate that notification will be provided to FCPS when construction is anticipated to commence. This will assist FCPS to track the occupancy of new development and allow for timely accommodation of future students.

DMJ/kv

Attachment: Locator Map

cc: Meghan McLaughlin, School Board Member, Braddock District
 Ilryong Moon, School Board Member, At-Large
 Ryan McElveen, School Board Member, At-Large
 Ted Velkoff, School Board Member, At-Large
 Janice Miller, Chair, City of Fairfax School Board
 Dean Tistadt, Chief Operating Officer, FCPS
 Peter Noonan, Superintendent, City of Fairfax Public Schools
 Dan Parris, Cluster III, Assistant Superintendent
 Leslie Butz, Cluster VI, Assistant Superintendent
 Jeff Yost, Principal, Woodson High School
 Marti Jackson, Principal, Frost Middle School
 Bonnie Glazewski, Principal, Oak View Elementary School



County of Fairfax, Virginia

MEMORANDUM

DATE: July 25, 2012

TO: Billy O'Donnell
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/FDP 2012-BR-014**
 Tax Map No. **057-4-((01))-0006**

The entire County owned sanitary sewer facilities within the vicinity of the proposed development do have adequate capacity to accommodate the projected sewage flow to be contributed. The applicant proposes to use a sewage pumping station to serve the development. The applicant needs to indicate if the pumping station will be private or public maintained. If it is to be publicly maintained, which of the two jurisdictions (Fairfax County or the City of Fairfax) will be responsible for its maintenance? Since the pumping station is shown to be located in Fairfax County, the Facilities Planning Branch within the Planning Division (DPZ) needs to make a determination if it will be subject to review through the 2232 Review Process.

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division

12000 Government Center Parkway, Suite 358
Fairfax, VA 22035

Phone: 703-324-5030, Fax: 703-803-3297

www.fairfaxcounty.gov/dpwes



Fairfax Water

APPENDIX 11

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

**PLANNING & ENGINEERING
DIVISION**

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

June 11, 2012

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

Re: RZ 2012-BR-014
FDP 2012-BR-014
Eleven Oaks LLC
Tax Map: 57-4/01/ /006

Dear Ms. Berlin:

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

The applicant is proposing construction of 35 single family detached dwelling units. The Rule identifies utility-related reasons for not connecting to Fairfax Water. Because the proposed construction is more than 3,000 feet from the nearest Fairfax Water main, a utility-related reason exists under Section III not to connect to Fairfax Water's system. While the owner may connect at its own expense if it chooses, it is not required to do so.

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

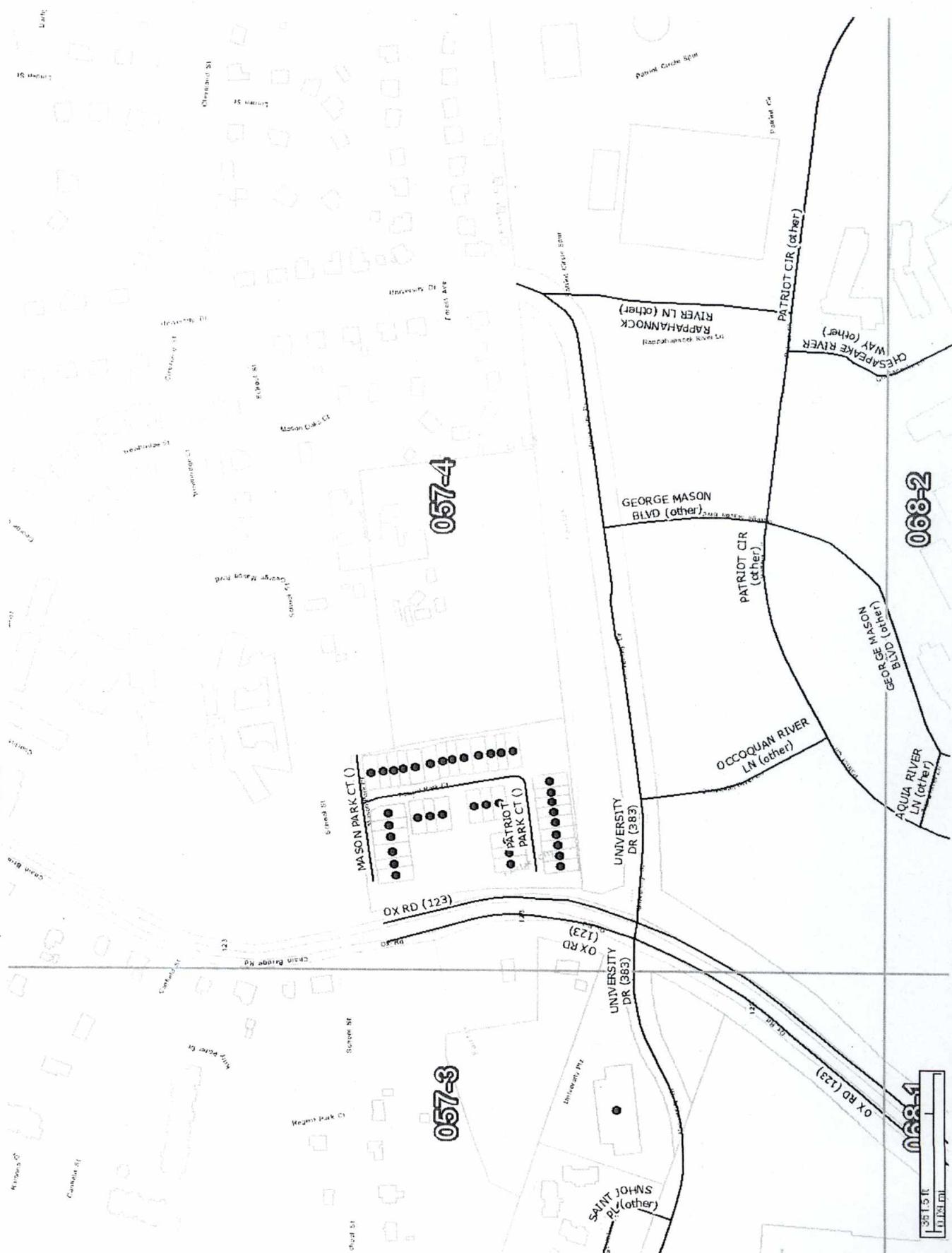
Sincerely,



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

cc: Chief Site Plan Review

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



057-4

057-3

068-2

068-1

351.5 ft
113.81 m



County of Fairfax, Virginia

MEMORANDUM

DATE: October 24, 2012

TO: Billy O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel P.E., Senior Engineer III
Central Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning and FDP Application #RZ/FDP 2012-BR-014, Eleven Oaks, Conceptual Development Plan/Final Development Plan Revised dated 18 October 2012, LDS Project #2737-ZONA-001-1, Tax Map #057-4-01-0006, Braddock 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 are required for this development (PFM 6-0401.2A). Based upon a letter of understanding with George Mason University (GMU), BMP requirement for this site is proposed to be provided by GMU. As an option-1, BMP requirements will be satisfied by the proposed new pond being planned by GMU as part of the GMU Academy VII Project. If this option fails, the BMP requirement is proposed to be satisfied by an existing retention basin (existing Patriot Lake) on George Mason University's property. The site plan shall demonstrate that this lake has enough capacity to meet the water quality for the subject development if the second option becomes applicable. In addition to this, the applicant has proposed two onsite rain gardens which will be providing additional water quality control above and beyond the PFM requirement to be provided by the offsite measures in GMU property. Please also be advised that the proposed development does not qualify as redevelopment for phosphorus removal as shown on sheet 11 and 12 as the proposed impervious area exceeds by more than 20% of the existing impervious area.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file for the subject development.

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Billy O'Donnell, Staff Coordinator
Rezoning and FDP Application #RZ/FDP 2012-BR-014
October 24, 2012
Page 2 of 2

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Based upon a letter of understanding with George Mason University (GMU), detention requirement for this site is proposed to be provided by GMU. As an option-1, detention requirements will be satisfied by the proposed new pond being planned by GMU as part of the GMU Academy VII Project. If this option fails, the BMP requirement is proposed to be satisfied by an existing retention basin (existing Patriot Lake) on George Mason University's property. The site plan shall demonstrate that this lake has enough capacity to meet the detention requirement for the subject development if the second option becomes applicable

Site Outfall

An outfall narrative and analysis has been provided on sheet 12 of the submitted plan. Some of the existing storm sewer pipes are proposed to be upgraded to meet the adequate outfall requirements. Cross-sections B-B and D-D for natural channel heading towards the Patriot Lake are shown to be clearly inadequate in capacity for 2-year storm event as they overtop the banks. A proportional improvement and no adverse impact to the downstream drainage system shall be shown by one of the methods described in PFM 6-0203.4.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

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

DK/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES

ARTICLE 16
DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional

FAIRFAX COUNTY ZONING ORDINANCE

zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

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
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, 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		