



# FAIRFAX COUNTY

APPLICATIONS FILED: June 17, 2002  
PLANNING COMMISSION: September 19, 2002  
BOARD OF SUPERVISORS: Not Scheduled

V I R G I N I A

September 5, 2002

## STAFF REPORT

APPLICATIONS RZ 2002-MV-020 and FDP 2002-MV-020  
and SE 2002-MV-022

### MOUNT VERNON DISTRICT

**APPLICANT:** Christopher Management, Inc., Trustees of the  
Engleside Baptist Church

**PRESENT ZONING:** PDH-4, HD

**PROPOSED ZONING:** PDH-3, HD (12.88 acres)  
R-3, HD (12.24 acres)

**PARCEL(S):** 108-1 ((1)) 27A, 27B  
108-3 ((1)) 16

**ACREAGE::** 25.12 Acres Total  
12.88 acres (RZ/FDP area)  
12.24 acres (SE area)

**DENSITY:** 2.87 du/acre (PDH-3, HD)

**FAR:** 0.11 (R-3, HD)

**OPEN SPACE:** 34% (PDH-3, HD)  
61% (R-3, HD)

**PLAN MAP:** Residential use at 3-4 du/acre

**PROPOSAL:** Approval of a rezoning application to permit the  
development of 37 single family detached  
dwellings in the PDH-3 District and to permit a  
church with a private school of general  
education, and 4 townhouse units of pastoral  
housing in the R-3 District, subject to approval  
of a special exception.

Approval of both the Conceptual and Final Development Plan is sought in the PDH-3 development.

**WAIVERS/MODIFICATIONS:**

Modification of transitional screening and waiver of the barrier requirement between the church/school and the residential portion of the application property and residential uses to the north in favor of landscaping depicted.

Waiver of the service drive along Route 1.

Waiver of the height of the noise wall proposed along Route 1 pursuant to Sect. 16-401 of the Zoning Ordinance.

**STAFF RECOMMENDATIONS:**

Staff recommends denial of RZ 2002-MV-020, however, should the Board approve RZ 2002-MV-020, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of FDP 2002-MV-020, however, should the Board approve FDP 2002-MV-020, staff recommends that such approval be subject to development conditions contained in Appendix 2 and subject to the Board of Supervisors' approval of RZ 2002-MV-020 and the Conceptual Development Plan and subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of SE 2002-MV-022, however, should the Board approve SE 2002-MV-022, staff recommends that it be subject to development conditions contained in Appendix 2.

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

It should be 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.

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.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

# Rezoning Application

**RZ 2002-MV-020**

**Applicant:** CHRISTOPHER MANAGEMENT, INC.,  
TRUSTEES OF THE ENGLSIDE BAPTIST  
CHURCH

**Filed:** 06/17/2002

**Area:** 25.12 AC OF LAND; DISTRICT - MOUNT VERNON

**Proposed:** RESIDENTIAL

**Located:** EAST SIDE OF RICHMOND HIGHWAY (ROUTE  
1) APPROXIMATELY 1000 FEET SOUTH OF  
ITS INTERSECTION WITH POHICK ROAD

**Zoning:** FROM PDH- 4 TO PDH- 3, FROM PDH- 4 TO R- 3

**Overlay Dist:** HD

**Map Ref Num:** 108-1- /01/ /0027A /01/ /0027B 108-3- /01/ /0016

# Final Development Plan

**FDP 2002-MV-020**

**Applicant:** CHRISTOPHER MANAGEMENT, INC.

**Filed:** 06/17/2002

**Area:** 12.88 AC OF LAND; DISTRICT - MOUNT VERNON

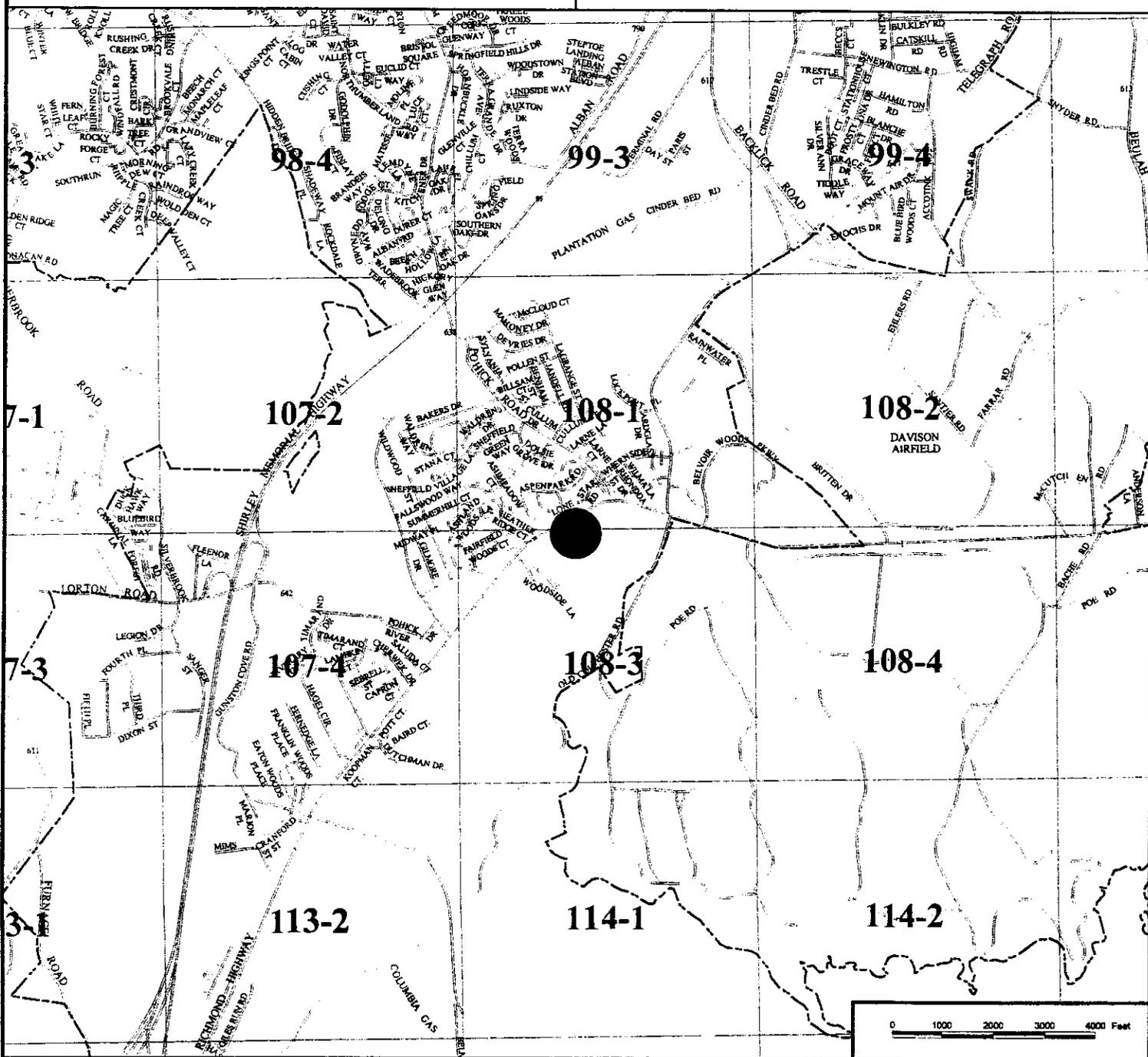
**Proposed:** RESIDENTIAL

**Located:** EAST SIDE OF RICHMOND HIGHWAY (ROUTE  
1) APPROXIMATELY 1000 FEET SOUTH OF  
ITS INTERSECTION WITH POHICK ROAD

**Zoning:** PDH- 3

**Overlay Dist:** HD

**Map Ref Num:** 108-1- /01/ /0027A PT /01/ /0027B 108-3  
/01/ /0016 PT



**Rezoning Application**  
**RZ 2002-MV-020**

**RZ COVERS**  
**ENTIRE SITE**

**Final Development Plan**  
**FDP 2002-MV-020**

**Applicant:** CHRISTOPHER MANAGEMENT, INC.,  
TRUSTEES OF THE ENGLSIDE BAPTIST CHURCH

**Filed:** 06/17/2002

**Area:** 25.12 AC OF LAND; DISTRICT - MOUNT VERNON

**Proposed:** RESIDENTIAL

**Located:** EAST SIDE OF RICHMOND HIGHWAY (ROUTE 1) APPROXIMATELY 1000 FEET SOUTH OF ITS INTERSECTION WITH POHICK ROAD

**Zoning:** FROM PDH-4 TO PDH-3, FROM PDH-4 TO R-3

**Overlay Dist:** HD

**Map Ref Num:** 108-1- /01/ /0027A /01/ /0027B 108-3- /01/ /0016

**Applicant:** CHRISTOPHER MANAGEMENT, INC.,  
TRUSTEES OF THE ENGLSIDE BAPTIST CHURCH

**Filed:** 06/17/2002

**Area:** 12.88 AC OF LAND; DISTRICT - MOUNT VERNON

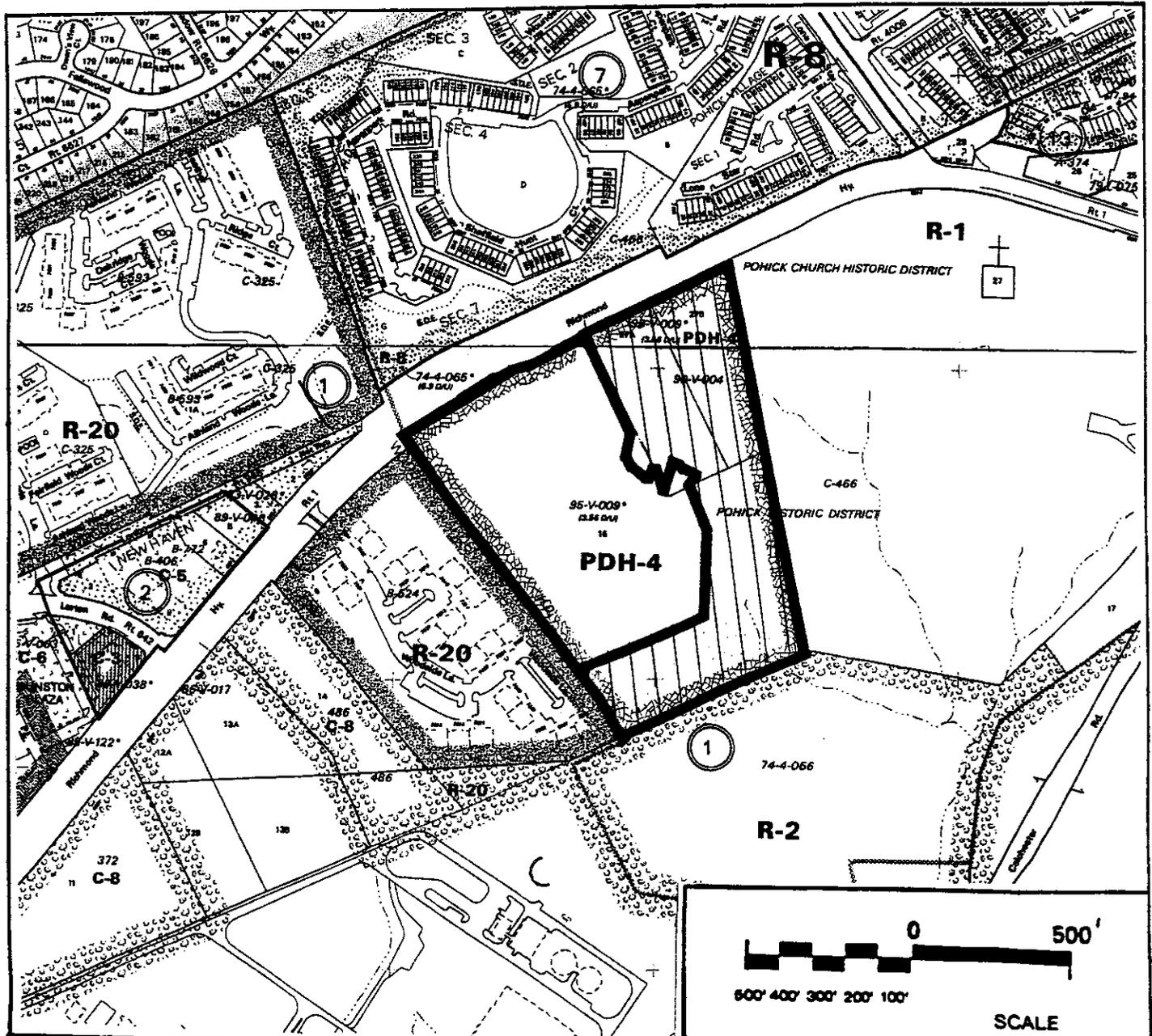
**Proposed:** RESIDENTIAL

**Located:** EAST SIDE OF RICHMOND HIGHWAY (ROUTE 1) APPROXIMATELY 1000 FEET SOUTH OF ITS INTERSECTION WITH POHICK ROAD

**Zoning:** PDH- 3

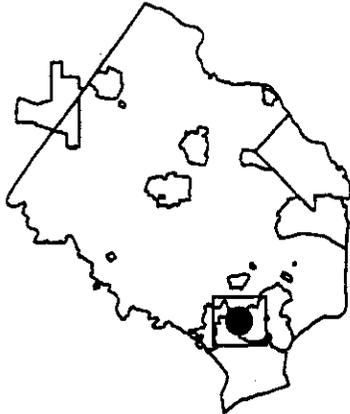
**Overlay Dist:** HD

**Map Ref Num:** 108-1- /01/ /0027A PT /01/ /0027B 108-3 /01/ /0016 PT

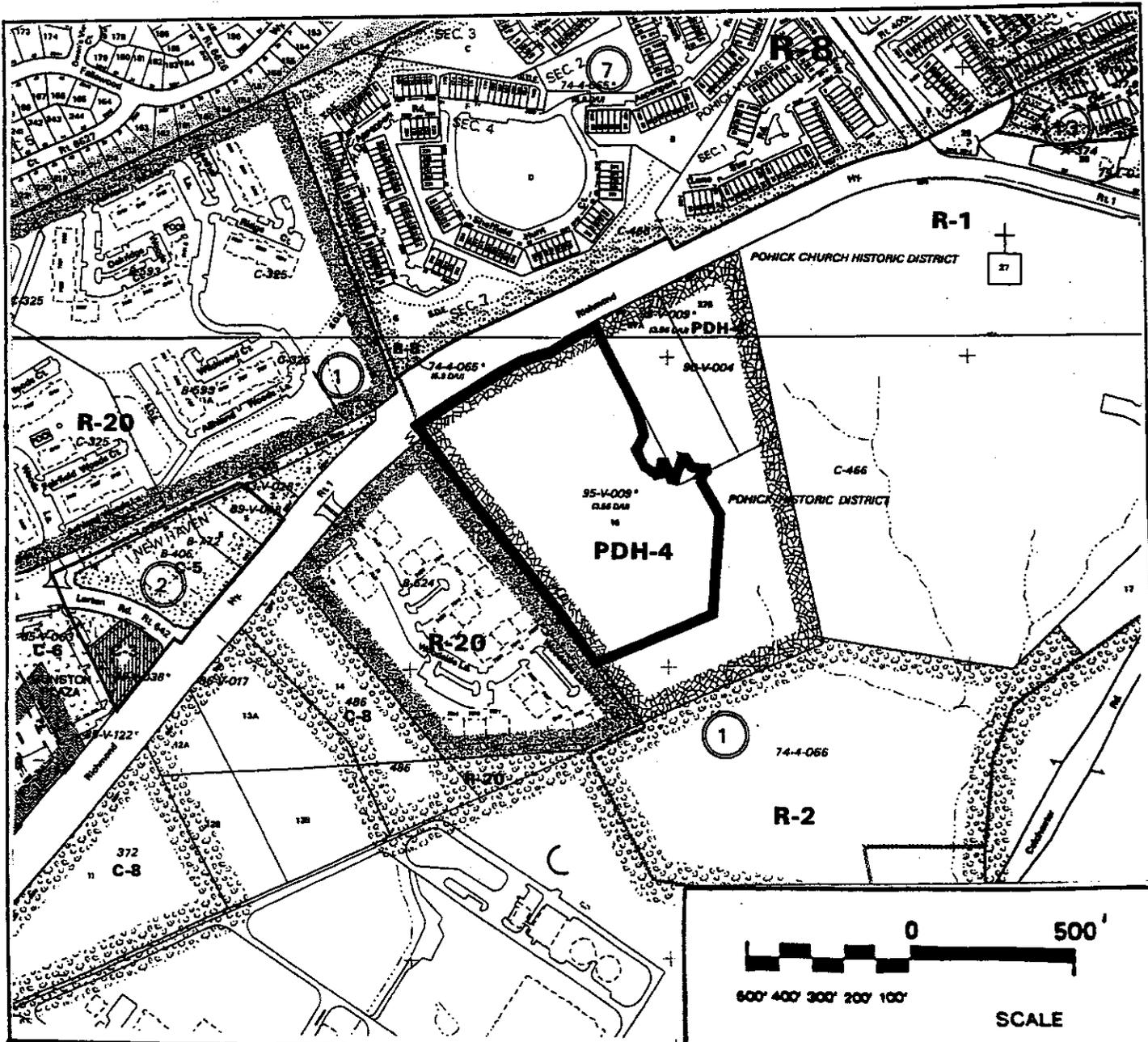


# Special Exception

SE 2002-MV-022



Applicant: TRUSTEES OF THE ENGLSIDE BAPTIST CHURCH  
Filed: 06/17/2002  
Proposed: CHURCH AND RELATED FACILITIES AND PRIVATE SCHOOL OF GENERAL EDUCATION  
Area: 12.24 AC OF LAND; DISTRICT - MOUNT VERNON  
Zoning Dist Sect: 03-0304  
Art 9 Group and Use: 3-15  
Located: EAST SIDE OF RICHMOND HIGHWAY (ROUTE 1) APPROXIMATELY 1000 FEET SOUTH OF ITS INTERSECTION WITH POHICK ROAD  
Zoning: R-3 Plan Area: 4  
Overlay Dist: HD  
Map Ref Num: 108-1- /01/ /0027A pt.; 108-3- /01/ /0016 pt.



CONCEPTUAL DEVELOPMENT PLAN  
 FINAL DEVELOPMENT PLAN  
 (CDP/FDP)

SUMMIT OAKS

GENERAL DEVELOPMENT PLAN/ SPECIAL EXCEPTION  
 (GDP/SE)

ENGLESIDE BAPTIST CHURCH

Mount Vernon District  
 Fairfax County, Virginia

DECEMBER, 2001  
 REVISED FEBRUARY 20, 2002  
 REVISED APRIL 22, 2002  
 REVISED JUNE 07, 2002  
 REVISED JUNE 14, 2002

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	EXISTING VEGETATION
3A	EXISTING TREE SURVEY
4	REZONING PLAT
5	PLAN OVERVIEW
6	CDPA/FDPA LAYOUT
7	GDP/ SPECIAL EXCEPTION LAYOUT
8	LANDSCAPE PLAN
9-10	ARCHITECTURAL ELEVATIONS

ATTORNEY:

McGuireWoods, LLP  
 1700 VERNON BLVD., SUITE 1000  
 FAIRFAX, VIRGINIA 22031-4115  
 (703) 718-5000 FAX (703) 718-5009

CIVIL ENGINEER:

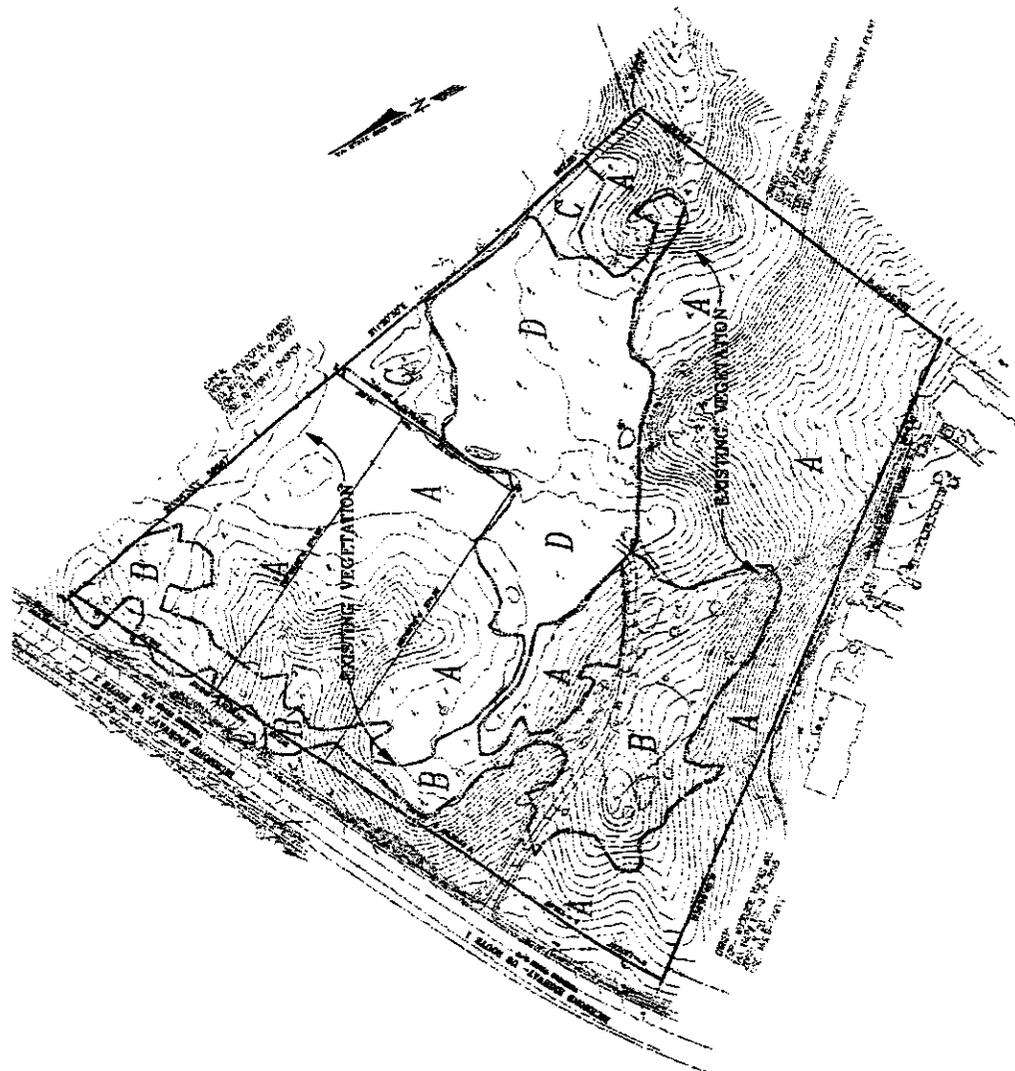
UFA  
 URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 11100 BATH STREET, SUITE 400  
 FAIRFAX, VIRGINIA 22031  
 (703) 442-9000

PREPARED FOR:

CHRISTOPHER MANAGEMENT, INC. ENGLESIDE BAPTIST CHURCH  
 11100 BATH STREET, SUITE 400  
 FAIRFAX, VIRGINIA 22031  
 (703) 442-9000 FAX (703) 442-9009







**EVM SUMMARY TABLE**

Code	Vegetation Type	Estimated Area (Acres)	Condition	Remarks
A	Bottomland Forest	16.86	100%	100% in good condition
B	Open Field	4.32	100%	100% in good condition
C	Old Field	0.84	100%	100% in good condition
D	Open Field	4.26	100%	100% in good condition
E	Open Field	0.29	100%	100% in good condition
<b>TOTAL ACRES:</b>		<b>26.57</b>		

**NOTES:**

1. EVM PROVIDED BY ZIMAR & ASSOCIATES, IN A REPORT DATED 3/20/02

2. SEE SHEET 3A OF 10 FOR EXISTING TREE SURVEY REQUESTED BY STAFF.

COVER TYPE	AREA (ACRES)	% OF TOTAL SITE
A BOTTOMLAND FOREST	16.86	63.5%
B OPEN FIELD	4.32	16.2%
C OLD FIELD	0.84	3.2%
D OPEN FIELD	4.26	16.2%
E OPEN FIELD	0.29	1.1%
<b>TOTAL SITE</b>	<b>26.57</b>	<b>100.0%</b>

- NOTES**
- EVM PROVIDED BY ZIMAR & ASSOCIATES, IN A REPORT DATED 3/20/02
  - SEE SHEET 3A OF 10 FOR EXISTING TREE SURVEY REQUESTED BY STAFF.

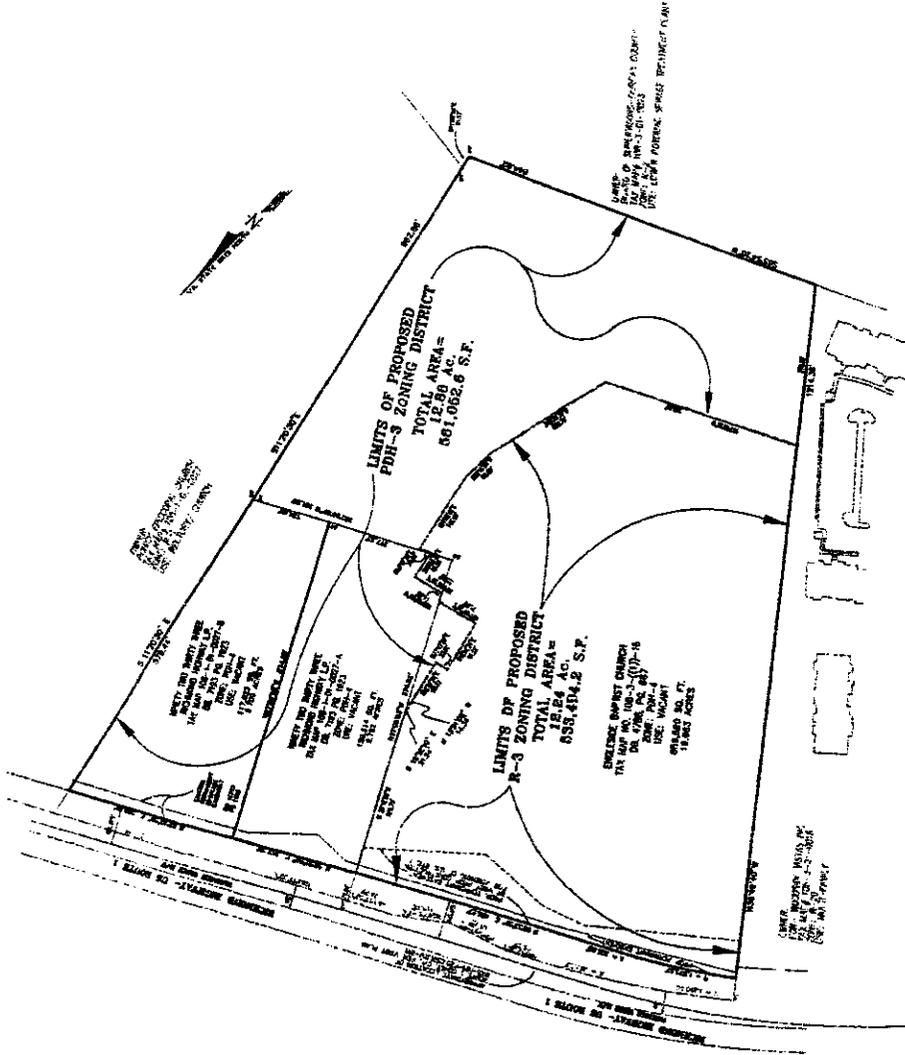
**UFA**  
 URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 642-0060

EXISTING VEGETATION MAP  
**SUMMIT OAKS / ENGLESDALE BAPTIST CHURCH**  
 MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE 1" = 100'  
 DATE: MAY 2001  
 C.E. N/A

PLAN DATE: 04-07-01  
 01-27-01  
 02-27-01  
 03-27-01  
 04-27-01  
 05-27-01

APPROVED BY DIVISION OF DESIGN REVIEW

PROJECT NO. 02-01-01  
 SHEET NO. 10  
 DATE: MAY 2001



**PROPOSED ZONING AREA TABULATION**

ZONING DISTRICT	SQ. FEET	ACRES
R-3	281,082.8	6.42
PDH-3	551,424.2	12.60
<b>TOTAL - AREA OF REFERRING</b>	<b>832,507.0</b>	<b>19.02</b>

**PARCEL TABULATION**

TOTAL AREA PARCEL 'A' - 10.00 AC. (100-3-103)-PARCEL 1A	TAX DUES \$1,100.00
TOTAL AREA PARCEL 'B' - 2.74 AC. (100-3-103)-PARCEL 1B	TAX DUES \$3,000.00
TOTAL AREA PARCEL 'C' - 2.76 AC. (100-3-103)-PARCEL 1C	TAX DUES \$3,000.00
TOTAL AREA OF REFERRING - 25.50 AC. (100-3-103)-PARCEL 1A, 1B, 1C	TAX DUES \$9,000.00

**NOTES**

1. THE PROPERTY DELINEATED HEREON WAS LOCATED ON FAIRFAX COUNTY AIR MAP NUMBER 100-1-1(1) PARCELS 27A & 27B AND 100-1-1(1)-PARCEL 1B.
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON AVAILABLE DEEDS AND RECORDS. A FIELD BOUNDARY SURVEY BY URBAN ENGINEERING AND ASSOCIATES, INC. IS REQUIRED TO VERIFY BOUNDARY INFORMATION.
3. TOTAL AREA OF ZONING: R-3 DISTRICT: 12.60 AC. PDH-3 DISTRICT: 12.24 AC. TOTAL SITE AREA: 24.84 AC.
4. PROPOSED ZONING/USE: PDH-3/RESIDENTIAL-FAMILY DETACHED & R-3/CHURCH AND SCHOOL.
5. A TITLE REPORT HAS NOT BEEN PROVIDED. SUCH REPORT MAY REVEAL RIGHTS-OF-WAY, EASEMENTS OR OTHER CIRCUMSTANCES AFFECTING THE PROPERTY SHOWN.

	<b>URBAN ENGINEERING &amp; ASSOC., INC.</b> CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8000	<b>REZONING PLAT</b> <b>SUMMIT OAKS/ ENGLE SIDE BAPTIST CHURCH</b> MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1" = 100' DATE: SEPTEMBER, 2001 C.I. N/A	SHEET 4 OF 10 FILE NO. MFC-1580
	PLAN DATE: 1-29-01 12-04-01 04-04-02 04-17-02 04-14-02	REVISION: APPROVED BY DIVISION OF DESIGN REVIEW	

**ZONING TABULATION:**

**LAND BAY I.  
CDP/FDP**

**ZONING AND AREA TABULATION FOR RESIDENTIAL:**

TOTAL AREA = 12.48 AC. OR 861,002.8 SF.  
 PROPOSED USES = SMALL-FAMILY DETACHED RESIDENTIAL  
 EXISTING ZONING = RPH-1  
 PROPOSED ZONING = RPH-3  
 OPEN SPACE PROVIDED = 4.56 AC. OR 314,208 (20% REQUIRED)  
 PROPOSED LOTS = 317 SINGLE FAMILY DETACHED UNITS  
 DENSITY = 317/12.48 = 25.37 DU/AC  
 AVERAGE LOT AREA = 2,716.0 SF.  
 NO MINIMUM REQUIREMENT.  
 HEIGHT REQUIREMENT = 35'

**PARKING TABULATION**

TOTAL # OF UNITS = 317  
 PARKING SPACES REQUIRED = 317 x 1.5 = 476  
 PARKING SPACES PROVIDED = 476  
 DRIVEWAY SPACES = 24  
 GARAGE SPACES = 74  
 TOTAL = 148-74 = 74  
 FINAL PARKING COUNTY SUBJECT TO CHANGE WITH FINAL ENGINEERING PLAN

**LAND BAY II.  
SIDE/SE**

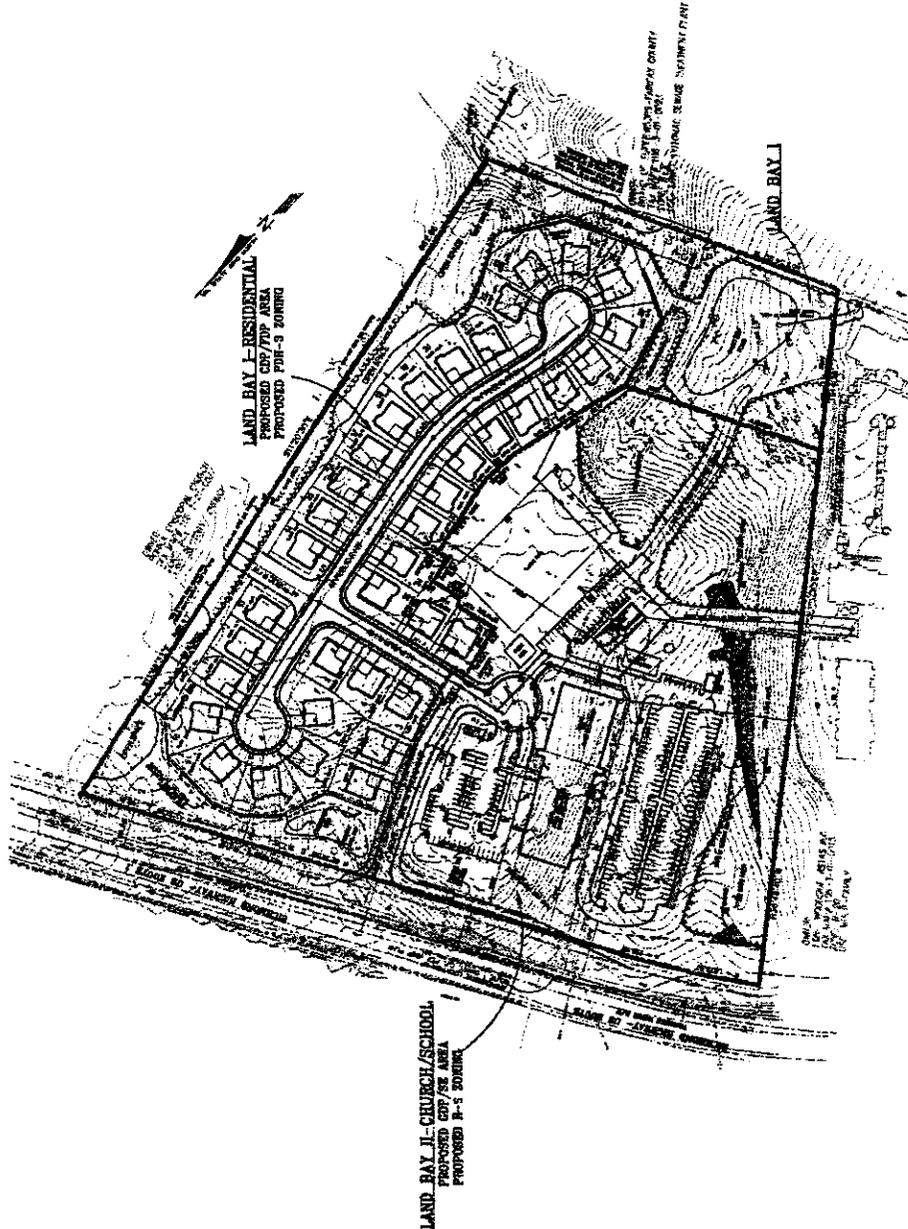
**ZONING AND AREA TABULATION FOR CHURCH/SCHOOL:**

TOTAL AREA = 12.53 AC. OR 863,444.3 SF.  
 EXISTING ZONING = RPH-4  
 PROPOSED ZONING = R-3  
 OPEN SPACE PROVIDED = 7.30 AC. OR 508,136 (58% REQUIRED)  
 PROPOSED HEIGHT = 40'  
 FLOOR AREA:  
 CHURCH & OFFICES = 18,000 SF.  
 SCHOOL (500 STUDENTS & 30 STAFF PERSONS) = 18,000 SF.  
 GYM = 12,000 SF.  
 MEZZANINE OFFICES = 3,000 SF.  
 PASTORAL HOUSING = 10,000 SF.  
 MAINTENANCE SHOP = 3,000 SF.  
 TOTAL = 64,000 SF.  
 FLOOR AREA RATIO = 64,000 SF / 863,444 SF = .0741 (20% MAX)

**PARKING TABULATION**

PARKING SPACES REQUIRED (CHURCH USE) (100 SEAT CHURCH) = 170 SPACES  
 (500 SEAT CHURCH) = 170 SPACES  
 2.5 SPACES PER PASTORAL RESIDENCE = 10 SPACES  
 PARKING SPACES REQUIRED (SCHOOL USE) = 10 SPACES  
 1 SPACE PER 30 STAFF PERSONS = 3 SPACES  
 TOTAL REQUIRED = 193 SPACES  
 PARKING SPACES PROVIDED = 210 SPACES

NOTE: NO ADDITIONAL SPACES PROVIDED FOR 30 STAFF PERSONS AS USE IS OUTSIDE OF CHURCH SERVICE USE. PER SEC. 11-102 (F) OF THE Z.O.



- REQUIRED, MINOR MODIFICATIONS**
- TRANSITIONAL SCREENING BETWEEN RESIDENTIAL AND CHURCH/SCHOOL USES AND USES LOCATED ALONG HORTON PROPERTY BOUNDARY PER ZONING ORDINANCE ARTICLE 13. PLANTING AS SHOWN ON THE LANDSCAPE PLAN (SHEET 6 OF 10) WILL BE PROVIDED. A MODIFICATION OF THIS REQUIREMENT IS BEING REQUESTED PURSUANT TO ARTICLE 13-304-3 OF THE ZONING ORDINANCE.
  - ELIMINATE SERVICE ROAD REQUIREMENT PER PFM SEC. 7-0104

**LEGEND:**

- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING

**PLAN OVERVIEW**

**SUMMIT OAKS / ENGLISHPARK BAPTIST CHURCH**  
 MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100'

DATE: SEPTEMBER, 2001

CL #/A

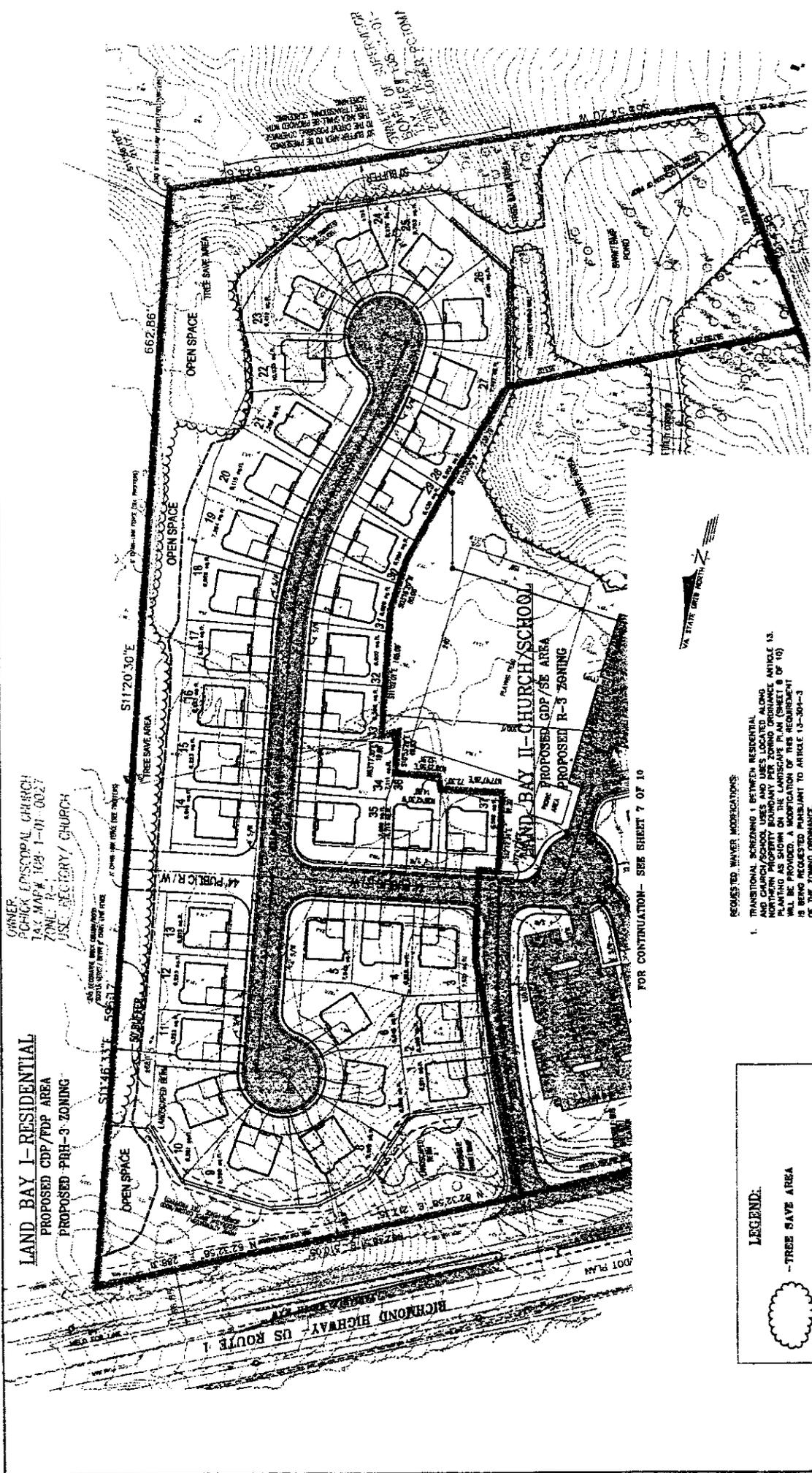
DATE: 08-27-01  
 11-28-01  
 02-20-02  
 04-21-02  
 06-14-02

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7718 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 643-8080

**LAND BAY I - RESIDENTIAL**  
 PROPOSED GDP/FDP AREA  
 PROPOSED PRH-3 ZONING

GAINER  
 PECHICK EPISCOPAL CHURCH  
 TAX MAP # 103-1-01-0027  
 ZONE R-3  
 USL RECTORY CHURCH



FOR CONTINUATION - SEE SHEET 7 OF 10

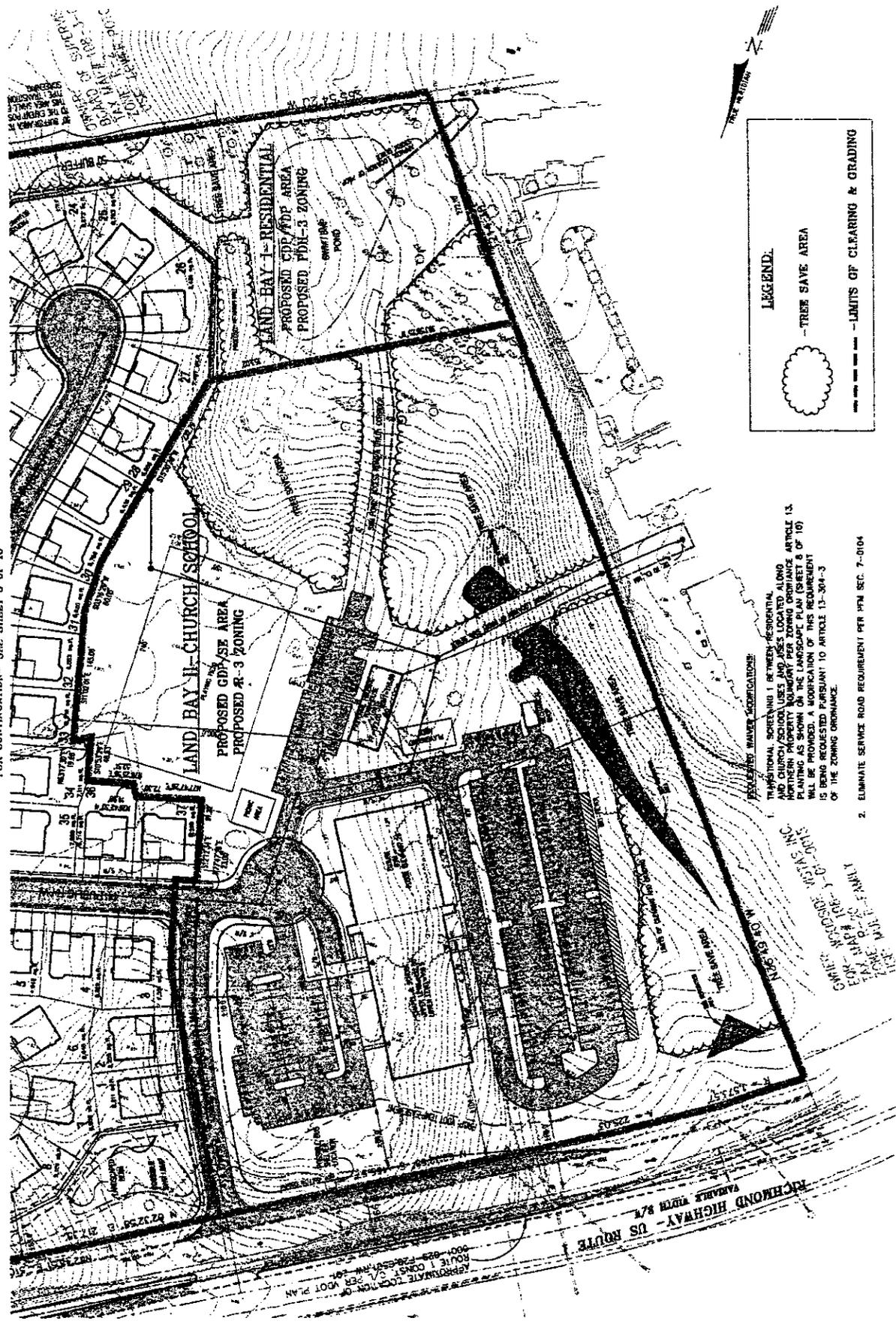
**LEGEND:**

- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING

- REQUESTED WAIVER MODIFICATIONS:
- TRANSITIONAL SCREENING 1 BETWEEN RESIDENTIAL AND CHURCH/SCHOOL USES AND USES LOCATED ALONG RICHMOND HIGHWAY - US ROUTE 1. THE SCREENING WALL AS SHOWN ON THE LANDSCAPE PLAN (SHEET 8 OF 10) WILL BE PROVIDED. A MODIFICATION OF THIS REQUIREMENT IS BEING REQUESTED PURSUANT TO ARTICLE 13-304-3 OF THE ZONING ORDINANCE.
  - ELABORATE SERVICE ROAD REQUIREMENT PER PFN SEC. 7-014

PLAN DATE	06-12-98	DATE SETBACK, FOOT	10
	11-04-98		10
	04-03-99		10
	04-07-99		10
	06-14-99		10
REVISION APPROVED BY DIVISION OF INSURANCE REVIEW		URBAN ENGINEERING & ASSOC., INC.	
		CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS	
		7716 LITTLE RIVER TURNPIKE	
		ANNANDALE, VIRGINIA 22003 (703) 842-8060	
		GDP/FDP LAYOUT <b>SUMMIT OAKS / ENGLISIDE BAPTIST CHURCH</b> MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1" = 50' DATE: SEPTEMBER, 2001 C.I. #/A	
		SHEET 6 OF 10 UEA-1000 UEA-1000	

FOR CONTINUATION-- SEE SHEET 6 OF 10



**LEGEND:**

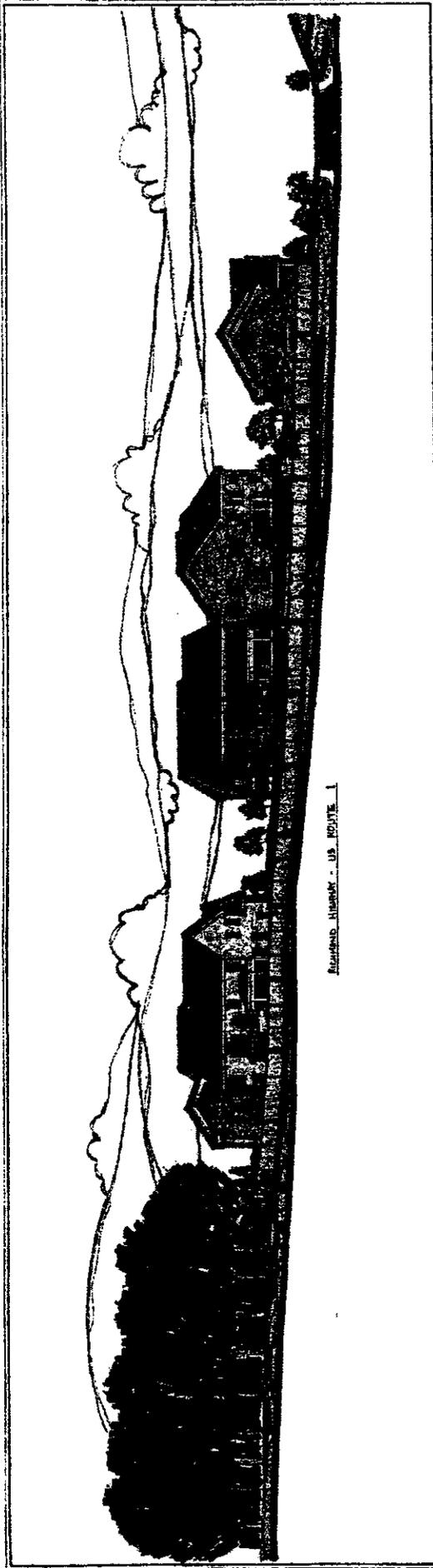
-  - TREES SAVE AREA
-  - LIMITS OF CLEARING & GRADING

EXISTING WAIVER NOTIFICATIONS:  
 TRANSITIONAL SCREENING 1 BETWEEN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS PER ZONING ORDINANCE ARTICLE 13.1 PLANTING AS SHOWN ON THE LANDSCAPE PLAN (SHEET 8 OF 10) WILL BE PROVIDED. A MODIFICATION OF THIS REQUIREMENT IS BEING REQUESTED PURSUANT TO ARTICLE 13.304-3 OF THE ZONING ORDINANCE.

2. ELIMINATE SERVICE ROAD REQUIREMENT PER PTM SEC. 7-2014

UEA CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7718 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-6080	URBAN ENGINEERING & ASSOC., INC.	GDP / SPECIAL EXCEPTION LAYOUT	
		SUMMIT OAKS / ENGLISIDE BAPTIST CHURCH MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	
PLAN DATE 09-27-09 11-28-09 12-09-09 02-23-10 04-07-10 08-14-10	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	SCALE 1" = 60' DATE SEPTEMBER 2009 C.I. N/A	SHEET 7 OF 10 THE No. 100-1000





Residential, Hillsdale - U.S. ROUTE 1

TRICORPORATE  
 COMPANY  
 1000 BROADWAY, SUITE 2000  
 NEW YORK, NEW YORK 10018  
 (212) 512-1000

**SUMMIT OAKS**  
 CONCEPTUAL STREET SCAPE

1000 BROADWAY, SUITE 2000  
 NEW YORK, NEW YORK 10018  
 (212) 512-1000

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY.

PLAN DATE
08-27-01
11-08-01
02-20-02
04-12-02
08-14-02

**UHA**  
 URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE, VIRGINIA 22003 (703) 942-8080



ILLUSTRATIVE ARCHITECTURAL ELEVATIONS  
**SUMMIT OAKS / ENGLETSIDE BAPTIST CHURCH**  
 MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: AS SHOWN  
 DATE: SEPTEMBER 2001  
 C.I. N/A

SHEET  
 9  
 OF  
 10  
 FILE NO.  
 MRC-1683

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

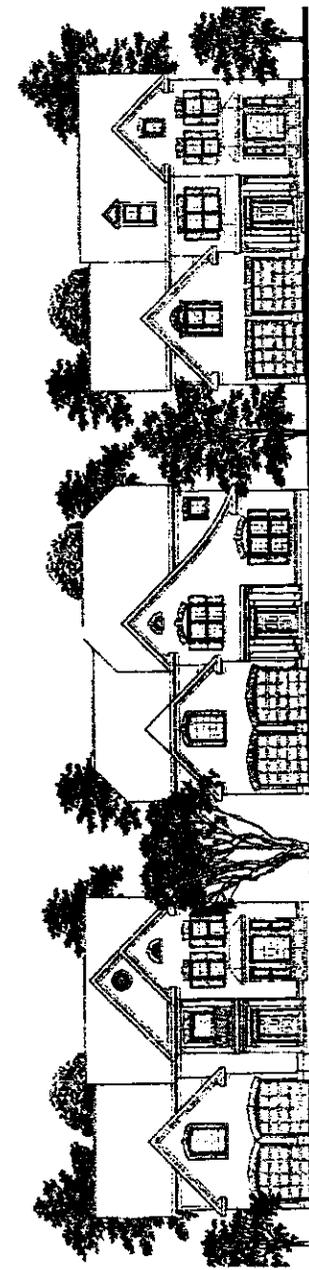


FRONT ELEVATION 1  
Sheet of approval. 10/10/00

FRONT ELEVATION 2  
Sheet of approval. 10/10/00

FRONT ELEVATION 3  
Sheet of approval. 10/10/00

FRONT ELEVATION 4  
Sheet of approval. 10/10/00



FRONT ELEVATION 1

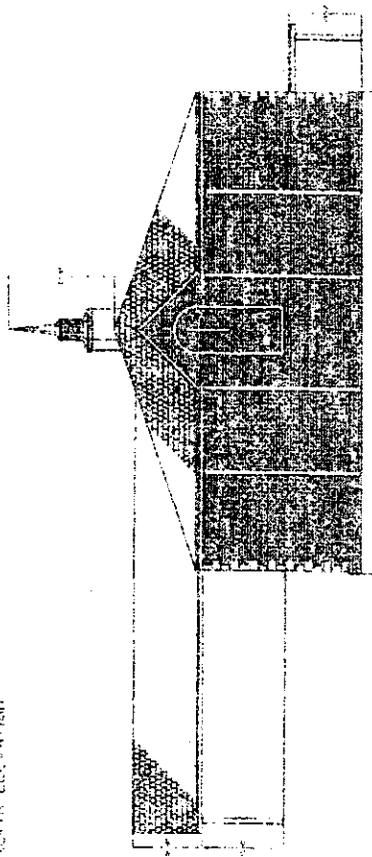
FRONT ELEVATION 2

FRONT ELEVATION 3

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

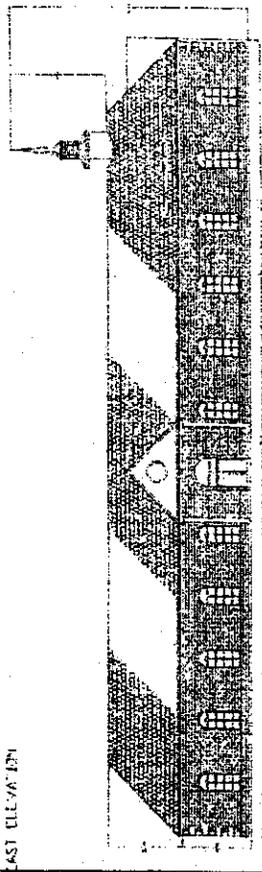
		ILLUSTRATIVE ARCHITECTURAL ELEVATIONS <b>SUMMIT OAKS / ENGLISIDE BAPTIST CHURCH</b> MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE AS SHOWN DATE: SEPTEMBER 2000 C.E. W/A		SHEET 10 OF 10 FILE NO. NSC-1598
		<b>URBAN ENGINEERING &amp; ASSOC., INC.</b> CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7718 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8000		
PLAN DATE 10-10-00 10-10-00 09-22-00 08-07-00 08-16-00	NO. DATE 10-10-00 10-10-00 10-10-00 10-10-00 10-10-00	REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW		

NORTH ELEVATION



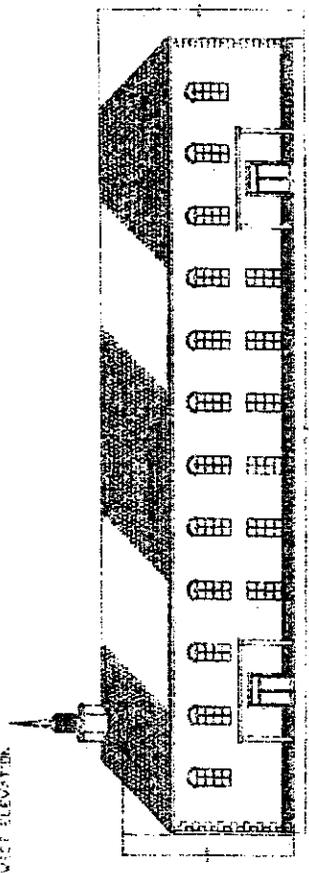
CHURCH- NORTH ELEVATION

EAST ELEVATION



CHURCH- EAST ELEVATION

WEST ELEVATION



CHURCH- WEST ELEVATION

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

PLAN DATE
1-14-11
11-18-11
04-23-12
04-07-12
06-14-12

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7712 LITTLE RIVER TURNPIKE  
 ANNANDALE VIRGINIA 22003 (703) 648-8080



SCALE AS SHOWN C.I. N/A DATE: SEPTEMBER 2003

SUMMIT OAKS / ENGLESDALE BAPTIST CHURCH  
 MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SHEET 10A OF 30  
 FILE No. 158-1-1963

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

**DESCRIPTION OF THE APPLICATION**

The applicants, Christopher Management, Inc. and Trustees of Engleside Baptist Church, have filed three (3) concurrent applications in order to rezone approximately 25.10 acres of land currently zoned PDH-4 and HD and located on the south side of Richmond Highway, approximately 100 feet west of its intersection with Pohick Road, as follows:

In rezoning RZ 2002-MV-020 and concurrent FDP 2002-MV-020, the applicant proposes to rezone 12.88 acres from the PDH-4 District to the PDH-3 District in order to develop a single-family detached development with 37 dwellings at a density of 2.87 dwelling units per acre and 34% open space, and to rezone 12.24 acres from the PDH-4 District to the R-3 District in order to develop a church with 700 seats with pastoral housing and a private school of general education with a maximum enrollment of 300 for grades K-12 with 32 staff persons. The proposed FAR is 0.11 and 61% open space is provided.

Special Exception SE 2002-MV-022 has been filed on the 12.24 acres proposed to be rezoned to the R-3 District to develop a church and private school which is a Category 3 Special Exception use in the R-3 District.

The applicant has submitted one combined Conceptual/Generalized Development Plan/Special Exception Plat for both applications. The applicant requests approval of the Final Development Plan (FDP) for the proposed PDH-3 area and approval of a special exception in the area rezoned to R-3.

**Waivers/Modifications:**

Modification of transitional screening and waiver of barrier requirements, pursuant to Par. 3 of Sect. 3-304, between residential uses, both on and off-site, and church/school uses in favor of that shown on the Landscape Plan.

Waiver of the service drive requirement along Richmond Highway.

Waiver of the height of the fence along Route 1.

The applicant's draft proffers, dated August 1, 2002, are included in Appendix 1, staff's proposed development conditions are in Appendix 2, the applicant's affidavit is in Appendix 3, and the applicant's statements regarding the applications are included as Appendix 4.

Proffered Condition and Final Development Plans must comply with the Zoning Ordinance standards found in Section 16-101, General Standards, and

Section 16-102, Design Standards, among others. Category 3 Special Exceptions must comply with the General Standards for all Special Exceptions in Sect. 9-006 and the Additional Standards for Churches with Private Schools in Sect. 9-314, among others. Copies of these applicable standards can be found in Appendix 6 of this report.

## LOCATION AND CHARACTER

The 25.10 acre site is located on the southeast side of Richmond Highway approximately 1000 feet west of its intersection with Pohick Road. The property is located within the Pohick Church Historic Overlay District (HD), with the Pohick Church located on the adjacent property to the east. The subject site is an environmentally sensitive piece of land with extensive areas of steep slopes, most notably, along the northern and western areas of the site where Marine Clay is also present. Approximately 8.17 acres of the site are slopes in excess of 15%. No EQC or RPA is located on the site. The site remains heavily wooded in some areas, although, a significant number of trees were removed or damaged by illegal logging by the Trustees of Engleside Baptist Church. Additional information on the illegal logging will be presented in the Background Section and in the Urban Forestry Analyses. Most areas of the property were heavily wooded prior to the logging activity.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Single-family Attached (Pohick Village)	R-8	Residential, 5-8 du/ac
<b>South</b>	Lower Potomac Pollution Control Facility	R-2	Public Facilities
<b>West</b>	Multi-family (Woods of Fairfax apartments)	R-20	5-8 du/acre
<b>East</b>	Pohick Church	R-1	Public Facilities

## BACKGROUND

The subject property is a consolidation of three (3) parcels which, except for a dwelling on Parcel 27B which has been removed, has never been developed.

On March 11, 1996, the Board of Supervisors rezoned the property, which consisted of 26.40 acres, from the R-1 District to the PDH-4 District, pursuant to RZ 95-V-009, to permit the development of 94 single-family detached dwellings, each intended for occupancy by at least one person age 55 years or older, in accordance with the Fair Housing Act, 42 U.S.C. paragraph 3601, et. Seq. and the Virginia Fair Housing Law. The approved density was 3.65 dwelling units per acre and 40% open space was provided. A Final Development Plan (FDP 95-V-009) was approved by the Planning Commission on February 28, 1996, subject to the Board's approval of the rezoning. At that time, the Comprehensive Plan recommendation for this property was housing for the elderly. The property was not developed pursuant to that rezoning. Copies of the development plan, proffers, and development conditions are contained in Appendix 5.

In April, 2000, the Urban Forestry Division filed a complaint of illegal logging on Parcel 16 with the Zoning Enforcement Branch of DPZ. A subsequent field inspection conducted by the Zoning Enforcement Branch showed clearing and logging had occurred without permits. In March, 2000, a determination was made by the Director of the Zoning Evaluation Division, as agent of the Zoning Administrator, that the logging which occurred was not in conformance with the proffered CDP/FDP and that restoration of the areas shown to be preserved on the CDP/FDP should be provided. Resolution of the violation is pending the outcome of the current applications. Complete files on the zoning violation are available in the office of the Zoning Administration Division, DPZ.

On April 8, 2002, the Comprehensive Plan recommendation for the subject property was amended by the Board, pursuant to Out-of-Turn Plan Amendment S01-IV-LP1, to recommend residential use at a density of 3-4 dwelling units per acre with an option for elderly housing at a density of 4-5 dwelling units per acre. The recommendation also states that churches or other institutional uses may be appropriate. Complete Plan text can be found in Appendix 7.

The applicant originally filed an application for a Proffered Condition Amendment (PCA) over the entire 25.12 acre site that had been rezoned to the PDH-4 District which sought approval of the single-family development as the principal use with the church/school use proposed as a secondary use within the PDH-4 District, pursuant to Sect. 6-103. However, subsequent to filing that application, it was determined that the combined residential and church/school uses did not meet the intent of the PDH District because the proposed church/school uses could not be considered secondary to the residential development because of their greater

intensity and the fact that they would not function as a part of the residential community. Therefore, the applicant amended the application as currently filed with the residential development and the church/school in separate zoning districts with approval of a special exception required for the church/school.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 7)**

<b>Plan Area:</b>	Area IV
<b>Planning District:</b>	Lower Potomac Planning District
<b>Planning Sector:</b>	Lorton-South Route 1 Community Planning Sector (LP-2)

In Plan Amendment No. 2000-16, adopted by the Board of Supervisors on April 8, 2000, under the heading, "Recommended Land Use Plan," the Plan states:

**"Sub-unit G2**

- Sub-unit G2 (Tax Map 108-1 ((1)) 27A and 27B; 108-3 ((1)) 16) is located on the east side of Route 1 and south of Pohick Road. It is also located within the Pohick Church Historic District. The area is planned for residential use at a density of 3-4 dwelling units with an option for a density of 4-5 dwelling units per acre for housing for the elderly. Churches or other institutional uses may be appropriate. All uses should be compatible with the Pohick Church Historic District. Substantial buffering should be provided along any portion of a property line which is adjacent to the Pohick Church or Lower Potomac Pollution Control Plan properties."

**Plan map:** Residential use at 3-4 dwelling units per acre

**ANALYSIS**

**Conceptual/Final/Generalized Development Plan (CDP/FDP/GDP) and SE Plat**  
(Copy at front of staff report)

<b>Title of Combined Plan:</b>	(CDPA/FDPA) Summit Oaks (GDP/SE) Engleside Baptist Church
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<b>Prepared By:</b>	Urban Engineering & Associates, Inc.
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<b>*Original and Revision Dates:</b>	September, 2001 Revised to July 23, 2002
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\*It should be noted that the applicant submitted a revised development plan and revised proffers too late for inclusion in this report. An Addendum will be prepared which reviews the new materials.

The combined plans consist of ten (10) sheets as follows:

**Sheet 1:** Cover Sheet with Notes and vicinity map.

**Sheet 2:** General Notes, Soils Map, Typical Lot Details. Of particular note is the following:

- Note 14 states that the limits of clearing and grading and the landscaped open space represented on the graphic may be subject to minor modification at the time of final engineering and design. Landscaping and tree cover consisting of a combination of evergreen and deciduous trees will be provided in accordance with the applicable provisions of Article 13 and governing proffers. Staff does not support this note because strict adherence to the limits of clearing and grading is critical in this application due to the sensitivity of the site and the need to maximize tree preservation.
- Note 20 states that the individual house lot acreages identified on the CDP/FDP are approximate and subject to change with final engineering. Staff believes a minimum lot size of 6,000 square feet should be committed to since only two lots are currently depicted with areas of less than 6,000 square feet.
- The typical lot details show 20 foot minimum front yards, 20 foot minimum rear yards, and a minimum of 12 feet between the sides of dwellings for all lots except Lots 13 and 14. No minimum yard between the sides of dwellings and the property line is stated which would permit minimum 3 foot side yards which staff does not believe is an adequate yard. Staff has requested the applicant to amend this typical to show a minimum 5 foot side yard with a minimum of 12 feet between dwellings. To address the issue, staff has proposed a development condition which requires a 5 foot minimum side yard for all dwellings with a minimum separation between dwellings of 12 feet. Lots 13 and 14, which are located on either side of the interparcel access to the Pohick Church property, are shown with 10 foot minimum front yards to the edge of the access. All lots are proposed with 20 foot front yards where driveways are located.

Sheet 3 is the Existing Vegetation Map which shows the following:

- 16.73 acres, or 64.7%, of the site is made up of bottomland forest which has been extensively logged within the past 5 years. This area, designated as "A" on the legend, is located along the entire western, southern, and north-central

areas of the site where the steepest slopes are located. Trees left in these areas consist of trees 8 to 18 DBH in fair condition.

- 4.12 acres, or 15.9%, of the site is made up of bottomland forest which was clearcut in the past 5 years. Scattered remaining trees are up to 10 DBH and are in poor condition with heavy brush, vines, and logging debris throughout.
- The remaining 19.4% of the site are classified as old field. A 3.2% area located along the eastern side of the site is characterized as having thick areas of Virginia Pine, sweetgum, and red oak that have seeded in along the open field. Sizes range from 2 to 6 DBH and the condition is fair to good for all species.

Sheet 4 is the rezoning plat showing acreages and metes and bounds for the three (3) parcels which comprise the application property. To summarize:

- The area proposed to be rezoned from the PDH-4 District to the PDH-3 District for the residential development contains 12.88 acres.
- The area proposed to be rezoned from the PDH-4 District to the R-3 District for development of the church with private school of general education is incorrectly shown to contain 12.25 acres. The area is actually 12.24 acres. The applicant has agreed to correct the discrepancy.

Sheet 5 is the plan overview showing the site layout for both the proposed PDH-3 development and the church/school development which is proposed in the R-3 District with approval of a Special Exception. Separate tabulations are presented for each of the proposed zoning districts as follows:

#### **Land Bay I**

- Land Bay I, containing 12.88 acres, is proposed for the development of 37 single-family detached dwellings at a density of 2.87 dwelling units per acre
- 4.50 acres, or 34%, open space are provided
- The average lot area is 7,300 square feet. As noted earlier, the development plan shows two lots which are less than 6,000 square feet and the applicant has a note on Sheet 2 which permits minor modifications to lot sizes. Staff would like a commitment that no lot will be less than 6,000 square feet in area.
- A minimum of 74 parking spaces are required. The applicant's parking tabulations show 74 driveway spaces and 74 garage spaces; however, a note states that final parking count is subject to change with final engineering and that between 74 and 148 parking spaces will be provided. Since the

applicant's proffers state that all dwellings will be built with 2 car garages and all driveways will be a minimum of 20 feet in length, staff is not clear on why the possibility of providing only 74 parking spaces is proposed. Given the size of the lots, there will not be much room for on-street parking between driveway entrances. The applicant should clarify the parking issue.

### Land Bay II

This 12.24 acre area is proposed to be rezoned to the R-3 District in order to develop a church with 700 seats and a private school of general education for grades K-12 with an enrollment of 300 students and four (4) townhouse units of pastoral housing.

The total gross floor area proposed for the church/school is 60,375 square feet which is allocated as follows:

• Chapel and offices	16,800 square feet
• School	16,800 square feet
• Gymnasium	12,000 square feet
• Mezzanine Offices	3,600 square feet
• Pastoral Housing	10,800 square feet
• Maintenance Shop	375 square feet

Other features of this sheet are summarized as follows:

- Proposed FAR is 0.11
- Proposed building height of 35 feet
- 175 parking spaces required for the 700 seat church (1 space/4 seats)
- 10 parking spaces required for the pastoral housing (4 single-family attached units at 2.3 spaces per unit)
- A total parking requirement is shown as 185 spaces and 260 spaces are provided. Note: no parking is calculated for the school and its 32 employees due to the differing hours of operation between the church and school.

A 1"=100 feet plan overview is presented on this sheet; 1"=50 square feet renditions of the sheets follow where site details are more clearly depicted. To summarize, this sheet shows the proposed residential and church/school uses with common access via a 50 foot public right-of-way from Route 1 which terminates in a T-intersection on site. This main entrance road is primarily located on the portion of the site proposed to be developed with the church/school uses. Access to the residential development, which is shown as a 44 foot wide public right-of-way, branches off toward the east from the T-intersection. A 44 foot public right-of-way extends westward from the intersection for approximately 60 feet into the church/school development which is accessed via a private street network.

Sheet 6 is the CDPA/FDPA layout of the proposed PDH-3 development at the 1"= 50 feet scale and is summarized as follows:

- 37 lots are proposed which range in size from 5,769 square feet to 10,033 square feet. Average lot size was shown on an earlier sheet to be 7,300 square feet. The proposed lots near the front of the site, Lots 3-4 and 6-10 are located in an area of steep slopes some of which exceed 15%, according to the Environmental Assessment Map contained in Appendix 9.
- Access into the site is provided via a 50 foot wide public street, shared with the church/school use, which extends into the site from Route 1. A 44 foot wide public street extends from the main entry street into the development and provides access to all of the 37 proposed lots. Cul-de-sacs are shown at each terminus of this street.
- A 44 foot wide public right-of-way extends eastward to the common boundary with Pohick Church to provide interparcel access. The applicant's proffers states that this right-of-way shall be dedicated in fee simple to the Board of Supervisors and that "The existence and configuration of the dedicated right-of-way and the permitted nature of a future public street connection shall be disclosed in writing to all purchasers. To provide additional notice, the area of the dedicated right-of-way shall be clearly marked with a sign identifying the areas as 'future permitted public street connection' or similar. The public street shall be terminated in this area using a 28 foot wide curb return." Department of Transportation staff has indicated that they will not support this interparcel access unless the applicant constructs a stub street to the property line because of concern that citizens may object to the paved interparcel connection when it is needed. In addition, maintenance responsibilities need to be clarified because VDOT will not maintain this paved section until it is extended.
- Along the common property line with the Pohick Church, a decorative brick column/wood fence is depicted which extends from approximately the mid-point of the rear lot line of Lot 10 to the 44 foot wide interparcel access. From this point, the fence converts to a 6 foot chain link fence which extends along the remainder of the eastern property boundary. A note indicates that the fence is "per proffer"; however, the proffers do not address the fence. The fence is depicted just inside the property line in an area labeled as either 50 foot buffer, tree save area, or open space all of which are outside the limits of clearing and grading. The plan does not show any clearing for the fence and the proffers are silent on its construction. According to the applicant, approximately 8 feet of clearing and grading will be required to construct the brick column fence. The 50 foot buffer and tree save area along the eastern property boundary is shown with a cleared section ranging from approximately

22 feet to 8 feet in width adjacent to Lots 10-19 to the west. No landscaping is depicted or proffered for these cleared areas. The Comprehensive Plan calls for "substantial buffering" adjacent to the Pohick Church. With the proposed clearing and grading which will likely damage trees in the adjacent tree save area, the actual width of a vegetated buffer is significantly less than 50 feet. While staff has proposed a development condition which requires supplemental plantings in the area located within 50 feet of the eastern property line, as deemed necessary by the Urban Forester, staff is concerned that the proposal, as submitted, does not provide the substantial buffering called for in the Comprehensive Plan.

- An open space area consisting of tree save areas and a 50 foot buffer is located along the southern property boundary, adjacent to the Lower Potomac Pollution Control Plant. Adjacent to Lots 24 and 25, a proposed retaining wall, of undisclosed height, is depicted in an area to be cleared and graded for its construction within the buffer. With the retaining wall located within the area labeled as a 50 foot buffer, this area should be re-labeled to reflect the actual width of the buffer which is approximately 40 feet. Staff has proposed a development condition which requires supplemental plantings in this area also.
- Another retaining wall, also of undisclosed height, is located at the rear of Lots 25-27. A tree save area is shown at the rear of Lots 26 and 27 which could be impacted by clearing and grading for this wall at the rear of Lot 26 where the limits of clearing and grading are coincident with the edge of the tree save area. Staff has proposed a development condition which requires the use of super silt fencing adjacent to the retaining walls to prevent encroachments into tree save areas during construction.
- A SWM/BMP pond is located in the southwestern corner of the site with a connection to an existing storm sewer in the Woodside Village apartments located to the west. Tree save areas are proposed northwest and east of the pond. A cleared area approximately 25 feet wide is located between the two tree save areas and, according to the applicant's engineer, is required for the construction of storm sewer for conveyance of runoff into the SWM.
- A "possible SWM/BMP" is also depicted on the north side of the proposed entrance into the site from Route 1. This pond is located between a proposed VDOT permanent easement along Route 1 and a proposed landscaped berm on the north side of proposed Lots 1 and 7-10.
- The applicant's proffers state that "The location and configuration of the stormwater management facility shown on the Plan is conceptual and subject to change based on final engineering; however, in no event shall any

permitted reconfiguration of the stormwater management ponds diminish the tree preservation areas identified on the Plan." The note is relevant to the SWM/BMP located in the southwestern corner of the site but not to that at the site frontage. There is no tree preservation area proposed along Route 1; however, the landscaped berm shown adjacent to Lots 1, 7, and 8 could be jeopardized if the pond increases in size. The pond cannot shift toward Route 1 because of the VDOT easement which is adjacent to the pond. The landscaped berm and its noise attenuation fence is important to provide noise mitigation and a visual buffer from Route 1 and should not be compromised in order to accommodate a larger pond, if such is needed. Staff has proposed a development condition which states that any enlargement of the SWM/BMP at the front of the site shall not encroach into the depicted landscaped berm. Staff is of the opinion that, if the pond cannot be expanded without impacting the landscaped berm, the berm may need to be shifted further into the site and lot yield may be reduced as a result.

Sheet 7 is the GDP/Special Exception Plat for the Engleside Baptist Church which shows the following:

- A chapel and private school flanked by two (2) parking lots are located at the front of the site. The smaller of the 2 parking lots contains approximately 68 spaces and the larger lot located west of the church and school contains 150 spaces. An additional 9 parking spaces are located at the southern end of the parking lot, south of the travel aisle.
- Additional parking with 35 spaces is located in the central area of the site with a playing field toward the east and pastoral housing consisting of four (4) townhouse units toward the west.
- The proposed playing field scales to be approximately 150 feet by 240 feet. The applicant has not specified its size or its hours of use and who will be able to use it. Staff requested that it be relocated further from the adjacent residential development and from an area of slopes located in its southeastern corner; however, the applicant declined to make the change.
- A small picnic area is depicted between the parking lot and playing field. A playground area is shown west of the pastoral housing, adjacent to the parking lot. No information is provided regarding how the picnic area will be developed or used and no dimensions have been provided for the play area. The pastoral housing is intended to provide permanent residences for church employees.
- A 35 foot wide cleared utility corridor extends from the southern end of the central parking lot to provide access to the proposed SWM/BMP facility

located in the southwest corner of the PDH-3 section. The utility corridor bisects a large tree save area which contains steep slopes. The applicant has indicated that there is no alternative to this location for the required maintenance access to the SWM facility which will provide SWM/BMPs for the majority (approximately 70%) of the application property. The applicant's draft proffer states that "The location and configuration of the stormwater management facility shown on the Plan is conceptual and subject to change based on final engineering; however, in no event shall any permitted reconfiguration of the stormwater management ponds diminish the tree preservation areas identified on the plan." Staff has requested the applicant proffer to strict conformance with the limits of clearing and grading to protect tree save areas. The applicant also proposes a proffer which allows utility lines, trails, etc. to be located in landscaped areas or outside the limits of clearing and grading in tree save areas, as determined necessary by the Director. In such instances, the proffer states that "...the limits of clearing and grading shall be adjusted elsewhere on the site to ensure that any trees or vegetation lost as a result of such utility locations are preserved in equal or greater amounts and quality in other areas of the property...." This proffer assumes the presence of alternative areas of quality trees, not proposed to be saved, that can be substituted for the protected areas within the limits of clearing and grading which is not the case. The tree save areas depicted on this plan were developed in coordination with staff, in particular the Urban Forester, and should be respected as they are shown. An approximately 35 feet wide cleared area for a proposed sanitary sewer connection to Woodside Village is shown extending west from the central parking lot. This utility clearing also bisects the tree save area along the west which contains steep slopes. Again, it is critical for strict adherence to the limits of clearing and grading to occur to protect these wooded areas.

- Three (3) tree reforestation areas are defined primarily within the tree save areas in the western portion of the site which, according to the February 20, 2002, Memo from the Urban Forestry Division, has approximately fifty percent (50%) of the original tree cover left intact. Some trees in this area have been damaged from the logging and there are downed trees and logs throughout this area. The applicant has submitted a proffer to address reforestation which requires submission of a reforestation plan with the first and all subsequent site plans for the R-3 zoned area, subject to the review and approval of the Urban Forestry Division. As part of the plan, all portions of the site in the R-3 zoned area shall be evaluated for the removal and/or treatment of non-native, invasive vegetation. If deemed appropriate, such vegetation will be removed.
- A possible bus shelter is depicted along the Route 1 frontage, west of the entrance. The applicant has not proffered to construct the shelter or to escrow funds for its future construction.

Sheet 8 is the Landscape Plan for the entire site at the 1"=100' scale. Landscaping details are summarized as follows:

- In the PDH-3 section, 2 ½ inch caliper street trees are depicted at the front of lots. A landscaped berm of undisclosed height is proposed at the rear of the lots which are adjacent to Route 1. The noise mitigation fence is proposed to be located on this berm. The proposed plantings on the berm consist of a fairly linear arrangement of street trees and medium evergreen trees. Evergreen and large canopy trees, 2 ½ inch caliper in size, are proposed at the rear of Lots 25 and 26 to screen a proposed retaining wall and a cleared area. According to the tree cover calculations, 70 medium shade trees and 51 evergreens will be planted. The use of medium shade trees conflicts with the planting legend which shows only street trees/large canopy trees. This inconsistency needs to be corrected. Staff believes large, not medium, shade trees should be planted. Staff also believes that some large evergreen trees and small to medium ornamental trees and shrubs should be planted. The applicant's overall landscaping scheme is very ordinary. Only shade trees and evergreen trees are proposed to be planted and plantings are generally shown as a single row of trees with no attempt to provide an interesting variety of plants or design. Staff has suggested that an improved, higher quality landscape plan at the 1"=50' scale should be submitted.
- Landscaping on the R-3 church/school site consists of a single row of evergreen and shade trees to screen the parking lots and church from Route 1 and the entrance road; parking lot landscaping; a single row of evergreen and shade trees along the western side of the large parking lot; scattered evergreen and shade trees between the pastoral housing units and the playground; and, a single row of evergreen and shade trees along the eastern side of the site to screen the playing field and parking from the adjacent residences on Lots 27-37. The applicant has requested a modification of transitional screening and waiver of barrier in this area in favor of the proposed landscaping. Tree spacing is difficult to determine at this scale; however, it does not appear that the proposed planting plan will result in an effective buffer between the two uses. Staff would prefer to see more plantings in a staggered layout. As discussed above, the inconsistency between the legend and tree cover calculations needs to be corrected. Staff is of the opinion that the overall landscaping for the entire application property could be greatly improved with a greater variety of plants in a more creative design.

Sheet 9 is a Conceptual Streetscape labeled "For illustrative purposes only". The sheet shows the single family homes located to the east of the entrance and the proposed fence/noise barrier. The proposed landscaped berm on which the fence is proposed to be located is not shown.

Sheet 10 are front elevations of the residential dwellings, also labeled "For illustrative purposes only". A variety of front elevations are depicted which show various options in materials and layout. Building materials are not labeled and are unclear. Staff has requested the applicant to provide clarification on building materials. All units are two-story traditional designs with two-car front load garages. The applicant's proffers require the architecture of the residences to be in substantial conformance with the general character described on the drawings and note that final approval of the residential architecture is subject to review and approval of the Architectural Review Board (ARB). The applicant's proffers also state that the rear architecture of those units abutting Richmond Highway shall be in substantial conformance with the renderings contained in the plans; however, only front elevations are depicted. The proffer states that the rear of the units abutting Richmond Highway shall incorporate windows, window treatments, and decorative elements (such as shutters and/or standing seam metal accents above bay type windows) of a type and material that is consistent and compatible with that used on the front façade. Staff has requested the applicant to revise this proffer to provide continuity in building materials between the front and back of units.

Sheet 10A contains elevations of the proposed church. Again, materials are not labeled; however, the north and east elevations, which are seen from Route 1 and the Pohick Church, respectively, appear to be brick. The west elevation, which faces the main parking lot, appears to have only a brick water table but the primary building material is not indicated. The applicant has proffered that the church will be in substantial conformance with the general character of the conceptual renderings shown on this plan sheet. As with the residences, the church architecture is subject to the review and approval of the ARB.

### **Transportation Analysis (Appendix 8)**

A Transportation Impact Analysis, dated June 10, 2002, and an Addendum dated, August 20, 2002, are contained in Appendix 8. According to the Addendum, earlier issues identified in the June 10, 2002, Memo including interim improvements to Richmond Highway, the proffered amount for Richmond Highway improvements, the need to provide an additional pedestrian connection between the parking aisles and the church/school building, proffered easements, and a commitment to provide a bus shelter along the site frontage have been addressed to the satisfaction of DOT.

### **Issue: VDOT Approval of Median Break**

The major outstanding issue concerns the applicant's proposed median break along Route 1 at the entrance into the site. The VDOT Richmond Highway

design plans do not include a median opening at the applicants' proposed entrance and the roadway segment adjacent to the proposed entrance is designed to be part of dual northbound left turn lanes onto Pohick Road. The applicants have submitted a concept plan to VDOT staff which would shorten the northbound left turn lanes in order to add a median break and north/south left turn lanes at the proposed entrance. An attached letter from VDOT, dated July 8, 2002, indicates that VDOT could support a new median opening if additional analysis is provided by the applicants.

### **Resolution**

VDOT has not completed its review of the analyses submitted by the applicants. Until such time as VDOT approves the applicants' proposed median break, DOT cannot support the application. Therefore, this issue is unresolved.

The applicant has requested a waiver of the service drive along Route 1, pursuant to Sect. 7-0104 of the Public Facilities Manual (PFM). If the applicant provides an interparcel connection to the Pohick Church which is paved to the property line, DOT will support the requested waiver. This plan does not provide the requested paved connection.

### **Environmental Analysis (Appendix 9)**

An Environmental Assessment is contained in Appendix 9. Attached at the back of the Analysis is an Environmental Assessment Map. According to the map, 8.17 acres of the 25.12 acre site contain slopes which exceed 15%. The steep slopes run north to south in the central and northern portion of the site. Along the western side of the site the property slopes dramatically down toward the Woodside Village Apartments. The following issues are discussed in the Analysis.

#### **Issue: Stormwater Management (SWM)/Best Management Practices (BMP)**

The subject property falls within the Pohick Creek Watershed and within the Chesapeake Bay Watershed. The site is characterized by significant topographic relief and ranges from a high of 150 feet above sea level in the northeast to a low of 75 feet above sea level on the southwest portion of the site, adjacent to the Woodside Garden Apartments. This area is also characterized by the presence of Marine Clay. Subsequent to approval of the original rezoning of the property in 1996, illegal logging occurred on the site which removed a substantial amount of the deciduous vegetation on the site.

The primary stormwater management pond is located in the southwest corner of the site which is an area that was not damaged by the logging operation. In addition, a long and intrusive access road to the pond is proposed through an area

of tree preservation. According to the Analysis, the size and location of the stormwater management pond should be reviewed and consideration should be given to work with DPWES to identify suitable, low impact site design techniques which could be employed to achieve water quantity and quality requirements more efficiently while still protecting the existing natural topography.

**Resolution:**

In response to the above issue, the applicant added a bio-retention device along the western side of the large parking lot for the church/school site to treat the runoff; however, there is no proffered commitment. With that exception, the applicant's proposal for stormwater management/BMPs continues to utilize traditional SWM/BMP ponds, as described earlier. Since this Analysis was written there have been certain modifications to the internal circulation which have resulted in a decrease in impervious area. The existing topography will only be retained in the applicant's proposed tree save areas. The applicant provided a tree survey for the area around the proposed pond in the southwest corner of the site to the Urban Forester and made some adjustments in the clearing limits to save some of the trees around the pond; however, the proposed development continues to adversely affect existing topography and trees which is an undesirable feature of this proposal.

**Issue: Highway Noise**

A highway noise analysis for Richmond Highway (Route 1) was performed which shows projected noise levels of 65 dBA Ldn extending 409 feet from the highway centerline into the site and levels of 70 dBA Ldn extending 190 feet from the centerline into the site. Proposed Lots 1 through 12 will fall within the 65-70 dBA Ldn impact area. All structures constructed on those lots should be constructed with building materials that are sufficient to provide interior noise levels of 45 dBA Ldn or less. Further, the rear and side yards of lots located at least partially within the projected 65-70 dBA Ldn impact area should be protected by one or more noise barriers. Such barrier(s) should be of sufficient height and be solid from the ground up. A berm, architecturally solid wall or a combination of a berm with a solid barrier may be used.

**Resolution:**

The applicant's proffers state that the applicant shall demonstrate through a noise study, prior to subdivision plan approval, that exterior noise levels within the yards of Lots 1-13 are reduced to a level of 65 dBA Ldn or less. In order to mitigate exterior noise to a level of 65 dBA Ldn or less, the applicant proposes to construct a fence or similar barrier generally parallel to Route 1, in the location generally

identified on the plan. The design and materials of the fence or similar barrier shall be in substantial conformance with an illustrative rendering shown on the plan. However, the proposed design of the fence is not acceptable for noise mitigation because it may have gaps. The proffer also states that "In accordance with the provisions of Paragraph 7 of Sect. 16-401, the height of this noise barrier may exceed the minimum height requirements for a fence or wall otherwise imposed by Article 10 of the Zoning Ordinance. The maximum height of the noise barrier shall be 12 feet."

Staff is concerned about the height of the proposed noise barrier, particularly as it impacts the dwellings on Lots 8 and 9. Staff has requested the applicant to provide a section showing the relationship of the fence and berm to the dwelling on Lot 8, which is the closest dwelling. The applicant has stated that it is anticipated that the 12 maximum height will include the height of the berm but is not willing to modify the proffer to reduce the maximum height of the fence. This issue remains unresolved.

**Issue: Soil Constraints**

Lunt, Loamy Gravelly Sediments, and Marine Clay characterize the soils found on the application site. Lunt soils are known for unstable/steep slopes of 25% or greater. The applicant was encouraged to work with DPWES to implement construction phasing techniques as a means to avoid erosion during construction.

**Resolution:**

This issue will be addressed during the subdivision/site plan review phase.

**Issue: Tree Preservation**

Extensive mature deciduous tree cover characterized the subject property at the time of the original rezoning in 1996; however, logging which occurred since that time removed a significant number of large trees and damaged others. It was recommended that the applicant work with the Urban Forestry Division to address the issues of tree restoration and mitigation and treatment for areas of steep slopes, highly erodible soils, and marine clay.

The application was referred to the Urban Forestry Division for review. Memos from the Urban Forester, dated February 20, 2002, June 24, 2002, and August 27, 2002, are attached to the Environmental Analysis. A summary of the major issues which remained outstanding at the time the August 27, 2002, Memo was written and their current status follows. Major issues raised in the earlier memos have been primarily addressed.

**Issue:**

It was recommended that the tree preservation buffers behind Lots 10-17 and 24-25, provided pursuant to Comprehensive Plan guidance, either be expanded by 10 feet or labeled 40 foot buffers because approximately 10 feet of clearing is shown within the buffer areas. This issue has not been addressed. Staff has proposed a development condition which requires supplemental plantings in the buffer areas along both the eastern and southern sides of the site, as deemed appropriate by the Urban Forester, to provide a full fifty (50) foot buffer.

A small SWM/BMP facility located in the northern portion of the site is labeled "possible". The Urban Forestry Division is concerned about the adequacy of this facility and requested that additional information be provided about stormwater management for the northern portion of the site. The applicant has stated that approximately 70% of the runoff from the site will be directed to the SWM/BMP facility at the rear of the site. Beyond what is shown on the plan, no additional information has been provided regarding the SWM/BMP facility on the north; however, staff has proposed a development condition which prohibits any expansion of the northern facility which impacts the landscaped berm at the front of the site. This issue will be addressed during subdivision plan review.

The landscape plan is shown on a 100 foot scale and should be revised to a 30 or 50 foot scale. The applicant has agreed to provide revised plan sheets.

The landscape plan does not include information regarding the general scope of the plantings and specifications that are planned for the reforestation areas. The applicant should use the approved reforestation plan that was coordinated with the Urban Forestry Division to resolve the zoning violation and incorporate it in part into the landscape plan.

The landscape plan shows only large deciduous trees and medium evergreen trees. Additional plant materials should be used, as specified in the Urban Forestry Memo.

Tree cover calculations show inconsistencies which should be corrected.

Additional language was suggested for inclusion in the proffers to strengthen commitments to tree protection fencing. A tree survey that had been included as a sheet in the development plan has been removed in the latest submission, at the request of the Urban Forester, because it was for general information purposes only and not completely accurate.

A note to provide supplemental planting in the central portion of the southern property boundary has been added, at the request of the Urban Forester. It should be noted, however, that a portion of the buffer is shown to be disturbed by a retaining wall and clearing and grading for its construction. This buffer should be re-labeled to reflect its actual width of 40 feet. The presence of a retaining wall is not consistent with a buffer area.

Other comments made in the June 24 Urban Forestry Analysis included changes to the plan legend to reflect the reforestation areas and revisions to the limits of clearing and grading which were needed on the Landscape Plan for consistency with the other plan sheets. Those changes are reflected on the current submission of the plans.

Another outstanding issue concerned the reforestation plan. The Urban Forester requested additional information regarding the general scope of the plantings and specifications that are planned for the reforestation areas. The approved reforestation plan that was coordinated with the Urban Forestry Division to resolve the zoning violation should be incorporated into the landscape plan. The applicant's proffers have been revised to contain suggested additional language regarding the reforestation plan.

Revisions to the tree preservation proffer were suggested by the Urban Forester, including the addition of language to the standard tree preservation proffer to address the unique problems on this site caused by the previous logging activity. Some, but not all, of the requested revisions were made in the applicant's latest proffers. Another requested proffer change concerns the applicant's proffer which permits installation of utility lines, trails, etc. in tree save areas and to compensate for that by adjusting limits of clearing and grading elsewhere on the site. This concept is not acceptable because it would be very difficult to find other wooded areas to substitute for trees lost due to utilities. The applicant has not revised this proffer at this time.

**Resolution:**

In summary, all of the Urban Forestry issues have not been addressed and require revisions to both the development plan and proffers. However, the applicants have submitted a revised plan and proffers to address UFD comments which are currently being reviewed by the UFD and will be evaluated in an addendum to this report.

**Issue: Trails Plan**

The Trails Plan Map depicts a bicycle trail along the north side of Richmond Highway (Route 1) which is opposite the subject property.

**Resolution:**

The trails issue will be addressed by DPWES during subdivision/site plan review.

**Public Facilities Analysis (Appendices 10-13)**

The Memorandum from the Fairfax County Water Authority contained in Appendix 10 states that adequate water service is available for the site from an existing 12-inch water main located at the property. Depending on the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

The Sanitary Sewer Analysis in Appendix 11 states that sewer service is adequate for the proposed development.

The Fire and Rescue Memorandum contained in Appendix 12 states that the site currently meets fire protection guidelines. The Memorandum from the Department of Public works Utilities Planning and Design Division in Appendix 13 states that there are no downstream complaints on file. The memo questions the locations of the proposed SWM/BMP facilities because of the existing topography and drainage pattern; however, the site will be re-graded. Conformance with all drainage requirements will have to be demonstrated to DPWES prior to subdivision/site plan approval.

**Archaeology Analysis**

Contained in Appendix 14 is a Memorandum from County Archaeological Services which provides the results of an archaeological resource reconnaissance of the subject property. A total of 4 new archaeological sites were identified as detailed in the Memo. Specific recommendations are made for each of the sites. Excerpts from the Memo follow.

Prehistoric American Indian artifacts were found in two of the sites which are located in the northwestern and central areas of the site. Phase I surveys are recommended. A third site located in the west-central part of the site should be tested for a possible 18<sup>th</sup> or 19<sup>th</sup> century domestic site. The fourth site is located in the southern part of the site and testing is warranted. In addition, County Archaeological Services request permission to monitor construction and recover/record any additional archaeological material that may be uncovered. The applicant has not addressed this issue.

### **Park Authority Analysis**

A Memo from the Fairfax County Park Authority, dated July 3, 2002, is contained in Appendix 15. The applicant's proposed 37 residential units will add approximately 94 residents to the current population of the Mount Vernon District. The Zoning Ordinance requires the applicant to provide \$955 per residential unit for outdoor recreational facilities to serve the development. Since the development plan shows no recreational facilities, the pro-rata funds should be dedicated to the FCPA to maintain the current level of service in the area. The applicant's proffers that, at the time of subdivision plan review, the applicant shall demonstrate that the value of any proposed recreational amenities have a value equivalent to \$955 per unit as required by Article 6 of the Ordinance. The proffer also states that the applicant reserves the right to install active or passive recreational facilities in open space areas shown on the plan, including areas within the R-3 zoned area, provided such facilities conform to the provisions of Article 6 and do not encroach into limits of clearing and grading. No recreational facilities are depicted in the PDH-3 section and space to locate such facilities is very limited. According to the applicant, negotiations are taking place with the representatives of the church to arrange shared use of recreation facilities between the church/school and the residential development. According to Par. 2 of Sect. 16-404, recreation facilities provided off-site must be under Park Authority ownership or under control of an adjacent HOA. Therefore, the applicant should revise the proffer.

### **Schools Analysis (Appendix 16)**

The schools memo states that the site will be served by Gunston Elementary, Hayfield Middle and Hayfield High Schools all of which are currently near or above capacity. This proposal is projected to add 15 elementary school students, 3 middle school students and 6 high school students. The applicant has proffered to contribute \$2,000 per unit for schools in the Lorton area.

### **Land Use Analysis (Appendix 7)**

The subject property is planned for residential use at 3-4 dwelling units per acre with an option for a density of 4-5 du/acre for elderly housing. The Plan also states that churches or other institutional uses may be appropriate. Therefore, the proposed uses of single-family residential development at 2.87 dwelling units per acre and a church/school are in conformance with the Plan recommendation for use.

However, the Plan also states that all uses should be compatible with the Pohick Church Historic District and that substantial buffering should be provided along any property line which is adjacent to the Pohick Church and the Lower Potomac Pollution Control Plant. As previously discussed, the applicant's development plan depicts "50 foot buffers" along the eastern and southern property lines which are adjacent to the Pohick Church and the pollution control plant which is not accurate because there will be some clearing in the buffer areas. Staff believes that, at a minimum, supplemental plantings should be provided in the buffer area along the east so that a substantial, year-round buffer is provided. A development condition has been proposed to require the additional plantings. Along the south, construction of a retaining wall in the "buffer" is not consistent with the intent of a buffer. Unless the retaining wall is shifted out of the buffer, the buffer should be re-labeled as a "40 foot buffer" for accuracy. Staff has proposed a development condition which requires supplemental plantings in this buffer, as determined necessary by the Urban Forester to provide an effective year-round buffer.

The applicants presented the proposal for the residential development and the church/school use to the Architectural Review Board (ARB) on March 14, 2002. Minutes of that meeting are attached in Appendix 7. According to the minutes, the ARB approved the concept design for a church, school, and 38 single-family detached houses. Architectural and site plan concepts were included with the proposal for illustrative purposes only and will require subsequent review by the ARB. According to the minutes, the issues of the high degree of lot clearance, vistas for Route 1, massive parking area located in front of the church, lighting, screening of the rear of residential structures visible from Route 1, the mass and scale of the church, and access were raised and will be evaluated prior to final approval by the ARB. Any required modifications to the development plan which are not in substantial conformance with that approved by the Board would require approval of a PCA.

Given the above, staff does not believe that the applicant has demonstrated conformance with the Plan because of inadequate buffering in areas where the Plan specifically calls for a "substantial buffer" and design issues such as placement of a playing field in close proximity to residences with minimal buffering, small lots which will result in a congested design around Lots 1-7 (Lot 6 will be adjacent to the rear of 3 dwellings and the side of 1), inadequate landscaping along Route 1, incomplete information regarding building materials, and lack of assurances that trees shown to be protected will not be damaged. In summary, the proposed design which divides the site into two separate uses results in the intense use of a sensitive site with major disturbance to the existing topography and vegetative cover. Even though the proposed density in the PDH-4 section is below the Plan recommended density of 3-4 du/acre and the FAR in the R-3 section is 0.11 and 0.25 is permitted, staff remains concerned about the amount of site disturbance and the large areas of pavement that will result. Staff does not believe the overall proposed development is in conformance with the Plan.

### **AFFORDABLE DWELLING UNIT ORDINANCE**

According to Par. C of Sect.2-803 of the Ordinance, the proposed PDH-3 development which requests a density below the Plan density range for the property is exempt from the requirements of the ADU Ordinance.

The applicant has not proffered a contribution to the Housing Trust Fund.

### **RESIDENTIAL DENSITY CRITERIA**

The proposed development requests a density which is below the Plan recommended density range of 3-4 du/acre; therefore, the applicant is not required to satisfy the Residential Density Criteria.

### **ZONING ORDINANCE PROVISIONS (Appendix 6)**

Since two separate zoning districts have been requested in this application, the Zoning Ordinance review will address each district separately, beginning with the proposed R-3 District which is proposed to be developed with the church/school use.

### **LAND BAY II (R-3)**

The following table illustrates how the proposed church/school development conforms with the bulk standards of the R-3 District

<b>Bulk Standards (R-3)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area	10,500 Sq. Ft. Minimum	12.24 Acres.
Lot Width	80 FT. (Interior) 105 FT. (Corner)	650 Ft. +/-
Front Yard	40 ABP, min. 30 Ft.	104 Ft.
Side Yard	35 ABP, min. 10 Ft.	256 Ft. +/- (east) 150 Ft. +/- (west)
Rear Yard	35 ABP, min.25 Ft.	340 Ft +/-.
Open Space	15%	61%

As shown above, the proposed church/school development conforms with the bulk standards of the R-3 District.

### **Transitional Screening and Barrier Requirements**

Transitional screening 1 and Barrier C, D, or E are required between the church/school uses and the single-family detached dwellings in the PDH-3 District to the east, and between the church/school uses and the townhouse development to the north, across Route 1.

The applicant has requested a modification of transitional screening and waiver of the barrier requirement in favor of the proposed landscaping, pursuant to Par. 3 of Sect. 13-304 which states that transitional screening may be modified where the land between the two uses has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. Paragraph 3 does not address waivers of the barrier requirement; however, Par. 2 states that transitional screening and/or barriers may be waived or modified "...where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques."

Adjacent to the common property line with the PDH-3 development, the proposed landscaping consists of a single row of medium evergreen trees and medium or large shade trees. The spacing is such that an effective screen will not be provided. The rear of Lots 28-37 are located adjacent to a large cleared area developed with a playing field. Adjacent to the playing field is parking and a travel aisle. Staff does not believe adequate landscaping has been provided to justify the proposed request for modified transitional screening and a waiver of the barrier.

To the north is a townhouse development with units set back a substantial distance from Route 1. The area between the road and the units is vegetated. The applicant proposes a single row of medium evergreen trees and medium or large shade trees to screen the parking lots and church building which are located at the front of the site. Staff believes that additional trees should be planted along the frontage to better screen the parking lots from the road.

Therefore, staff does not support the requested modification of transitional screening and waiver of barrier requirements in the areas described above. There appears to be adequate space along the frontage to add plantings which would meet the intent of Transitional Screening 1; however, the playing field is very close to the rears of Lots 34 and 37 and additional plants may be difficult. The applicant should consider relocating or eliminating the playing field to allow adequate space for screening.

### **Additional Standards**

The applicant has requested approval of a Special Exception for a church with a private school of general education which is a Category 3 Special Exception and is subject to the General Special Exception Standards, the Standards for All Category 3 Special Exceptions, and Additional Standards for Private Schools of General Education and Private Schools of Special Education, and Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with Child Care Center, Nursery School or Private School.

The General Standards in Sect. 9-006 require the following:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan. Staff believes this standard has not been met. The proposed church/school use is specifically referenced in the Plan text for this site but substantial buffers against the Pohick Church and the Lower Potomac Pollution Control Plant are not provided per the Plan.

In addition, under Environmental Quality for the Lorton-South Route 1 area, the Plan states that development of steep slopes greater than 15% should be discouraged. The proposed development does not avoid the areas of steep slopes.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. Staff has determined that the proposed church/school use addresses zoning district bulk regulations but the issue of transitional screening and barriers remains outstanding. This Standard is not met.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. This Standard has not been fully satisfied because of the applicant's inadequate transitional screening between the church/school use and the single-family development and along Route 1.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. This Standard has not been met

because the major transportation issue concerning safe and adequate access from Route 1 has not been resolved. The applicant's signal warrant study is under VDOT review and, if approved, will result in a signalized entrance into the site with a median break.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13. As previously discussed, this Standard has not been met.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. This Standard is met with the applicant's proposed 61% open space.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. This Standard is met. Adequate parking is provided and utilities are adequate for this site.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. This Standard is met as the applicant will be required to meet the requirements of Article 12 for any signage.

The Standards for All Category 3 Uses require that In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location. This Standard is not applicable.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located. This Standard is met with the applicant's lot size of 12.24 acres.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased. The proposed church/school meet the bulk regulations of the R-3 District, therefore, this Standard is met.
4. All uses shall comply with the performance standards specified for the zoning district in which located. Not applicable.

The Additional Standards for Private Schools of General Education and Private Schools of Special Education require that, in addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

- A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
- B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

The applicant's development plan shows a play area but its size is not indicated. It appears to be approximately 60' X 30', or 1,800 square feet. A play area of this size would only be adequate for 9 K-3 children at one time; therefore, use of the play area would have to be staggered. However, in addition to the play area, the applicant proposes to develop a playing field approximately 150' X 240' in size which would supplement the play area, especially for older children, and a picnic area. Staff believes this Standard is met; however, it would be desirable for the applicant to provide dimensions of the above areas.

#### LAND BAY I (PDH-3)

The applicant proposes to develop single-family detached residences in the PDH-3 District. The following table shows how the development conforms with the R-3 bulk standards which is the most similar conventional district.

<b>Bulk Standards (R-3)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area	10,500 Sq. Ft. Minimum	5,769 Sq. Ft.
Lot Width	80 FT. (Interior) 105 FT. (Corner)	65 Ft. +/- .75 Ft. +/-
Front Yard	20 Ft.	20 Ft.
Side Yard	8 Ft. (minimum total of 20')	Minimum total of 12'
Rear Yard	25 Ft.	20 Ft.
Open Space	20%	34%

### Standards for Planned Development Housing (PDH) Districts

The applicant has requested rezoning to the PDH-3 District for Land Bay I. According to the Zoning Ordinance, PDH districts are intended to encourage innovative and creative design and are to be designed, among others, to "ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; and to encourage the provision of dwellings within the means of families of low and moderate income..."

The applicant proposes to intensely develop a very difficult site with significant environmental limitations with a maximum of 37 single-family detached dwelling units. The proposed layout is a standard overcrowded subdivision design which clears everything except the area surrounding the large SWM and areas along the eastern and southern property lines where the Plan calls for a substantial buffer and places units in areas of steep slopes. The proposed landscaping is minimal and not high quality. Little useable open space is provided; however, the wooded open space in the areas described above will be useable for passive recreation. There is not room for active recreation facilities on the site. The applicant's commitment to building materials is not adequate to determine the quality of the construction; however, the proposed building elevations show a harmonious blend of different models. More information about materials and a commitment to them could ensure that a high quality product is built. The proposed development does not provide mixed housing types; however, with only 37 units that would be difficult.

Based on the above, this standard is not met.

PDH districts provide the opportunity to develop a site with more open space than would be required in a conventional zoning district. This site provides a minimum of 34% open space which exceeds the 15% open space requirement in the R-3 Cluster development.

The proposed 12.88 acre development satisfies the minimum district size of two (2) acres for the PDH District (Sect. 6-107). The proposed maximum density of 2.87 dwelling units per acre satisfies the maximum density requirements of three (3) du/ac for the PDH-3 District (Sect. 6-109).

Section 6-110 requires 20% open space in a PDH-3 development. The application proposes 34% open space.

In addition, according to Par. 3 of Sect. 6-110, the applicant is required to provide either developed recreational facilities on-site equal to \$955.00/unit or with Board of Supervisors approval provide facilities off-site through a cash contribution equal to \$955.00/unit. The application shows no recreation facilities on site and space is

very limited for any facilities. The applicant has proffered to demonstrate at the time of subdivision plan review that the value of any proposed recreational amenities shall have a value of \$955 per unit. The proffer also reserves the right to provide active or passive recreational facilities in open space areas shown on the plan, including such areas within the R-3 zoned area, provided such facilities conform to the provisions of Article 6 and do not encroach into the limits of clearing and grading. In the event the proposed facilities do not equal the \$35,335.00 required by the Ordinance (\$955 per unit X 37 units), the applicant reserves the options to provide additional on-site recreation amenities in the open space areas shown on the plan, or to contribute funds to the Fairfax County Park Authority for off-site recreational purposes in locations within the Mount Vernon District that can reasonably be expected to serve the future residents of the development, in accordance with Section 16-404 of the Ordinance. It is not realistic to plan on active recreation facilities in the open space areas in the PDH-3 area. According to Par. 2 of Sect. 16-404, recreation facilities in the PDH District may be provided off-site either on land owned by the park authority or under the control of an adjacent homeowners' association. In this instance the adjacent property which is proposed to be developed with a church/school will not be under the control of a homeowners' association. Therefore, the applicant should revise the proffer to conform with the Ordinance. If revised, the applicant's proffer would address the recreation requirement. Even though such shared facilities would not address Zoning Ordinance requirements, staff has encouraged the applicant to continue negotiations with the Engleside Baptist Church so that shared recreation facilities between the church/school and the residential community can be provided.

#### General Standards, Sect. 16-101

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.

The proposed development conforms with the use recommendations of the adopted comprehensive plan and proposes a density which is below the Plan density range but fails to provide the substantial buffers called for in the Plan. In addition, as discussed previously, the design of the project is not sensitive to the site topography and the lot configuration is undesirable in certain instances.

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.

The application site contains 34% open space which exceeds that required under the conventional R-3 standards. The open space is primarily located in the southwest corner around the SWM and along the southern and eastern peripheries of the site and is primarily wooded. The PDH flexibility has been used to develop small lots with minimal yards provided which could not be done in a conventional district. The applicant proposes a minimum 12 foot separation between units. Staff has proposed a development condition which, in addition, requires a minimum side yard of 5 feet. The applicant's typical lot detail notes that decks, bay windows, fireplaces, and HVAC units can encroach within specified setbacks and perimeter setbacks as shown on the layout sheets. The layout shows extension on units which appear to be bay windows or sunrooms; however, decks are not shown and there is no information regarding how far a deck may extend into the 20 foot rear yard. Staff has proposed a development condition which requires a minimum ten (10) feet distance between the outer edge of a deck and the property line. This issue needs to be clarified prior to rezoning. Lots 10-27, located along the eastern and southern sides of the site, are adjacent to open space and/or tree save areas which will compensate for the small lot size. The remaining lots are not as well situated, especially those adjacent to the playing field and those located along the entry roads which back up to other lots. With clarification on deck extensions into yard areas, this Standard could be met; however, staff is of the opinion that the applicant has simply used the PDH District to maximize the number of lots.

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. The site is wooded and contains areas of steep slopes. The applicant has provided tree save around the SWM/BMP facility in the southwest corner and along the southern and eastern peripheries. Unfortunately, many of the best trees on the site are being lost either because of the SWM/BMP or by development of lots in the southeast corner where high quality trees are located. As noted earlier in the report, logging activities on the site removed a significant amount of quality trees and damaged others in the process. The applicant has worked with the Urban Forester and has addressed her requests to the extent feasible, given the proposed density. To "preserve to the extent possible" wooded areas on this site would require a reduction in density and new design. In addition, the applicant has not proffered strict adherence to the limits of clearing and grading, as requested, and has retained the option to disturb protected areas for the installation of utilities. Given the above, staff believes the Standard has not been addressed.

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.

The proposed development of single-family detached dwellings will not hinder, deter, or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. This standard is addressed.

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.

Staff analysis has determined that water and sewer facilities and fire protection are available and adequate for the use proposed. However, the applicant has not yet obtained approval from VDOT for a signalized entrance at a median break in the location shown. Until DOT and VDOT issues are addressed, this Standard is not met. It should be noted that the applicant has prepared a traffic signal analysis for submission to VDOT which, according to their traffic consultant, demonstrates that a signal will be warranted at this intersection. This material needs to be reviewed by VDOT.

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.

The applicant has provided sidewalks on both sides of the proposed public streets within the development which provide coordinated linkages among internal facilities. A sidewalk connection to a proposed trail along Route 1 is provided. The applicant has provided right-of-way dedication for a future interparcel access to the Pohick Church property to the east; however, a paved stub street to the property line is not shown as requested by DOT. This standard is not met.

#### Design Standards, Sect. 16-102

It is the intent of the Zoning Ordinance to allow flexibility in the design of all planned developments, applications within PDH Districts need to meet the following:

1. 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 is the R-3 District which requires minimum front, side, and rear yards of 20 feet, 8 feet, and 25 feet, respectively. The only lots located at the periphery of the proposed development are adjacent to the church/school property. Front yards of 20 feet, side yards of 5 feet, and rear yards of 20 feet are proposed. There is no screening requirement for this development. This Standard is met.

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.

The applicant has provided for open space and parking which conform with Ordinance requirements. The applicant needs to clarify the parking tabs which allow for a range in provided parking from 74 to 148 spaces. The applicant has stated that two (2) spaces will be provided in each garage and driveway, which would total 148 spaces, but the tabs do not reflect this.

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.

There are no issues relating to internal street design. The street system depicted is acceptable, pending a determination from VDOT that a median break with signal will be permitted at the site entrance. Sidewalks provide access to Route 1 and to the church/school use. The applicant has not provided a paved interparcel connection to the boundary of the Pohick Church property, as requested by DOT. The interparcel connection must be resolved because approval of the applicant's service drive waiver is dependent on this connection. The issue of access to Route 1 via a signalized entrance at a median break has not been resolved. Therefore, this Standard is not met.

In summary, the proposed PDH-3 development has not addressed all of the applicable Zoning Ordinance standards.

**OTHER ZONING ORDINANCE REQUIREMENTS:**

The applicant's proposed noise mitigation fence along Route 1 exceeds the maximum height permitted in a front yard; however, pursuant to Par. 8 of Sect. 16-401, the Board may authorize a variance in the strict application of the Zoning Ordinance. The applicant is proposing a 12 foot tall noise wall along the Route 1 frontage of the site. This fence would typically be limited to 4 feet in height under the provisions of Sect. 10-104 of the Zoning Ordinance.

The applicant has proffered to submit a noise study to DPWES at the time of subdivision plan approval. Staff requested the applicant to provide a section along Route 1 showing the relationship of the proposed fence to adjacent dwellings and to the uses on the opposite side of Route 1. The section has not been submitted. Absent more information from the applicant to evaluate the impacts of the proposed noise barrier, staff does not support the requested waiver.

**Summary of Zoning Ordinance Provisions**

The applicant has filed one application which requests approval to rezone property to two separate zoning districts under a common development plan. Therefore, Zoning Ordinance requirements must be met for both the proposed R-3 and PDH-3 District. In addition, applicable special exception standards must be addressed in the proposed R-3 District.

In staff's analysis, the proposed R-3 District in which approval of a special exception for a church/school use is sought, does not satisfy all of the applicable standards. The primary deficiencies relate to access to Route 1 and inadequate landscaping and transitional screening between the church/school and adjacent residences both on and off-site. In addition, the proposed church/school development has not demonstrated that limits of clearing and grading will be strictly adhered to and that the tree save shown will actually occur.

As currently submitted, the proposed PDH-3 District does not fully meet the purpose and intent of the PDH District by providing a high quality design with adequate commitments to architecture and building materials. The design is not innovative or creative. All of the General and Design Standards have not been met, primarily because of unresolved transportation issues relating to the site entrance and the interparcel access to the Pohick Church property and environmental issues concerning commitments to the limits of clearing and grading. With the exception of those deficiencies cited above, all other applicable Zoning Ordinance requirements have been met.

## CONCLUSIONS AND RECOMMENDATIONS

### Conclusions

The applicant has filed an application which seeks to rezone 25.12 acres of land from the PDH-4 District to the PDH-3 District (12.88 acres) and to the R-3 District (12.24 acres) for the purpose of developing a 37 lot single-family detached development and a church with 700 seats and a private school of general education with an enrollment of 300, and 4 townhouse units of pastoral housing. Approval of a special exception is requested for the church/school use.

The major outstanding issue affecting these applications is the issue of access from Route 1. The applicant proposes an entrance from Route 1 at a median break which is not approved on the VDOT plan for the widening of Route 1. VDOT has not yet approved the proposed median break which will require signalization. The applicant has prepared a signal warrant analysis for submission to VDOT. Unless and until VDOT has concurred with the signal warrant analysis and has furnished written confirmation that a signalized entrance at a median break will be approved for this development, DOT will not support the application.

In addition to the above, there are several other outstanding issues which should be addressed prior to approval of these applications which include the following:

- The applicant's failure to proffer to strict conformance to limits of clearing and grading
- Inadequate and sub-standard landscaping in both developments
- Plan sheets which are labeled "For illustrative purposes only" which creates conflicts with proffers
- The proposed design and materials of the proposed noise mitigation fence are not adequate to provide noise mitigation
- Unresolved Urban Forestry issues
- The applicants' failure to address County Archaeological Services issues
- The applicant's proffer to provide active recreation does not conform with the Ordinance
- Inadequate buffers as called for in the Plan
- Inadequate transitional screening between the church/school and adjacent residential both on and off-site
- Small lot sizes and poorly configured lots
- Lack of clarity on the amount of parking provided

Staff believes that these outstanding issues generally relate to overall intensity of development proposed for this constrained site.

In addition, there are unmet Special Exception standards for the proposed church/school site and unmet General and Design Standards for the proposed PDH-3 development. With improved landscaping and screening and commitments to strict adherence to limits of clearing and grading, among other things, the standards could be addressed.

### **Recommendations**

Staff recommends denial of RZ 2002-MV-020. However, should the Board approve RZ 2002-MV-020, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of FDP 2002-MV-020. However, should the Planning Commission approve FDP 2002-MV-020, staff recommends that such approval be subject to development conditions contained in Appendix 2 and subject to the Board of Supervisors' approval of RZ 2002-MV-020 and the Conceptual Development Plan and subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of SE 2002-MV-022. However, should the Board approve SE 2002-MV-002, staff recommends that such approval be subject to development conditions contained in Appendix 2.

Staff recommends denial of the modification of transitional screening requirements and waiver of the barrier for the church/school use.

Staff recommends denial of a waiver of the service drive requirement along Route 1.

Staff recommends denial of a waiver of the fence height along Route 1.

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

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. Staff Proposed Development Conditions (FDP and SE)

**APPENDICES (Continued)**

3. Affidavit
4. Applicant's Statement of Justification
5. Clerk's Letter, Proffers and CDP/FDP for RZ 95-V-009
6. Zoning Ordinance Provisions
7. Comprehensive Plan Citations and Land Use Analysis and ARB Minutes
8. Transportation Analysis and VDOT Memo
9. Environmental Analysis including Urban Forestry Memos
10. Water Authority Memo
11. Sanitary Sewer Analysis
12. Fire and Rescue Department Analysis
13. DPWES Memo
14. County Archaeologist Memo
15. Park Authority Memo
16. Schools Memo
17. Glossary of Terms



**PROFFERS**  
**CHRISTOPHER MANAGEMENT, INC./ENGLESIDE BAPTIST CHURCH**

**August 1, 2002**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 108-1((1)) 27A, 27B and 108-3((1))-26 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the R-3 and PDH-3 Districts is granted. In the event said application request is denied, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The proffered conditions are:

**I. GENERAL**

1. Notwithstanding the existence of a prior approved rezoning for the Application Property, in the event that this application is approved, all previous proffers for the Application Property are hereby deemed null and void and of no further effect on the Application Property.

2. Subject to the proffers and the provisions of Article 16 of the Zoning Ordinance, under which minor modifications to an approved development plan are

permitted, the development shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan/Generalized Development Plan/Special Exception Plan (the "Plan"), containing 10 sheets prepared by Urban Engineering, dated September 2001, and revised through \_\_\_\_\_ 2002.

3. Notwithstanding Proffer No. 2 above, it shall be understood that the Applicant has the right to request individual proffer condition amendments to the portions zoned R-3 or PDH-3. The Applicant further has the option to request a Final Development Plan Amendment (FDPA) for elements other than CDP elements for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance. It shall further be understood that the R-3 and PDH-3 areas may be developed independently of one another, to include the filing of individual site/subdivision plans on all or a portion of each area.

## II. PDH-3 AREA

1. The approved development for the portion of the Property zoned PDH-3 shall consist of a maximum of thirty-seven (37) single-family detached residential units.

2. In conjunction with the appropriate subdivision review processes, all common areas within the PDH-3 zone shall be dedicated to the homeowners association or to the Trustees of Engleside Baptist Church (the "Church") or its successors and assigns in the event it is demonstrated that the common area in question is being used for shared stormwater or recreational purposes between the R-3 and PDH-3 areas. In the event any stormwater or recreational facilities are to be shared between the PDH-3

portion and the Church, agreements for joint use and/or maintenance shall be provided in a form acceptable to the County.

3. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction 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 homeowners' association (HOA), which shall be established, and the Board of Supervisors. Prospective purchasers shall be advised of this use restriction at the time of entering into a contract of sale.

4. At the time of entering into a contract of sale, prospective purchasers shall be notified in writing of the proximity of the residential community to the Lower Potomac Sewage Treatment Plant located adjacent to the Property on Fairfax County Tax Map 108-3 ((1)) 23. Such notification shall also be included in the HOA documents in a clearly identifiable form.

5. The covenant referenced in Proffer number 3 above shall run to the benefit of the HOA and shall be approved by the County Attorney prior to the recordation of the Deed of Subdivision.

6. The architecture of the approved units shall be in substantial conformance with the general character described on the conceptual renderings shown on Sheet 10 of the Plan. It shall be further understood that final approval of the residential architecture is further subject to review and approval by the Architectural Review Board (ARB). This proffer shall not preclude implementation of the requirements imposed by the ARB. The required ARB approval shall occur prior to the issuance of building permits.

7. The Applicant reserves the right to install an individual entrance feature(s) in a location approved by the ARB. Such entrance features shall incorporate a design and style that is complimentary to the approved units. All marketing signs shall comply with the requirements of the Fairfax County Zoning Ordinance.

8. The rear architecture of those units abutting Richmond Highway shall be in substantial conformance with the illustrative renderings contained in the Plans, subject to final review and approval by the ARB. At a minimum, the rear of those units abutting Richmond Highway shall incorporate a pattern of architectural detailing consistent with the front façade and incorporate windows, window treatments, and decorative elements (such as shutters and/or standing seam metal accents above bay type windows) of a type and material that is consistent and compatible with that used on the front façade.

9. A contribution of \$2,000.00 per unit shall be made to the Board for a specific fund designated for schools in the Mount Vernon District impacted by proposed development. Per unit contributions will be paid at the time of issuance of individual building permits.

10. All units shall be served by two (2) car garages.

11. All units shall have driveways that are a minimum of eighteen (18) feet as measured from the inside of the sidewalk to the entrance to the garage.

12. The right-of-way for the public street shown on the Plan as terminating at the northern property line shall be dedicated to the Board of Supervisors, at no cost and in fee simple on demand or at the time of Subdivision Plan approval for the PDH-3 portion, whichever first occurs. The existence and configuration of the dedicated right-of-way and the permitted nature of a future public street connection shall be disclosed in writing

to all purchasers. It shall be understood that the portions of the right-of-way between the principal east-west road and the northern property line shall be paved and constructed to the northern property line as shown on the Plan. To provide additional notice of the potential future street connection, the area of the dedicated right-of-way shall be clearly marked with a sign identifying the area as "future permitted public street connection" or similar.

### III. R-3 AREA

1. The use and development of the R-3 zoned area shall be limited to a church and school and those accessory uses authorized by the Zoning Ordinance and/or these proffers.

2. The church shall have a maximum of 700 seats.

3. The private school of general education shall have a maximum daily enrollment of 300 students.

4. The design and architecture of the church shall be in substantial conformance with the general character of the conceptual renderings shown on Sheet 10A of the Plan. The four (4) units identified as "Pastoral Housing" on the Plan shall be designed with an architecture and materials that are compatible with the church structure, as determined by DPWES. It shall be further understood that final approval of the church architecture is subject to review and approval by the Architectural Review Board (ARB). This proffer shall not preclude implementation of the requirements of the ARB. Final ARB approval shall be obtained prior to the issuance of a building permit for any of the approved development on the R-3 zoned land.

5. Use of the four (4) attached units identified as "Pastoral" housing on the Plans shall only be occupied by church employees and invited guests of the same.

6. At time of site plan review, pedestrian walkways connecting the parking area to the church building shall be provided in the form of sidewalks or demarcated walkways.

#### IV. TRANSPORTATION

1. In the event that the development of the Property precedes the initiation of VDOT Project No. 0001-029, F2V, PE, 101, C501, RW-201 (herein "the VDOT Project"), the Applicant shall construct the left and right turn lanes into the Property entrance as generally shown on the Plan. Such turn lanes shall be of a design and configuration acceptable to VDOT and DPWES.

2. In the event the VDOT Project is initiated, along the Property frontage, prior to the construction of the approved development, the Applicant shall remain responsible for providing left and right turn lanes into the site entrance of a size and configuration acceptable to VDOT and for DPWES. In the event the necessary turn lanes are constructed by VDOT as part of the implementation of a revised version of the plans for the VDOT Project, the Applicant shall reimburse VDOT for the actual cost difference attributable to VDOT's construction of the left and right turn lanes into the site entrance. If applicable, such reimbursement shall be calculated on a "per unit basis" and be approved by VDOT and/or DPWES.

3. Left and right turn access from Richmond Highway shall be installed prior to any construction or development related activities associated with delivering building

materials or removing or hauling soil or materials to or from the site. No site or subdivision plan shall be approved until the Applicant has demonstrated to the satisfaction of VDOT and/or DPWES that the VDOT Project, in a current or amended form, provides for the full left and right turn access (not to include right in/right out access) required by these Proffers.

4. In order to provide additional funds for the future widening of Richmond Highway along the Property frontage, the Applicant shall escrow the sum of \$145.00 per linear foot of Property frontage. The escrow shall be calculated based on the frontage of Land Bay I in connection with the PDH-3 subdivision plan and the frontage of Land Bay II in connection with the R-3 site plan. The required escrow for each Land Bay shall be paid prior to the issuance of a building permit for any of the approved development on Land Bay I or Land Bay II.

5. At the time of site or subdivision plan approval, or on demand, whichever first occurs, the Applicant shall convey to the Board and/or VDOT, at no cost, any ancillary right-of-way or easements needed to facilitate the VDOT Project. Any right-of-way or ancillary easements required by this Proffered Condition shall be in substantial conformance with the Plan and shall not diminish lot yield, density or cause significant changes to proffered landscape concepts.

6. At the time of first site or subdivision plan approval, the Applicant shall provide, or escrow funds for, a bus shelter in a location acceptable to the Fairfax County Department of Transportation that is also in substantial conformance with the Plan. This Proffer Condition shall not obligate the Applicant to construct additional "pull off" lanes.

7. In the event all or a portion of the approved development precedes the VDOT project, at the time of each site or subdivision plan submittal, the Applicant shall prepare and submit to VDOT, a traffic signal warrant analysis. If warranted by the development on the individual site or subdivision plan, the required signal shall be installed prior to the issuance of any RUP or Non-RUP for the development shown on the site or subdivision plan. In the event the VDOT project precedes, or is occurring concurrent with any of the approved development, the signal shall be installed prior to the issuance of any RUP or Non-RUP.

#### V. ENVIRONMENTAL

1. In order to restore a natural appearance to the proposed stormwater management ponds, a landscape plan shall be submitted as part of the first submission of the site or subdivision plan. The landscape plan shall show the restrictive planting easement for the pond, and extensive landscaping in all areas outside of that restrictive planting easement to the maximum extent feasible in accordance with the planting policies of Fairfax County.

2. The location and configuration of the stormwater management facilities shown on the Plan is conceptual and subject to change based on final engineering; however, in no event shall any permitted reconfiguration of the stormwater management ponds diminish the landscaping or tree preservation areas identified on the Plan. In the event that the final design and engineering indicates that the applicable water quality/quantity requirements require less land area than that shown on the Plan, those areas not required in connection with the stormwater pond or its associated grading shall

be examined jointly by the Applicant and the County Urban Forester for feasibility as additional tree preservation areas. If found to be viable for tree preservation purposes, these areas shall be protected in accordance with the requirements of these proffers. If such areas not used for stormwater management and are not deemed appropriate for tree preservation by the Applicant and the County Urban Forester, then such areas shall be landscaped with a type and amount of landscaping that is generally consistent with the landscape concepts generally described on the Plan.

3. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site or subdivision plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist. The plan shall be reviewed and approved by the Urban Forestry Division.

The tree preservation plan shall consist of the tree survey previously submitted by the Applicant and dated 5/6/2002, and shall address preservation issues with respect to the proposed design and engineering of the site. Additionally, the tree survey shall include detailed information regarding specific preservation practices for trees that may have been impacted by previous logging activity, and include recommendations for preservation or removal of trees that are either unhealthy and/or damaged beyond repair. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize survivability of trees identified to be preserved, such as crown pruning, mulching, fertilization and others as necessary, shall be included. The tree preservation plan shall also include

recommendations for the management of stump sprouted trees within preservation areas, and the removal of downed wood and/or debris from the areas.

4. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing consisting of a four (4) foot high, fourteen (14) gauge welded wire fence, attached to six (6) foot steel posts, which are driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the subdivision plan's Phase I and II erosion and sediment control sheets in all areas.

5. Except as expressly qualified by these proffers, the limits of clearing shown on the Plans shall be maximum limits and be strictly adhered to. Landscaping shall be provided in substantial conformance with the landscaping concepts shown on the Plan. If, during the process of subdivision or site plan review, any new landscaping shown on the Plan cannot be installed or any vegetation shown in tree save areas is removed, in order to locate utility lines, trails, etc., as determined necessary by the Director, DPWES, then an area of additional landscaping consisting of trees and/or plant material of a type and size generally consistent with that displaced, shall be substituted at an alternate location on the Property, subject to approval by the Urban Forestry Division. If it is determined necessary by DPWES to install any utility beyond those identified on the Plan in areas outside the limits of clearing shown on the Plan, the limits of clearing and grading shall be adjusted elsewhere on the site to ensure that any trees or vegetation lost as a result of such utility locations are preserved in equal or greater amounts and quality in other areas of the property. Any adjustment of the limits of clearing and grading permitted pursuant to this Proffered Condition shall be subject to review and

approval by the Urban Forestry Division. For any utility installation outside the limits of clearing, it shall be demonstrated to the satisfaction of DPWES that no reasonable alternative location within the limits of clearing and grading is available. Any such installation shall be done in the least disruptive manner possible as determined by the Urban Forestry Division.

6. At the time of site plan review and approval, the Applicant shall prepare a reforestation plan in substantial conformance with the Plan shown on Sheet 7 to re-vegetate those areas within those tree save areas located directly south of the parking area serving the church. The reforestation plan shall be submitted concurrently with the first and all subsequent site plans for the R-3 zoned area and shall be subject to review and approval by the Urban Forestry Division. The reforestation plan shall propose an appropriate selection of species based on existing and proposed site conditions to attempt to restore the area to a native forest cover type. The reforestation plan shall include, but not be limited to, the following:

- Plant list detailing species, sizes and stock type of trees to be planted;
- Soil fertilization, if needed;
- Mulching specifications;
- Methods of installation;
- Maintenance;
- Mortality threshold;
- Monitoring;
- Replacement schedule;

- As part of the reforestation plan, all portions of the site in the R-3 zoned area shall be evaluated for the removal and/or treatment of non-native, invasive vegetation. If it is determined that this vegetation is in need of removal, appropriate and accepted practices will be included in the reforestation plan.

7. The limits of clearing and grading shall not preclude the use of the protected area for passive recreation provided any such activities shall not result in the removal of any trees protected by the limits of clearing.

8. Along the northern property line, the Applicant reserves the right to enter the limits of clearing and grading for the sole purpose of installing the fencing and barrier generally shown parallel to the northern lot line. In order to maximize the preservation of existing vegetation, the location and configuration of the fence and the means to access the area of the fence installation shall be field located in consultation with the Urban Forestry Branch. To the extent possible, the fence shall be installed using hand tools and equipment; however, the requirements of this proffer shall not preclude the use of equipment necessary for the limited purpose of installing the brick piers required for the portions of the fence located generally west of the interparcel access to the Pohick Church property. Similarly, this proffer shall not preclude the installation of all or a portion of the fence on the Pohick Church property, subject to the Applicant receiving permission from the Pohick Church.

## VI NOISE MITIGATION

1. In order to reduce interior noise to a level of approximately DNL 45 dBA, units within a highway noise impact zone of DNL 65-70 dBA shall employ the following acoustical treatment measures:

- Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.
- All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.

2. At the time of site or subdivision plan approval, the Applicant shall demonstrate, through a noise study approved by DPWEES, in coordination with the Environmental and Design Review Branch, and DPWES, that exterior noise levels for unscreened common and private outdoor recreation areas are reduced below DNL 65 dBA through the use of noise attenuation structures such as acoustical fencing, walls, earthen-berms, or combination thereof. If acoustical fencing or walls are used, they shall be architecturally solid from the ground up with no gaps or openings. The structure (fence or wall) must be of sufficient height, that does not exceed twelve (12) feet, and is within the maximum limitations permitted by the Zoning Ordinance to adequately shield

the impact area from the source of the noise. Pursuant to Par. 7 of Section 16-401, the height of this noise barrier may exceed the height limitation otherwise imposed by Article 10 of the Ordinance.

## VII. RECREATION

1. At the time of subdivision plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities have a value equivalent to \$955.00 per unit as required by Article 6 of the Zoning Ordinance. The Applicant reserves the right to install active or passive recreational facilities, to include but not be limited to tot lots, fitness courses, gazebos, playgrounds and similar facilities, in open space areas shown on the Plan, including such areas within the R-3 zoned area, provided such facilities shall conform to the provisions of Article 6 and shall not encroach into the limits of clearing prescribed by these proffers. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall have the option to: (1) provide additional on-site recreational amenities within the open space areas shown on the Plan, if it is determined that the location at such would be in substantial conformance with the FDP; or (2) contribute necessary funds to the Fairfax County Park Authority for off-site recreational purposes in locations within Mount Vernon District that an reasonably be expected to serve the future residents of the approved development, in accordance with Section 16-404 of the Ordinance.

### VIII. OTHER

1. All monetary contributions required by these proffers, except that associated with Proffer #1 of the Section entitled "Recreation," shall be adjusted upward or downward, based on changes to the Construction Cost Index published in the Engineering News Record occurring subsequent to the date of rezoning approval.

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These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

Contract Purchaser:

CHRISTOPHER MANAGEMENT, INC.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Title Owners:

TRUSTEES OF ENGLSIDE BAPTIST CHURCH

By: \_\_\_\_\_  
Trustee

NINETY-TWO THIRTY THREE RICHMOND  
HIGHWAY LIMITED PARTNERSHIP

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

\\REA\12696.22

**DRAFT STAFF PROPOSED FDP DEVELOPMENT CONDITIONS**

**FDP 2002-MV-020**

**September 5, 2002**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2002-MV-020 in the PDH-3, HD District for single-family residential development located at Tax Map 108-1 ((1)) 27A pt., 27B and 108-3 ((1)) 16 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in substantial conformance with the CDP/FDP entitled Summit Oaks/Engleside Baptist Church which was prepared by Urban Engineering & Associates, Inc. and is dated September, 2001, and revised to July 23, 2002.
2. Minimum side yards of 5 feet with a minimum separation between units of 12 feet shall be provided for all units.
3. Supplemental plantings, consisting of deciduous and evergreen trees, shall be provided in the 50 foot buffer area along the eastern and southern sides of the site, where determined necessary by the Urban Forester to provide an effective, substantial buffer adjacent to the Pohick Church and the Lower Potomac Pollution Control Plant.
4. Limits of clearing and grading shall be strictly adhered to. Prior to any site disturbing activity, the limits of clearing and grading shall be fenced and flagged to prevent any intrusions beyond the limits. In addition, the limits of clearing and grading at the rear of Lots 24-25 and 26-27, adjacent to the proposed retaining walls, shall be fenced with super silt fencing to further protect tree save areas from damage.
5. The decorative brick, wood column fence located along the eastern property line shall be located and constructed to minimize disturbance to existing trees in this area, subject to Urban Forestry review and approval. The chain link fence located along the remainder of the eastern property boundary shall be field located to minimize disturbance to trees and only hand clearing shall be permitted, subject to Urban Forestry review and approval.
6. In the event that final engineering determines that the proposed SWM/BMP needs to be enlarged, it shall not encroach into the landscaped berm located at the rear of Lots 1 and 7-10. If such encroachment is determined necessary, the berm shall be relocated further into the site and the number of lots shall be reduced.

7. Notwithstanding the note on the Typical Lot Detail on Sheet 2, no encroachments into specified rear yards for decks shall be permitted which result in less than 10 feet of yard between the outer edge of the deck and the rear property line.
8. The noise mitigation fence along Route 1 shall be solid from the ground up and shall be constructed as a solid barrier with no gaps or openings.

STAFF PROPOSED DEVELOPMENT CONDITIONS

SE 2002-MV-022

September 5, 2002

If it is the intent of the Board of Supervisors to approve SE 2002-MV-022 located at Tax Map 108-1 ((1)) 27A pt. And 108-3 ((1)) 16 pt. for a church with a private school of general education and 4 units of pastoral housing, pursuant to Sect. 9-006 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. The use of the properties is limited to the use authorized by this Special Exception and no other use may be made of the subject property.
3. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved combined CDP/FDP and GDP/Special Exception plat entitled, Summit Oaks/Engleside Baptist Church, prepared by Urban Engineering & Associates, Inc., last revised on July 23, 2002, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The maximum daily enrollment of the private school of general education shall be limited to 300 students.
6. The maximum number of seats in the church shall be 700.
7. Recreational facilities, including the gymnasium and outdoor playing field shall not be leased to any third party not affiliated with or sponsored by the church and/or school. This condition does not preclude joint use of the playing field by the residents of the PDH-3 development approved pursuant to RZ 2002-MV-020.

8. The playing field shall not be illuminated.
9. The 4 townhouse units shown as pastoral housing shall be operated like a rectory or parish house and be used for the sole purpose of housing church employees only and may not be leased or used to provide temporary lodging to visitors. The townhouses shall be constructed of materials and a style that are consistent with those used on the church.
10. All parking lot lighting shall consist of luminaries which minimize light trespass above the horizontal plane and which ensure that no more than 0.5 foot-candle of light spillage occurs beyond any property line, in conformance with Article 14 of the Zoning Ordinance. The maximum height of the light standards and fixtures shall not exceed twelve (12) feet. Parking lot lighting shall be extinguished no later than 10:00 p.m. daily, with the exception of special events.
11. Except for emergencies, the use of outdoor loudspeakers, bells, or buzzers shall not be used for school activities.
12. The limits of clearing and grading shall be strictly adhered to and shall not be violated for any reason. Prior to any land disturbing activities on the site the clearing and grading limits shall be fenced and flagged to prevent intrusions beyond the limits.
13. The tree save areas shall remain undisturbed and no structures or equipment shall be constructed or placed within these areas. No dumping of trash or lawn clippings shall be placed in these areas. These restrictions on the use of the tree save areas shall be posted in a visible location in the church and school.
14. No buses or equipment shall be stored in the church/school parking lot. The parking lots shall not be used for vehicle maintenance.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by the issuance of Non-RUPs for the church/school uses. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: JUN -7 2002  
 (enter date affidavit is notarized)

I, Gregory A. Riegle, Agent for Applicant, 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      2002-94

in Application No.(s): RZ/FDP 2002-MV-020  
 (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 <b>BOLD</b> above)
<b>Christopher Management, Inc.</b> Agents: E. John Regan, Jr.	<b>Suite 400</b> <b>11150 Main Street</b> <b>Fairfax, VA 22030</b>	<b>Applicant/Contract Purchaser</b> <b>Tax Map: 108-1((1))-27A, -27B;</b> <b>108-3((1))-16</b>
<b>Urban Engineering &amp; Associates, Inc.</b> Agents: David T. McElhaney, P.E.	<b>7712 Little River Turnpike</b> <b>Annandale, VA 22003</b>	<b>Engineers</b>
<b>McGuireWoods LLP</b> Agents: <b>Gregory A. Riegle, Esquire</b> <b>Dean H. Crowhurst, Esquire</b> <b>Molly E. Harbin, Urban Planner</b>	<b>1750 Tysons Blvd., Suite 1800</b> <b>McLean, VA 22102</b>	<b>Attorneys/Agents</b> <b>(See Attachment 1(c) for Partners)</b>

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

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

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

DATE: JUN -7 2002  
(enter date affidavit is notarized)

for Application No. (s): P2/FDP 2002-MU-020  
(enter County-assigned application number (s))

2002.94

**(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 <b>BOLD</b> above)
Trustees of Engleside Baptist Church Agent: Allen R. Demetri	8428 Highland Lane Alexandria, VA 22315-3823	<b>Owner/Co-Applicant</b> <b>Tax Map: 108-3((1))-16</b>
Allen R. Demetri, Chairman, Board of Trustees Watson (nmi) Morgan, Trustee David P. Zimmerman, Trustee		
9233 Richmond Highway, L.P. Agent: G. Thomas Collins, Jr.	374 Maple Avenue Vienna, VA 22180	<b>Owner</b> <b>Tax Map: 108-1((1))-27A, -27B</b>
Hart & Calley, P.C. Agent: Harry P. Hart, Esquire	307 N. Washington Street Alexandria, VA 22315	<b>Attorneys/Agent</b>

(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: JUN -7 2002  
(enter date affidavit is notarized)

2002-94

for Application No. (s): RZ/FDP 2002-MU-020  
(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)

Christopher Management, Inc. 11150 Main Street, Suite 400  
Fairfax, VA 22030

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)

E. John Regan, Jr.  
W. Craig Havenner

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

OFFICERS:

Frederick A. Kober, President  
E. John Regan, Jr., Vice President/Treasurer  
W. Craig Havenner, Vice President, Secretary  
Constance H. Walker, Assistant Secretary

DIRECTORS:

Frederick A. Kober  
E. John Regan, Jr.

Rezoning Attachment to Par. 1(b)

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-94

for Application No. (s): R2/FDP 2002-MU-020  
(enter County-assigned application number (s))

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

Urban Engineering & Associates, Inc. 7712 Little River Turnpike  
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Barry B. Smith  
Brian A. Sears  
J. Edgar Sears, Jr.

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

President, Vice-President, Secretary, Treasurer, etc.)  
J. Edgar Sears, Jr., President and Treasurer  
Barry B. Smith, Vice President and Secretary

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

Collins Investment Corp. 300 East Street NE  
Vienna, VA 22180

DESCRIPTION OF CORPORATION: (check one statement)

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

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

G. Thomas Collins, Jr.

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

President, Vice-President, Secretary, Treasurer, etc.)  
G. Thomas Collins, Jr., President

(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: JUN -7 2002  
(enter date affidavit is notarized)

2002-94

for Application No. (s): 12/100 2002-MU-020  
(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)

McGuireWoods LLP  
1750 Tysons Blvd., Ste. 1800  
McLean, VA 22102

(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)

Equity Partners of McGuireWoods LLP

Aaronson, Russell T., III  
Adams, Michael  
Adams, Robert T.  
Arnes, W. Allen, Jr.  
Anderson, Arthur E., II  
Anderson, Donald D.  
Andre-Dumont, Hubert  
Atkinson, Frank B.  
Aucutt, Ronald D.  
Bagley, Terrence M.  
Baril, Mary Dalton  
Barnum, John W.

Barr, John S.  
Bates, John W., III  
Belcher, Dennis I.  
Blanco, Jim L.  
Boland, J. William  
Bracey, Lucius H., Jr.  
Broaddus, William G.  
Brown, Thomas C., Jr.  
Burke, John W., III  
Burkholder, Evan A.  
Burrus, Robert L., Jr.  
Busch, Stephen D.

(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 Attachment to Par. 1(c)**

DATE: JUN -7 2002  
(enter date affidavit is notarized)

for Application No. (s): 127 FDP 2002-MU-025  
(enter County-assigned application number (s))

2002-94

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

**9233 Richmond Highway, L.P.**

**300 East Street NE  
Vienna, VA 22180**

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

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

**Collins Investment Corp., General Partner** ✓

**Josephine Favell, Limited Partner**

**Peter J. Bierly, Limited Partner**

**Bridget H. Bierly, Limited Partner**

**Elisabeth L. Bierly, Limited Partner**

**Letty S. Best, Limited Partner**

**Charles F. Pollard, Limited Partner**

**Theodore R. McCarson, Limited Partner**

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

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

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-94

for Application No. (s): RZ/FDP 2002-WV-020  
(enter County-assigned application number (s))

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

**Hart & Calley, P.C.**

**307 N. Washington Street  
Alexandria, VA 22315**

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

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

**Harry P. Hart  
Mary Catherine Gibbs  
Herbert L. Karp**

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

Rezoning Attachment to Par. 1(c)

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-94

for Application No. (s): 12 FDP 2002-MU-020  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Blvd., Ste. 1800  
McLean, VA 22102

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

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

Cabaniss, Thomas E.  
Cairns, Scott S.  
Capwell, Jeffrey R.  
Carter, Joseph C., III  
Cason, Alan C.  
Cogbill, John V., III  
Courson, Gardner G.  
Cranfill, William T.  
Cromwell, Richard J.  
Culbertson, Craig R.  
Cutchins, Clifford A., IV  
Cullen, Richard  
Dabney, H. Slayton, Jr.  
Deem, William W.  
de Cannart d'Hamale, Emmanuel  
den Hartog, Grace R.  
Douglass, W. Birch, III  
Dudley, Waller T.  
Dunetz, Jeffrey L.  
Dyke, James Webster, Jr.  
Earl, Marshall H., Jr.  
Edwards, Elizabeth F.  
Evans, David E.  
Feller, Howard  
Fennebresque, John C.  
Fifer, Carson Lee, Jr.  
Flemming, Michael D.  
France, Bonnie M.

Franklin, Stanley M.  
Freye, Gloria L.  
Getchell, E. Duncan, Jr.  
Gieg, William F.  
Gillece, James P., Jr.  
Glassman, M. Melissa  
Goodall, Larry M.  
Gordon, Alan B.  
Grandis, Leslie A.  
Grimm, W. Kirk  
Hampton, Glenn W.  
Harmon, T. Craig  
Heberton, George H.  
Howard, Marcia Morales  
Isaf, Fred T.  
Johnston, Barbara Christie  
Joslin, Rodney D.  
Kane, Richard F.  
Katsantonis, Joanne  
Keefe, Kenneth M., Jr.  
King, Donald E.  
King, William H., Jr.  
Kittrell, Steven D.  
Krueger, Kurt J.  
La Fratta, Mark J.  
Lawrie, Jr., Henry deVos  
Little, Nancy R.  
Mack, Curtis L.

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

Rezoning Attachment to Par. 1(c)

DATE: JUN -7 2002

(enter date affidavit is notarized)

2002-94

for Application No. (s): RZ/FDP 2002-MU-020  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Blvd., Ste. 1800  
McLean, VA 22102

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

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

- |                       |                         |
|-----------------------|-------------------------|
| Marshall, Gary S.     | Riopelle, Brian C.      |
| Martin, George Keith  | Robertson, David W.     |
| McArver, R. Dennis    | Robinson, Stephen W.    |
| McCallum, Steven C.   | Rohman, Thomas P.       |
| McElligott, James P.  | Rogers, Marvin L.       |
| McElroy, Robert G.    | Rooney, Lee Ann         |
| McFarland, Robert W.  | Rosen, Gregg M.         |
| McGee, Gary C.        | Russell, Deborah M.     |
| McIntyre, Charles Wm. | Rust, Dana              |
| McMenamin, Joseph P.  | Sable, Robert G.        |
| Melson, David E.      | Satterwhite, Rodney A.  |
| Menges, Charles L.    | Schill, Gilbert E., Jr. |
| Menson, Richard L.    | Sellers, Jane Whitt     |
| Michels, John J., Jr. | Shelley, Patrick M.     |
| Milton, Christine R.  | Skinner, Halcyon E.     |
| Murphy, Sean F.       | Slaughter, Alexander H. |
| Newman, William A.    | Slone, Daniel K.        |
| Numm, Daniel B. Jr.   | Smith, James C., III    |
| Oostdyk, Scott C.     | Smith, R. Gordon        |
| O'Grady, Clive R. G.  | Spahn, Thomas E.        |
| O'Grady, John B.      | Stallings, Thomas J.    |
| Oakey, David N.       | Steen, Bruce M.         |
| Padgett, John D.      | Stone, Jacquelyn E.     |
| Page, Rosewell, III   | Strickland, William J.  |
| Pankey, David H.      | Stroud, Robert E.       |
| Pollard, John O.      | Summers, W. Dennis      |
| Price, James H., III  | Swartz, Charles R.      |
| Pusateri, David P.    | Swindell, Gary W.       |
| Richardson, David L.  | Tashjian-Brown, Eva S.  |
| Rifken, Lawrence E.   | Taylor, D. Brooke       |

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

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

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-94

for Application No. (s): RZ/FDP 2002-MU-020  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Blvd., Ste. 1800  
McLean, VA 22102

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

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

Tetzlaff, Theodore R.  
Thornhill, James A.  
Van der Mersch, Xavier  
Vick, Howard C., Jr.

Waddell, William R.  
Walker, Howard W.  
Walsh, James H.  
Watts, Stephen H., II  
Wells, David M.  
Whittemore, Anne Marie  
Williams, Stephen E.  
Williams, Steven R.  
Williamson, Mark D.  
Wilson, Ernest G.  
Wood, R. Craig  
Word, Thomas S., Jr.  
Younger, W. Carter  
Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

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

REZONING AFFIDAVIT

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002.94

for Application No. (s): RZ/FDP 2002-MU-020  
(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:

NONE

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: JUN -7 2002  
(enter date affidavit is notarized)

2002-94

for Application No. (s): RZ/FDP 2002-MV-020  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "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)

[ ] Applicant

[X] Applicant's Authorized Agent

Gregopy A. Riegle, Applicant's Agent

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

Subscribed and sworn to before me this 7<sup>th</sup> day of June 2002, in the State/Comm. of Virginia, County/City of Fairfax

Pamela J Lambert  
Notary Public

My commission expires: 3/31/06

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN -7 2002

(enter date affidavit is notarized)

I, Gregory A. Riegle, Agent for Applicant, do hereby state that I am an (enter name of applicant or authorized agent)

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

2002-95

in Application No.(s): SE 2002-MN-022 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes Trustees of Engleside Baptist Church, Urban Engineering & Associates, Inc., and McGuireWoods LLP.

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

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

**Special Exception Attachment to Par. 1(a)**

DATE: JUN -7 2002

(enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-MV-022

(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Christopher Management, Inc. Agent: E. John Regan, Jr.	11150 Main Street, Ste. 400 Fairfax, VA 22030	<b>Contract Purchaser</b> <b>Tax Map: 108-1-((1))-27A pt.</b>
9233 Richmond Highway, L.P. Agent: G. Thomas Collins, Jr.	374 Maple Avenue Vienna, VA 22180	<b>Owner</b> <b>Tax Map: 108-1((1))-27A pt.</b>
Hart & Calley, P.C. Agent: Harry P. Hart, Esquire	307 N. Washington Street Alexandria, VA 22314	<b>Attorneys/Agents</b>

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-MV 022  
(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:

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

CORPORATION INFORMATION

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

Christopher Management, Inc. 11150 Main Street, Suite 400  
Fairfax, VA 22030

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)

E. John Regan, Jr.  
W. Craig Havenner

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

Frederick A. Kober, President  
E. John Regan, Jr., Vice President/Treasurer  
W. Craig Havenner, Vice President, Secretary  
Frederick A. Kober  
E. John Regan, Jr.  
Constance H. Walker, Assistant Secretary

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

**Special Exception Attachment to Par. 1(b)**

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-MU-022  
(enter County-assigned application number (s))

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

**Urban Engineering & Associates, Inc.      7712 Little River Turnpike  
Annandale, VA 22003**

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

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

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

**Barry B. Smith  
Brian A. Sears  
J. Edgar Sears, Jr.**

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

**Collins Investment Corp.      300 East Street NE  
Vienna, VA 22180**

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

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

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

**G. Thomas Collins, Jr.**

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

## SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN -7 2002  
 (enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-MV-022  
 (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, and number, street, city, state, and zip code)

McGuireWoods LLP  
 1750 Tysons Blvd., Ste. 1800  
 McLean, VA 22102

(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**)

## Equity Partners of McGuireWoods LLP

Aaronson, Russell T., III  
 Adams, Michael  
 Adams, Robert T.  
 Ames, W. Allen, Jr.  
 Anderson, Arthur E., II  
 Anderson, Donald D.  
 Andre-Dumont, Hubert  
 Atkinson, Frank B.  
 Aucutt, Ronald D.  
 Bagley, Terrence M.  
 Baril, Mary Dalton  
 Barnum, John W.

Barr, John S.  
 Bates, John W., III  
 Belcher, Dennis I.  
 Blanco, Jim L.  
 Boland, J. William  
 Bracey, Lucius H., Jr.  
 Broaddus, William G.  
 Brown, Thomas C., Jr.  
 Burke, John W., III  
 Burkholder, Evan A.  
 Burrus, Robert L., Jr.  
 Busch, Stephen D.

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(c)

JUN -7 2002

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-MV-022  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Blvd., Ste. 1800  
McLEAn, VA 22102

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

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

- |                               |                            |
|-------------------------------|----------------------------|
| Cabaniss, Thomas E.           | Getchell, E. Duncan, Jr.   |
| Cairns, Scott S.              | Gieg, William F.           |
| Capwell, Jeffrey R.           | Gillece, James P., Jr.     |
| Carter, Joseph C., III        | Glassman, M. Melissa       |
| Cason, Alan C.                | Goodall, Larry M.          |
| Cogbill, John V., III         | Gordon, Alan B.            |
| Courson, Gardner G.           | Grandis, Leslie A.         |
| Cranfill, William T.          | Grimm, W. Kirk             |
| Cromwell, Richard J.          | Hampton, Glenn W.          |
| Culbertson, Craig R.          | Harmon, T. Craig           |
| Cutchins, Clifford A., IV     | Heberton, George H.        |
| Cullen, Richard               | Howard, Marcia Morales     |
| Dabney, H. Slayton, Jr.       | Isaf, Fred T.              |
| Deem, William W.              | Johnston, Barbara Christie |
| de Cannart d'Hamale, Emmanuel | Joslin, Rodney D.          |
| den Hartog, Grace R.          | Kane, Richard F.           |
| Douglass, W. Birch, III       | Katsantonis, Joanne        |
| Dudley, Waller T.             | Keefe, Kenneth M., Jr.     |
| Dunetz, Jeffrey L.            | King, Donald E.            |
| Dyke, James Webster, Jr.      | King, William H., Jr.      |
| Earl, Marshall H., Jr.        | Kittrell, Steven D.        |
| Edwards, Elizabeth F.         | Krueger, Kurt J.           |
| Evans, David E.               | La Fratta, Mark J.         |
| Feller, Howard                | Lawrie, Jr., Henry deVos   |
| Fennebresque, John C.         | Little, Nancy R.           |
| Fifer, Carson Lee, Jr.        | Mack, Curtis L.            |
| Flemming, Michael D.          | Marshall, Gary S.          |
| France, Bonnie M.             | Martin, George Keith       |
| Franklin, Stanley M.          | McArver, R. Dennis         |
| Freye, Gloria L.              | McCallum, Steven C.        |

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

Special Exception Attachment to Par. 1(c)

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-MN-02  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)  
McGuireWoods LLP  
1750 Tysons Blvd., Ste. 1800  
McLean, VA 22102

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

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

- |                       |                         |
|-----------------------|-------------------------|
| McElligott, James P.  | Rogers, Marvin L.       |
| McElroy, Robert G.    | Rooney, Lee Ann         |
| McFarland, Robert W.  | Rosen, Gregg M.         |
| McGee, Gary C.        | Russell, Deborah M.     |
| McIntyre, Charles Wm. | Rust, Dana              |
| McMenamin, Joseph P.  | Sable, Robert G.        |
| Melson, David E.      | Satterwhite, Rodney A.  |
| Menges, Charles L.    | Schill, Gilbert E., Jr. |
| Menson, Richard L.    | Sellers, Jane Whitt     |
| Michels, John J., Jr. | Shelley, Patrick M.     |
| Milton, Christine R.  | Skinner, Halcyon E.     |
| Murphy, Sean F.       | Slaughter, Alexander H. |
| Newman, William A.    | Slone, Daniel K.        |
| Nunn, Daniel B. Jr.   | Smith, James C., III    |
| Oostdyk, Scott C.     | Smith, R. Gordon        |
| O'Grady, Clive R. G.  | Spahn, Thomas E.        |
| O'Grady, John B.      | Stallings, Thomas J.    |
| Oakey, David N.       | Steen, Bruce M.         |
| Padgett, John D.      | Stone, Jacquelyn E.     |
| Page, Rosewell, III   | Strickland, William J.  |
| Pankey, David H.      | Stroud, Robert E.       |
| Pollard, John O.      | Summers, W. Dennis      |
| Price, James H., III  | Swartz, Charles R.      |
| Pusateri, David P.    | Swindell, Gary W.       |
| Richardson, David L.  | Tashjian-Brown, Eva S.  |
| Rifken, Lawrence E.   | Taylor, D. Brooke       |
| Riopelle, Brian C.    | Tetzlaff, Theodore R.   |
| Robertson, David W.   | Thomhill, James A.      |
| Robinson, Stephen W.  | Van der Mersch, Xavier  |
| Rohman, Thomas P.     | Vick, Howard C., Jr.    |

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

Special Exception Attachment to Par. 1(c)

JUN -7 2002

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

2002-45

for Application No. (s): SE 2002-MU-022  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Blvd., Ste. 1800  
McLean, VA 22102

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

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

- Waddell, William R.
- Walker, Howard W.
- Walsh, James H.
- Watts, Stephen H., II
- Wells, David M.
- Whittemore, Anne Marie
- Williams, Stephen E.
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest G.
- Wood, R. Craig
- Word, Thomas S., Jr.
- Younger, W. Carter
- Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

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

**Special Exception Attachment to Par. 1(c)**

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-MU-022  
(enter County-assigned application number (s))

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

**9233 Richmond Highway, L.P.**

**300 East Street NE  
Vienna, VA 22180**

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

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

**Collins Investment Corp., General Partner**

**Josephine Favell, Limited Partner**

**Peter J. Bierly, Limited Partner**

**Bridget H. Bierly, Limited Partner**

**Elisabeth L. Bierly, Limited Partner**

**Letty S. Best, Limited Partner**

**Charles F. Pollard, Limited Partner**

**Theodore R. McCarson, Limited Partner**

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

**Special Exception Attachment to Par. 1(c)**

DATE: JUN -7 2002  
(enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-111-022  
(enter County-assigned application number (s))

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

**Hart & Calley, P.C.**

**307 N. Washington Street  
Alexandria, VA 22315**

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

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

**Harry P. Hart  
Mar Catherine Gibbs  
Herbert L. Karp**

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN - 7 2002  
(enter date affidavit is notarized)

2002-95

for Application No. (s): SE 2002-MW-022  
(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:

NONE

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 "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2002-MJ-022  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: JUN - 7 2002  
(enter date affidavit is notarized)

2002-95

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS:** (NOTE: If answer is none, either "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 "Special Exception 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) [ ] Applicant  Applicant's Authorized Agent

Gregory A. Riegle, Applicant's Agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 7<sup>th</sup> day of June 2002, in the State/Comm. of Virginia, County/City of Fairfax

Pamela P. Lambert  
Notary Public

\\REA\75999v.1

My commission expires: 3/31/06

JUN 11 2002

Zoning Evaluation Division

## NARRATIVE STATEMENT OF JUSTIFICATION

REZONING APPLICATION FOR PROPERTY LOCATED AT TAX MAP 108-3((1))16 pt., and 108-1((1))27A, 27B

June 6, 2002

## I. INTRODUCTION

The subject application filed by Christopher Management, Inc./Trustees of Engleside Baptist Church, is a request for approval of a Rezoning application involving approximately 25.87 acres of land, generally located on the east side of Route 1 in the Lorton area of Fairfax County. The subject property (the "Property") was rezoned in the PDH-4 District in 1996, pursuant to the approval of rezoning RZ-95-V-009. The subject application (the "Rezoning Application") proposes to rezone the Property as follows: (i) rezone approximately 12.88 acres to the PDH-3 Zoning District and (ii) rezone approximately 12.99 acres to the R-3 Zoning District. This rezoning proposal is graphically depicted on Sheet 5 of the Conditional Development Plan Amendment/Final Development Plan Amendment revised to June 7, 2002 (the "Plan").

## II. PROPOSAL

The Rezoning Application proposes to amend the governing CDP/FDP to allow a mixed-use concept in two separate Land Bays. Land Bay I covers 12.88 acres and shall be rezoned to the PDH-3 Zoning District to allow for development of 37 single-family detached dwellings as depicted on the Plan. Land Bay II covers approximately 12.99 acres and shall be rezoned to the R-3 Zoning District to allow for development of a church and private school of general education for grades K-12. The Rezoning Application is filed concurrently with a Special Exception application to allow for the church use in the R-3 Zoning District. The Application offers a number of land planning benefits as summarized below:

- The proposed development offers residential development at a lower overall density than that associated with the current governing approvals. Along with this lower density, when compared to the governing CDP/FDP, the project features larger lots and homes with greater setbacks and more usable yard areas. These changes correspond to a number of well documented planning and development objectives for the Lorton area.
- The proposal strategically incorporates a church and a private school of general education. The co-location of a facility of this type will provide a service to the area's residents. Consistent with logical planning principles, the church use is appropriately located on an arterial road ensuring availability of access. As to the church use, the application property benefits from a location that does not directly abut any existing low-density residential development.

- In accordance with the spirit of the PDH-3 Zoning District, approximately 34 % of Land Bay I shall be preserved in open space, where 20% is required. In addition, approximately 63% of Land Bay II shall be preserved in open space, where 15% is required. The Plan depicts buffering that shall protect residents from any adverse visual and noise impacts and further depicts street tree plantings and attractive entry features. The remaining open space areas are sited to afford opportunities to preserve significant amounts of existing vegetation.
- Open space preservation commitments provide significant opportunities for the natural infiltration of stormwater. The preservation of open space also minimizes the size of the necessary structural detention facility.

### III. WAIVERS/MODIFICATIONS REQUESTED

1. Per §13-304 (3) of the Zoning Ordinance, the Applicant hereby respectfully requests a modification of the Transitional Screening requirement between residential and church/school uses in favor of that shown on the Landscape Plan (Sheet 8 of the Plan).
2. Per §7-0104 of the Facilities Standards Manual, the Applicant hereby respectfully requests a waiver of the service road requirement, in favor of the interparcel access point shown on the submitted plans.

### IV. CONCLUSION

Other than the waivers/modifications requested herein, to the best of the applicant's knowledge, the proposed development complies, or will comply, with all requirements of the applicable codes and ordinances governing development in Fairfax County. Similarly best to the Applicant's knowledge, there are no hazardous or toxic materials stored, used, or contained in the property.

Respectfully submitted,

MCGUIREWOODS LLP

  
Agent for Applicant

McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
McLean, VA 22102-4215  
Phone: 703.712.5000  
Fax: 703.712.5050  
www.mcguirewoods.com

Gregory A. Riegler  
Direct: 703.712.5360

**McGUIREWOODS**

griegler@mcguirewoods.com  
Direct Fax: 703.712.5218

July 29, 2002

**VIA TELECOPY & U.S.MAIL**

Mary Ann Godfrey  
Office of Planning & Zoning  
12055 Government Center Parkway  
suite 800  
Fairfax, VA 22035

**Re: Summit Oaks – Completion of Traffic Signal Warrant Analysis  
and Resolution of Outstanding Transportation Issues**

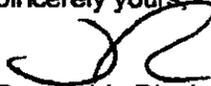
Dear Mary Ann:

As a follow up to our July 23, 2002 meeting with Virginia Department of Transportation and the Fairfax County Department of Transportation, we are nearing completion of the traffic signal warrant analysis which everyone agreed was the major outstanding piece of information needed to confirm that the transportation issues are resolved. As we discussed at the meeting, we had begun collecting data and information early in the process in anticipation of this issue. As a result, our traffic consultants anticipate having the initial findings and analysis complete by the end of this week. As we also expected, preliminarily, the warrants appear to be met for peak hour traffic based on the trip generation patterns associated with the proposed private school and the thirty seven (37) new homes. I have communicated the status of the signal warrant analysis separately to Angela Rodeheaver so that she can, in turn, arrange the follow up meeting to review the analysis that we all agreed would be necessary and appropriate.

Assuming the analysis does allow for a reasonable conclusion that the signal warrants will be met and that the signal can and will be approved in final as part of the site plan review process, the Applicant is prepared to commit to proffered conditions that will require the installation of the signal at the point in time determined necessary by VDOT and/or County DOT. This approach to the proffers will provide the County with the assurance that the signal is installed at the appropriate time. From a practical standpoint, as we are nearly seven weeks from the Planning Commission public hearing, this approach should allow more than ample time for the preparation of the Staff Report in a timely manner.

On receipt, if you have any questions or require any additional information, please feel free to give me a call.

Sincerely yours,



Gregory A. Riegler

Mary Ann Godfrey  
July 29, 2002  
Page 2

GAR/ppl

cc: Angela Rodeheaver, via telecopy and U.S. Mail  
John Byers, Planning Commissioner  
John Regan  
Harry P. Hart, Esquire  
Molly Harbin  
James Bischoff, Urban Engineering  
Doug Kennedy, PHR&A

\\REA\124379.1



FAIRFAX  
COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

March 27, 1996

Martin E. Turk, Trustee  
6728 Anders Terrace  
Springfield, Virginia 22151

RE: Rezoning Application  
Number RZ 95-V-009

Dear Mr. Turk:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 11, 1996, granting, as proffered, Rezoning Application Number RZ 95-V-009 in the name of Martin E. Turk, Trustee to rezone certain property in the Mount Vernon District from the R-1 District and Historic Overlay District to the PDH-4 District and Historic Overlay District, subject to the proffers dated March 8, 1996, on subject parcels 108-3 ((1)) 16; 108-1 ((1)) 27A and 27B consisting of approximately 26.40 acres.

The Conceptual Development Plan was approved; the Planning Commission approved Final Development Plan FDP 95-V-009 on February 28, 1996, subject to the Board of Supervisors' approval of RZ 95-V-009, and subject to development conditions dated February 15, 1996.

The Board also:

- Waived the service drive requirement along Route One; and
- Waived the 600 maximum length of private streets.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

**PROFFER STATEMENT**  
**RZ 95-V-009**  
**SUMMIT OAKS**  
**TAX MAP NOS. 108-3-1- -16, 108-1-1- -27A, 108-1-1- -27B**  
**(REVISED MARCH 8, 1996)**

**RECEIVED**  
**OFFICE OF COMPREHENSIVE PLANNING**  
**MAR 11 1996**  
**ZONING EVALUATION DIVISION**

Pursuant to Section 15.1-491(a) of the Code of Virginia, 1950, as amended, the Applicant hereby proffers that, provided Application Number RZ 95-V-009, requesting rezoning of the approximate 26.4 acres which are the subject of this Application (the "Subject Property") to the PDH-4 zoning district, is granted by the Board of Supervisors of Fairfax County, the development of the Subject Property shall be undertaken in accordance with the Conceptual Plan (CDP)/Final Development Plan (FDP) prepared by Timothy A. Lewis & Associates, Inc. dated December 5, 1994, as revised through February 23, 1996 (the "CDP/FDP") subject to the provisions of Articles 16-403(3) and (4) of the Fairfax County Zoning Ordinance and also subject to the following terms and conditions. In the event, however, that the referenced rezoning application is not approved, these Proffers shall be null and void.

1. The Subject Property shall be developed in conformance with the CDP/FDP with a lot yield not to exceed ninety-four (94) lots.

2. In order to achieve a maximum interior noise level of 45 dba Ldn, the dwelling units located within 300 feet of the centerline of Route 1 shall utilize the following mitigation levels:

a) Exterior walls exposed directly to Route 1 shall have a laboratory sound transmission class (STC) rating of at least 39.

b) Doors and windows directly exposed to Route 1 shall have a laboratory STC rating of at least 28.

c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials.

3. In order to achieve a maximum exterior noise level of 65 dba Ldn, the Applicant shall provide noise attenuation structures such as acoustical fencing, walls, earth berms or combination thereof for those outdoor recreation areas including rear yards that are unshielded by topography or structures within 300 feet of the centerline of Route 1 subject to the approval of DEM. If acoustical fencing or walls are used, they shall be architecturally solid from the ground up with no gaps or openings-except for a gate. The structure employed shall be of sufficient height to adequately shield the area from the source of the noise as determined by DEM.

4. Stormwater detention measures shall be provided as generally shown on the CDP/FDP and shall be designed and maintained under BMP criteria and in accordance with the Public Facilities Manual as determined by DEM.

5. Applicant will grant an easement to Fairfax County at the time of final subdivision approval in order to provide access to the storm water management ponds for maintenance purposes.

6. All homes shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DEM for either electric or gas energy systems.

7. Upon the request of Fairfax County and/or the Virginia Department of Transportation, or at the time of subdivision plat approval, whichever occurs first, the Developer shall dedicate and convey to the Fairfax County Board of Supervisors, in fee simple, that portion of the Subject Property fronting on U. S. Route 1 extending sixty (60) feet from the existing centerline of U.S.Route 1, with an additional twelve (12) foot dedication for a right turn lane, for future road right-of-way purposes and ancillary easements as shown on the CDP/FDP.

8. The Subject Property shall be developed as Patio Style and other One Story Attached "Housing for Older Persons", intended and operated for occupancy by at least one (1) person fifty-

five (55) years of age or over in accordance with the Fair Housing Act, 42 U.S.C. paragraph 3601, et. seq. and The Virginia Fair Housing Law. Developer shall comply with the Federal and Virginia State standards and develop the Subject Property to qualify for "Housing for Older Persons" intended and operated for occupancy by at least one (1) person fifty-five (55) years of age and over.

9. The Developer of the Subject Property shall provide a covenant in the Homeowners Documents in a form approved by the County Attorney, which requires future transfers or sales of units to comply with housing for older persons in accordance with the provisions of The Fair Housing Act, 42 U.S.C. paragraph 3601, et.seq. and The Virginia Fair Housing Law.

10. Prior to entering contracts of sale, prospective purchasers shall also be advised, in writing, of the maintenance responsibilities of the homeowners for the private streets

11. If approved by VDOT, the Developer, at his expense, shall install a traffic signal on Richmond Highway at the entrance of the development which meets all VDOT standards.

12. For purposes of preserving and enhancing the environmental sensitivity of the site and for maximizing the preservation of trees and other existing vegetation, a final landscaping plan, prepared in accordance with the CDP/FDP, will be submitted to the County Urban Forester for review and approval prior to final subdivision plan approval. The landscaping plans shall include:

a) Limits of clearing and grading consistent with those shown on the CDP/FDP so that trees and other vegetation located therein shall remain undisturbed.

b) On-site supplemental planting of trees will be provided in the areas as shown on the CDP/FDP. the CDP/FDP.

c) Existing vegetation of specimen quality inside the limits of clearing and grading will be preserved to the extent possible.

d) Applicant shall provide a plan for removing any dead, dying or diseased vegetation.

e) Prior to any clearing or grading on the site, the Applicant and engineer shall confer on-site with the Fairfax County Urban Forester for recommendations concerning preservation and transplanting of specimen trees and vegetation existing on the site and shall develop a plan which preserves to the extent possible quality vegetation which has not been included in the areas protected by limits of clearing and grading depicted on the CDP/FDP.

g) Drip lines of trees to be preserved shall be marked with fencing prior to clearing and grading and at all other times during construction.

13. The limits of clearing and grading will be marked on the ground with filter fabric or equivalent demarcation prior to clearing and grading and at all times during construction.

14. In the event any of the protected areas or trees designated to be preserved are disturbed by grading and/or other related construction activities, Applicant shall coordinate with the County Urban Forester to replant or otherwise landscape said disturbed areas with an appropriate mix of vegetation, as determined by the Urban Forester.

15. Developer shall provide at least Two Hundred Dollars (\$200) per lot in additional landscaping with each new home for the planting of on lot trees and shrubs. The trees shall consist of small evergreens and flowering ornamentals. The shrubs shall consist of Dwarf Yews and Boxwoods subject to Urban Forestry approval.

16. At the time of subdivision plat approval, in lieu of construction of the ultimate frontage improvements along the site's Richmond Highway frontage, the Applicant shall escrow with DEM funds equivalent to construct frontage improvements in accordance with the VDOT Project # 001-029-F20,C501 for widening Route 1 to a seven (7) lane divided facility, subject to VDOT and DEM approval. Using the Board of Supervisors approval date as the base date, the contribution shall be adjusted in accordance with the Construction Cost Index as published in the Engineering News

Record by McGraw Hill at the time of payment.

17. The Developer shall provide more understory or low level screening behind units 23-28 and 33-40. Additional screening shall be provided for visible endwalls of units which back on Route 1 (units 6-9 and 19-23). Additional screening for the perimeter of the Storm Water Management ponds shall be provided with some canopy to obviate the spatial gaps with particular attention to the entry of the Storm Water Management pond and the west bank of the westernmost Storm Water Management pond. All items identified in this proffer are in addition to the February 23, 1996 "CDP/FDP" and shall require approval by the ARB prior to site plan approval.

18. If approved, the underground water detention pond shown on the "CDP/FDP" shall be maintained by the Homeowners Association, which shall be stated in the Homeowners Association covenants.

19. The Developer shall provide a room within the community building to be used as a fitness center with appropriate exercise equipment. The recreation courts shall consist of at least two (2) shuffle board courts. Along the walking trail shown on the "CDP/FDP" the Developer shall install a fitness station adjacent to or behind Lot 54 or Lot 52.

20. The Developer shall disclose the location of the "Lower Potomac Sewage Treatment Plant" to all homebuyers on the subject property prior to the ratification of any contracts to purchase homes. Said disclosure to be in writing.

21. All homes on the Subject Property shall be constructed with similar architectural styling and building materials in order to achieve compatibility between the Patio style homes and the other One Story Attached homes.

\_\_\_\_\_  
Martin E. Turk, Trustee, Applicant

Ninety-Two Thirty Three Richmond Highway  
Limited Partnership

By: Collins Investment Corporation, its General  
Partner

By: \_\_\_\_\_  
G. Thomas Collins, President

Engleside Baptist Church

By:   
\_\_\_\_\_  
Allen R. Demetri, Trustee

Engleside Baptist Church

By:   
\_\_\_\_\_  
Warren D. Fletcher, Trustee

Engleside Baptist Church

By:   
\_\_\_\_\_  
Theodore Beck, Trustee

3/11/96

4:00 p.m. Item - RZ-95-V-009 - MARTIN E. TURK, TRUSTEE  
Mount Vernon District

On Wednesday, February 28, 1996, the Planning Commission voted 8-0-2 (Commissioners Harsel and Hartwell abstaining; Commissioner Downer not present for the vote; Commissioner Koch absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to RZ-95-V-009:

- 1) approval of RZ-95-V-009, subject to the execution of proffers consistent with those dated February 23, 1996;
- 2) approval of FDP-95-V-009, subject to the Board's approval of RZ-95-V-009 and subject to the execution of proffers consistent with those dated February 23, 1996, and the development conditions contained in Appendix 2 of the staff report.

The Commission also voted 9-0-1 (Commissioner Hartwell abstaining; Commissioner Downer not present for the vote; Commissioner Koch absent from the meeting) to recommend that the Board approve a waiver of the service drive along Route 1.

The Commission further voted 7-2-1 (Commissioners Coan and Harsel opposed; Commissioner Hartwell abstaining; Commissioner Downer not present for the vote; Commissioner Koch absent from the meeting) to recommend that the Board approve a waiver of the maximum length of private streets.



SECTION 1, POCK VILLAGE  
 TM NO. 108-2-1 (17)  
 ZONE: R-2  
 USE: TOWNHOUSES  
 NOT PART OF THIS APPLICATION

SECTION 7, POCK VILLAGE  
 TM NO. 108-2-1 (17)  
 ZONE: R-2  
 USE: TOWNHOUSES  
 NOT PART OF THIS APPLICATION

SECTION 1, POCK VILLAGE  
 TM NO. 108-2-1 (17)  
 ZONE: R-2  
 USE: TOWNHOUSES  
 NOT PART OF THIS APPLICATION



**SUBJECT MATTER**  
 A PLANNED RESIDENTIAL DEVELOPMENT  
 A PLANNED RESIDENTIAL DEVELOPMENT  
 A PLANNED RESIDENTIAL DEVELOPMENT  
 PREPARED BY  
 TIMOTHY A. LEWIS & ASSOCIATES, INC.  
 4000 PARKWAY DRIVE, SUITE 100, VA. 22030  
 (703) 200-2000

**LANDSCAPING LEGEND**

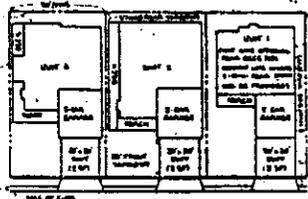
KEY	QUANT.	NAME	SIZE (INCHES)
○	21	VELLUM OAK	4"-6" CAL
○		CRUCIFERUS PAVILLON	10001
○	4	SHED ABE	5' CAL
○		PROSTRATA PRUNUS	10001
○	4	SHED OAK	5"-6" CAL
○		TRISTIS SPYRUS	10001
○	4	SYMPLOCAR PINE	5' H
○		PIPING BIRCH	10001
○	4	FLORINDIA BIRCH	5' H
○		CONICUS PLUM	10001
○	4	SHED OAK	5"-6" CAL
○		CRUCIFERUS PAVILLON	10001
○	21	ARCTIC PINE	5' H
○		PIPING BIRCH	10001

POCK VILLAGE  
 TM NO. 108-2-1 (11) 27  
 ZONE: R-2  
 USE: RESIDENTIAL DEVELOPMENT  
 NOT PART OF THIS APPLICATION

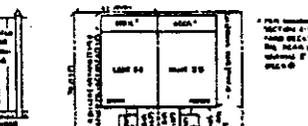


Scale 1" = 50'

**TYPICAL LAYOUT ENTACHED LOTS (200 SCALE)**



**TYPICAL LAYOUT ATTACHED LOTS APPLICABLE TO DWELLING UNITS (200 SCALE)**



TYPICAL PROPERTY FENCE (200 SCALE)



TYPICAL PROPERTY FENCE WITH GATE (200 SCALE)

SECTION 4, FORTY-SEVEN VILLAGE  
 IN NO. 104-1 (177)  
 ZONE: R-2  
 USE: GARAGES  
 NOT PART OF THIS APPLICATION

SECTION 7, FORTY-SEVEN VILLAGE  
 IN NO. 104-1 (177)  
 ZONE: R-2  
 USE: GARAGES  
 NOT PART OF THIS APPLICATION

SECTION 1, FORTY-SEVEN VILLAGE  
 IN NO. 104-1 (177)  
 ZONE: R-2  
 USE: GARAGES  
 NOT PART OF THIS APPLICATION

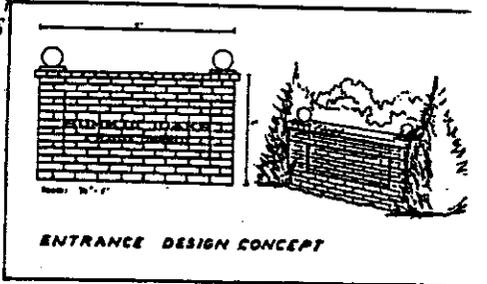
REVISIONS	
NO.	DESCRIPTION

**LANDSCAPE LEGEND**

SYMBOL	NAME	QUANTITY
○	DIAMOND PALM 7-8" CT	1000
○	ORANGE BLOSSOM PALM 7" CT	1000
○	SHADE TREE 10-12" CT	1000
○	SPRING SPREYER	1000
○	ADORNED BIRD	1000
○	FLORIST'S BIRD	1000
○	SHADE TREE	1000
○	SHADE TREE	1000
○	SHADE TREE	1000

TO BE PLANTED WITHIN 180 DAYS OF THE COMMENCEMENT OF CONSTRUCTION  
 NOT PART OF THIS APPLICATION

Scale 1" = 50'



**LANDSCAPE PLAN**      **DECEMBER 20, 1988**

GENERAL DEVELOPMENT PLAN (GDP) / FINAL DEVELOPMENT PLAN (FDP)  
**SUMMIT OAKS**  
 TIMOTHY A. LEWIS & ASSOCIATES, INC.      CHAMBERLIN, WOLFORD & CIEN, P  
 11000 WOODBRIDGE AVENUE, SUITE 100, FALLS CHURCH, VA 22044  
 P.O. BOX 111177, RICHMOND, VA 23211-1177

FAIRFAX COUNTY, IN NO. 104-3 (11) 23, ZONE: R-2, USE: LOWER POTOMAC SEWAGE TREATMENT PLANT, NOT PART OF THIS APPLICATION

## PROPOSED DEVELOPMENT CONDITIONS

FDP 95-V-009

February 15, 1996

1. Private streets in the development shall be constructed to meet PFM standards for public streets with the exception of pavement width, subject to DEM approval.
2. Garages shall not be converted into living space or to any other use inconsistent with the parking of vehicles. A covenant setting forth this use restriction will be recorded among the Fairfax County land records prior to the sale of any lots or units. The covenants will run to the benefit of the Homeowner's Association and to Fairfax County and will be approved prior to recordation by the County Attorney. Prospective purchasers will be advised of this use restriction prior to entering into contracts of sale.
3. Prior to entering into contracts of sale, all prospective purchasers shall be given written notice of all maintenance responsibilities, including, but not limited to, private streets, common open space areas, and underground stormwater detention. Such prospective purchasers shall acknowledge receipt of such disclosure in writing.
4. Prior to entering into contracts of sale, all prospective purchasers shall be given written and/or graphic notice of the location of the Lower Potomac Pollution Control Plant and such prospective purchasers shall acknowledge receipt of such disclosure in writing.
5. Approval of RZ 95-V-009/FDP 95-V-009 in no way approves the waivers of grading standards and underground detention as requested in Note #15, items C and D, on the CDP/FDP as revised through February 7, 1996.

*Note: The intent of Development Condition #1 is to ensure that materials, base, & subbase are equal to those used in public street construction to minimize future maintenance costs to homeowners*

*M. A. Godfrey, Staff Coordinator*  
CC: P 17 - 1

## SPECIAL EXCEPTIONS

- (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
  - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

**9-005 Establishment of Categories**

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

## FAIRFAX COUNTY ZONING ORDINANCE

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

**9-007**

### **Conditions and Restrictions**

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

**9-008**

### **Time Limitations, Extensions, Renewals**

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

Unless otherwise stipulated by the Board, a specified period of time shall commence on the date of approval of a special exception.

**9-009**

### **Application for a Special Exception**

## SPECIAL EXCEPTIONS

3. All applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need. The application for the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

### **9-304 Standards for all Category 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### **9-305 Additional Standards for Conference Centers and Retreat Houses**

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

### **9-306 Additional Standards for Housing for the Elderly**

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over and couples where either the husband or wife is sixty-two (62) years of age or over.
2. Housing for the elderly may include general nursing facilities designed solely for the residents as an accessory use.
3. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable

FAIRFAX COUNTY ZONING ORDINANCE

9-310

**Additional Standards for Private Schools of General Education and Private Schools of Special Education**

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:
  - A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
  - B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
  - B. That area outside the limits of the required front yard.
  - C. Only that area which is developable for active outdoor recreation purposes.
  - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
  3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

9-311

**Additional Standards for Alternate Use of Public Facilities**

The Board may approve a special exception to allow alternate uses of County public facilities which have space temporarily in excess of current needs, but only in accordance with the following conditions:

1. Proposed uses shall be limited to those uses allowed by special permit or special exception in the zoning district in which the public facility is located except as may be precluded by the additional standards for a particular use.
2. Uses located within existing structures shall not have to comply with the minimum lot size requirements or bulk regulations set forth for the zoning district in which located.

FAIRFAX COUNTY ZONING ORDINANCE

- (2) the lot is not contiguous to a lot which has its only driveway entrance from the major thoroughfare or service drive adjacent to the major thoroughfare.

The fence shall not extend into the front yard between the dwelling and the street other than the major thoroughfare and shall also be subject to the provisions of Sect. 2-505.

- C. In any side or rear yard on any lot, a fence or wall not exceeding seven (7) feet in height is permitted. However, a solid wood or masonry fence or wall not exceeding eight (8) feet in height, located flush to the ground, is permitted:
  - (1) In any side or rear yard of a reverse frontage lot; or
  - (2) For that portion of a side or rear yard of a residential lot where the side or rear lot line is within 150 feet of a major thoroughfare and abuts common or dedicated open space, where such open space is located between the lot line and the major thoroughfare.
- D. In any yard of an industrial use permitted by the provisions of this Ordinance, a fence or wall not exceeding eight (8) feet in height is permitted.
- E. Notwithstanding the above provisions, a fence or wall which is an integral part of any accessory use such as a tennis court or swimming pool shall be subject to the location regulations of Par. 12 below.
- F. In addition, for noise barriers which reduce adverse impacts of highway noise on properties located adjacent to major thoroughfares, or which reduce noise impacts of commercial and industrial uses on adjacent properties, an increase in height and/or modification to the corresponding location regulations set forth above may be permitted with approval of a special permit by the Board of Zoning Appeals in accordance with Part 9 of Article 8, or by the Board of Supervisors in conjunction with the approval of a proffered rezoning or a special exception in accordance with the following:
  - (1) A noise impact study shall be submitted with the application. The study shall demonstrate the need for such a barrier and the level of mitigation to be achieved, and shall include the height of the barrier, the proposed location of the barrier on the property, the acoustical design and structural features of the barrier, the type of building materials to be used in construction of the barrier and the proposed measures to mitigate any visual impacts of the barrier on adjacent property, to include the location and design of the barrier, use of berming and landscaping.
  - (2) The Board shall determine that the proposed height and location of the noise barrier are necessary in order to achieve mitigation of the noise and that the noise barrier will not adversely impact the use or development of surrounding properties.



## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Bruce G. Douglas, Chief   
Environment and Development Review Branch, DPZ

**SUBJECT: LAND USE ANALYSIS: RZ/FDP 2002-MV-026 & SE 2002-MV-022**  
**Christopher Mgt./Trustees Engleside Baptist**

**DATE:** August 1, 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

**DESCRIPTION OF THE APPLICATION:**

<i>Date of Development Plan</i>	Dec. 2001 as revised through June 14, 2002
<i>Request</i>	Residential use; 37 lots for single-family detached dwellings. Church and related facilities.
<i>FAR DU/AC</i>	2.87 DU/AC for the residential .11 FAR for the church
<i>Land Area</i>	25.12 acres

**CHARACTER and PLANNED USE OF THE ADJACENT AREA:**

The site is located on the Richmond Highway adjacent to the western boundary of the historic Pohick Church property. There is an apartment complex on the western boundary of the site that is planned for residential use at a density of 5-8 dwelling units per acre. The apartments are developed under R-20 zoning. The land on the north side of Richmond Highway is also planned for residential use at a density of 5-8 dwelling units per acre and developed under R-8 and R-20 zoning. The Pohick Church property is largely undisturbed open space. It is planned for public facilities, governmental and institutional uses.

**COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:****Plan Text:**

The following changes to the 2000 Edition of the Comprehensive Plan for Area IV have been adopted by the Board of Supervisors.

**MODIFY:** Page 83 of text in the Lower Potomac Planning District, in the Lorton-South Route 1 Community Planning Sector (LP2), to read:

“Sub-unit G2

Sub-unit G2 (Tax Map 108-1((1))27A and 27B; 108-3((1))16) is located on the east side of Route 1 and south of Pohick Road. It is also located within the Pohick Church Historic District. The area is planned for residential use at a density of 3-4 dwelling units with an option for a density of 4-5 dwelling units per acre for housing for the elderly. Churches or other institutional uses may be appropriate. All uses should be compatible with the Pohick Church Historic District. Substantial buffering should be provided along any portion of a property line which is adjacent to the Pohick Church or Lower Potomac Pollution Control Plant properties.”

**Plan Map:** The Comprehensive Plan map will change for Tax map parcels 108-1((1))27A, 27B and 108-3((1))16 from residential use at 4-5 du/ac to residential use at 3-4 du/ac.

**Analysis:**

The recent Out-of-Turn Plan Amendment changed the baseline residential density for the site to recommend 3-4 dwelling units per acre. An option for development of housing for the elderly was added with a possible density of 4-5 dwelling units per acre. Church use continues to be recommended in the Plan. The applicant proposes an institutional (church) use and a residential density below the planned density range of 3-4 dwelling units per acre. Therefore, no significant land use concerns are raised in connection with the proposed uses or development intensity.

However, the Plan text recommends that a substantial buffer be provided along the boundary of the site against the Lower Potomac Pollution Control plant and the Pohick Church property. Because of this specific recommendation it should be noted that the proposed design of the single-family detached dwellings does not provide a sufficient buffer along the Lower Potomac Pollution Control Plant to the south or the along the Pohick Church to the east. The limits of clearing and grading should be revised so that tree roots will not be adversely impacted. The applicant should provide for limits of clearing and grading that will minimize the potential for the die-back of trees and ensure that a substantial buffer at least 50 to 60 feet in depth can realistically be achieved along the eastern and southern lot lines. A commitment for supplemental evergreen and deciduous tree plantings within the buffer areas should also be provided, as may be recommended and approved by the Urban Forester. This Plan concern remains outstanding.

The site is within Pohick Historic District and will be subject to the ARB review and approval process.

FS:SEM:DMJ

# MINUTES

March 14, 2002

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## THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

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### Members Present:

Richard Bierce, AIA, *Chair*  
Peter Juanpere, AIA, *Vice Chair*  
John A. Burns, FAIA, *Treasurer*  
James Allred, FAIA  
John Boland  
Elise Murray, *Ex-Officio*  
Helen Tidball

### Members Excused:

Pamela Cressey  
Mark Searle

### Staff Present:

Beth Iannetta,  
*Recording Secretary*

Mr. Bierce opened the regular meeting of the ARB at 7:30 P.M. in room 9/10 of the Fairfax County Government Center. He announced that he had received proxies from absent members, and read the ARB statement of purpose and intent.

### ACTION ITEMS:

- **Initial Presentation** by staff of the Fairfax County Park Authority for the design and placement of additional outdoor lighting on the grounds of the Colvin Run Mill, within the Colvin Run Mill Historic Overlay District. Mr. Michael Ryerson and Mr. Mike Henry presented the proposal. Mr. Bierce recused himself.

(Item ARB 02-CRM-1)

Mr. Henry discussed the condition of the existing 30-year-old lighting system on the Colvin Run Mill property. Safety concerns ranked highest among others like prevention of vandalism and theft. Mr. Ryerson described the technical details of the three component lighting proposals. The three components are wall washing of the Mill, wall washing the Miller House and illuminating the parking lot. The wall washing light fixtures are a 70-watt high-pressure sodium box light design aimed at a 60° tilt bathing the walls with a golden glow. Seven fixtures will focus on the Mill and five fixtures will focus on the Miller House. The parking lot fixtures are 100-watt high-pressure sodium direct down lights with gooseneck posts. The proposal shows four fixtures in the parking lot where none exist now.

Mr. Burns inquired about the expected operation schedule for the lighting scheme. The lights would turn off at dusk due to site security concerns. Mr. Juanpere asked to see photo metrics for the proposal in order to determine light spillage to surrounding properties. The proposal underscores the amount of fixtures needed to illuminate the entire parking lot. The applicants want to cut down the darkness in the lot not light up every corner. Mr. Burns asked if there are safety standards set for Park Authority property and if there are any required for the site in question. A lack of lighting was noted for the property. The safety standards vary at each Park Authority property. This proposal is considered substandard to the PFM, but there are no specific standards set for the Colvin Run Mill. For nighttime events held at the Mill they built a temporary light system that is in the long run totally inefficient.

**Motion to Approve:** Mr. Juanpere moved that the ARB delay proposal approval pending manufacturer catalog cut outs of the selected light fixtures. The Park Authority should provide photo metrics for the parking lot and house. Mr. Burns, who asked that more detail and data be provided showing elevation and possible light spillage, seconded the motion. The motion was approved with no further public comment. Proxy votes went to the Chairman.

- **Follow-up Session** for the rehabilitation of the Highland View House. This property is not located within any Historic Overlay District but is listed on the Fairfax County Inventory of Historic Sites and subject to ARB by a proffered condition.

(Item ARB 02-PRO-02)

Mr. Lickteig presented a document that outlines his proposal including project scope, purpose, detailed drawings and descriptions of existing architectural details and salvageable materials to be used for the reconstruction phase.

Mr. Allred commended Mr. Lickteig for the work presented. Mr. Bierce agreed that the applicant had met an acceptable standard of both written and verbal documentation.

**Motion to Approve:** Mr. Burns moved that the ARB accept the documentation as a permanent record of existing and proposed conditions. The motion was seconded by Mr. Juanpere and approved with no further public comment. Proxy votes went to the Chairman.

- **Initial Presentation** for the Summit Oaks Residential/Engleside Baptist Church development located within the Pohick Church Historic Overlay District. The purpose of this review is to seek an ARB recommendation relative to amending the current proffers and development plan for this site as proposed in a Rezoning Application and an Out-of-Turn Plan Amendment. Architectural and site plan concepts are included with this proposal for illustrative purposes only and will require subsequent review by the ARB.

(Item ARB 02-PCH-01)

Mr. John Riggin, Ms. Molly Harbin, Mr. Jim Snyder, Mr. Demetri and Mr. Hart were present before the ARB to review the proposal for a change in concept design for a church, school, and 38 single family detached houses. Approval would alter an approved conceptual plan from a prior 1995 rezoning case (RZ95-V-009).

Mr. Bierce brought the Woodlawn/Pohick Church District design guidelines to the applicant's attention. He noted concerns with the high degree of lot clearance, vistas for Route 1, massive parking area located in front of the church structure, the potential lighting scheme and spillage from parking lot illumination, and the use of screening to address the rear of residential structures visible from Route 1. The church structure's mass and scale, as depicted, needs to be addressed.

Mr. Burns inquired about the VDOT road improvements planned for the area. VDOT has planned to take approximately 200 feet from the church's property to straighten the curve of Route 1 located along the front of the property. Mr. Burns stated access in and out of the church and residential sections of the proposal will be difficult because of existing traffic conditions. Topography of the lot will be a challenge. Ms. Tidball asked if the parking lot could be relocated to the back of the church structure. Again, topography of the lot will make this option nearly impossible. Mr. Juanpere would like the earlier proffered conditions upgraded to address current issues like tree save and environmental impacts.

**Motion to Approve:** Mr. Boland moved that the ARB approve the proposed changes to the original concept plan specifically the school, church, age restriction removal and number of single family detached houses concepts. The motion was seconded by Mr. Burns and was approved with no further public comment. Ms. Tidball abstained.

- **Initial Presentation** for rehabilitation, including residing and reproofing, at 6335 Georgetown Pike, within the Langley Fork Historic Overlay District, by the owner David Hurr. This structure was built in 1932 and is one of the earliest gas stations in continuing use in the McLean area.

(Item ARB 02-LFK-05)

Mr. Hurr described the 30+ old aluminum siding and his proposal to replace it vinyl siding and adding a 2-foot stone base to the structure. Plans include the relocation of the side door and adding a roof overhang at the new location.

Mr. Bierce stated vinyl siding is not usually favored in historic districts. Mr. Hurr needs to provide drawings that show the stone detail and light fixture catalog cuts. Mr. Juanpere suggested a composite siding rather than vinyl. The drawings shown show a large window on the side of the building. Mr. Bierce suggested the window be paned in order to keep with the character of the building. Ms. Murray felt that stone would be a fancy upgrade in comparison with the building's design. A more utilitarian stone or simple masonry may be more appropriate. The ARB suggested consideration of the following details and information for the next presentation: Hardy plank (composite siding) instead of vinyl siding, reconsideration of stone base material, more lighting details, multi-paned windows, color details and more information regarding the door and overhang proposal.

- **Workshop Session** for the rehabilitation and addition to the Collier House at 11101 Fairfax Station Road. The house is considered a contributing property within the St. Mary's Church Historic Overlay District. Joyce Wallace of Pinnacle Design & Consulting, Inc. presented the proposal.

Of the material presented Mr. Bierce suggested the roof of the addition be reduced and the scale of the dormer be reduced from a double to a single bay. The addition acts like a house in itself and not an addition to an existing structure. The addition is visible from the roadway as you approach the church, but the scope, footprint and porch proposals make sense. Ms. Wallace should review the existing grade. It may not appear as severe as it does in her drawing and that could change the character of the addition shown. The ARB wishes to see more specific material and roof details.

#### **BOARD AND STAFF ITEMS:**

- Review of minutes of the February 2002 meeting.
- Annual Financial Disclosure Forms to be prepared and submitted by ARB members.
- CLG Training at the Preservation Alliance of Virginia annual meeting to be held in Richmond on 22-24 September.
- Mr. Bierce announced that the owner of the Metzger House bulldozed the structure before it was taken down to be stored for future reconstruction.
- Regional representatives were tentatively set up. Contact Mr. Bierce if there is a specific area an ARB member wishes to oversee. A detail listing will be provided at a later date.

The meeting was adjourned at approximately at 9:40 p.m.

Respectfully submitted,  
Beth Iannetta  
Recording Secretary

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

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

**FILE:** 3-4 (RZ 2002-MV-020) (RZ 95-V-009)  
3-5 (SE 2002-MV-022)

**SUBJECT:** Transportation Impact Addendum

**REFERENCE:** FDP 2002-MV-020, SE 2002-MV-022; Christopher Management, Inc. and  
Engleside Baptist Church  
Traffic Zone: 1639  
Land Identification Map: 108-1 ((1)) 27A and 27B  
108 - 3 ((1)) 16

**DATE:** August 20, 2002

The following comments reflect the analyses of the Department of Transportation. These comments are based on the development plans revised to July 23, 2002 and draft proffers revised to August 1, 2002. Note that the original transportation comments referenced PCA 95-V-009 since the comments were developed prior to modifications to reflect new rezoning and special exception application numbers.

The draft proffers void the development plan and proffers accepted with approval of RZ 95-V-009. That proffered, but not constructed plan is for a senior housing development with 28 single family attached residences, 320 patio style homes, and a community building/recreation facilities for the residences. In lieu of the proffered plan, the applicant is proposing a development that includes 37 single family detached residences, a 700 seat church and a private school for 300 children, grades K - 12.

#### Richmond Highway

As noted in the prior comments, the site is located along a high speed heavily traveled four lane undivided section of Richmond Highway on a steep grade with no/minimal shoulders. A VDOT project, (0001-029-F20, PE, 101, C501, RW - 201) to widen the roadway to a six lane divided section, was scheduled to be bid within the year. However due to funding uncertainties the project may be delayed. As such, if the site develops in the near term, the applicants' interim access may be in use for several years.

The VDOT Richmond Highway design plans do not include a median opening at the applicants' proposed site entrance, and the roadway segment adjacent to the proposed entrance is designed to be part of dual northbound left turn lanes onto Pohick Road. The applicants have submitted a concept plan to VDOT staff which would shorten the northbound left turn lanes in order to add a median break and north/south left turn lanes at the proposed site entrance.

The County received a letter dated July 8, 2002 from VDOT, regarding the acceptability of the proposed change, which is attached for reference. That letter indicates that VDOT could support a new median opening at the proposed point of access to Richmond Highway provided additional analysis is provided by the applicant. On July 23, 2002, County and VDOT staff met with the applicant to discuss the specifics of the analysis that would need to be performed. The applicant has submitted the requested analysis and VDOT staff are now in the process of reviewing the additional information. They have indicated that they will attempt to complete the review by September 19, 2002.

*Until such time as VDOT approves the applicants' proposed median break, this department cannot support the application.*

#### Additional Issues

The prior memorandum from this department also identified numerous other transportation issues. These issues have been resolved with the current proffers and development plan submissions.

AKR/CAA

cc: Michelle Brickner, Director, Site Review Division, Department of Public Works and Environmental Services



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

PHILIP A. SHUCET  
COMMISSIONER

14685 Avlon Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)  
July 8, 2002

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

Ms. Barbara A. Byron  
Director of Planning and Zoning  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: RZ & FDP 2002-MV-020, SE 2002-MV-022 Summit Oaks/Engleside Baptist Church  
Tax Map # 108-1((01)) 0027A & 0027B, 108-3((01)) 0016  
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on June 24, 2002, and received on the June 28, 2002. The following comments are offered:

1. The entrance street shall meet the VDOT Subdivision Street Requirements for Commercial Streets up first intersection past the church entrance.
2. The cul-de-sac shall be eliminated serving the church. It does not meet VDOT service eligibility for street acceptance and creates a jog in the roadway.
3. More information will be required regarding the crossover on Rt. 1. It may or may not be permitted depending on a number of factors. Crossover spacing to nearby crossovers and intersection sight distance (including the crossover sight lines) will be the major items which require review for an additional crossover. This approval can be a lengthy process.
4. The stubout to the north should be constructed in order to reduce the impacts to the adjoining future homeowners.
5. The grading easement for the future Rt. 1 widening crosses part of the parking lot. The site grading should eliminate the need for the easement in this area.
6. Adequate right of way should be dedicated along Rt. 1 for construction of future improvements. Preliminary information related to this plan is located on the VDOT website.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson  
Transportation Engineer

cc: Ms. Angela Rodehaver

fairfaxrezoningRZ2002-MV-020rz1SummitOaksEnglesideBaptistCh7-8-0288

*Mary Ann*

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

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

**FILE:** 3-4 (RZ 95-V-009) *CAA*

**SUBJECT:** Transportation Impact

**REFERENCE:** PCA/CDPA/FDPA 95-V-009-01; Christopher Management, Inc. and  
Engleside Baptist Church  
Traffic Zone: 1639  
Land Identification Map: 108-1 ((1)) 27A and 27B  
108 - 3 ((1)) 16

**DATE:** June 10, 2002

The following comments reflect the analyses of the Department of Transportation. These comments are based on the development plans revised to June 4, 2002 and draft proffers dated June 5, 2002.

The draft proffers void proffers accepted with the initial approval of RZ 95-V-009 and eliminate the approved development plan. The currently proffered, but not constructed plan is for a senior housing development with 28 single family attached residences, 320 patio style homes, and a community building/recreation facilities for the residences. In lieu of the proffered plan, the applicant is proposing a development that includes 37 single family detached residences, a 700 seat church and a private school for 300 children, grades K - 12.

**Richmond Highway**

The site is located along a high speed heavily traveled four lane undivided section of Richmond Highway on a steep grade with no/minimal shoulders. A VDOT project, (0001-029-F20, PE, 101, C501, RW - 201) to widen the roadway to a six lane divided section, was scheduled for bid within the year. However, the project has now been delayed for at least four years. As such, if the site develops in the near term, the applicants' interim access will be used for several years.

The design plans for the VDOT project do not include a median opening at the applicants' proposed site entrance, and the roadway segment adjacent to the proposed site entrance is designed to be part of dual northbound left turn lanes at Pohick Road.

The applicants have submitted a revised concept to VDOT personnel which would shorten the northbound left turn lanes in order to add a median break and northbound/southbound left turn lanes at the proposed site entrance. This department has not received a written response from VDOT as to the acceptability of the proposed change. *The issue of the ultimate access design should be addressed prior to any favorable consideration of the application.*

#### Transportation Issues.

Note that the applicants have divided proffer commitments so as to apply to two separate land bays. First, it would be desirable for all transportation proffers to apply to the entire site. However, if the proffer commitments remain divided between the land bays, an 8.5 X 11 inch plat clearly identifying the limits of each bay should be made a part of the proffers along with a time frame for construction where appropriate.

The following transportation issues remain outstanding with the current submissions.

1. The applicants should commit to provide interim right and left turn lanes prior to any construction activity on either portion of the site if site development occurs prior to the Richmond Highway widening project.

The applicants have committed to construct interim left and right turn lanes into the site. However, the time frame for construction is at the time of "significant" land disturbing activity. As noted above, the site entrance will be located on the steep grade of a heavily traveled arterial roadway. As such, turn lanes to serve construction traffic are an important safety consideration, and should be provided prior to the introduction of construction traffic on either portion of the site.

2. Commitments should be provided to fund all costs associated with the redesign of the VDOT Richmond Highway project to accommodate left turn access into and out of the site.

It is the understanding that VDOT will need to initiate a design change order if a median break is to be provided as requested by the applicant. The applicant should commit to fund the cost of modifying the plans.

3. Commitments should be provided to fund the cost of Richmond Highway construction modifications which will be needed to accommodate full access into the site.

The applicant should commit to bear the additional construction costs, if any, to accommodate full access into the site.

4. Reinstate the currently proffered commitment to escrow funds for the improvements of Richmond Highway frontage to a six lane divided roadway.

The current proffers provide a commitment to escrow for the cost of frontage improvements for widening Richmond Highway to a six lane divided facility. This commitment is not included in the proposed proffers. The applicant should carry forward this prior commitment. Furthermore, the funds should be provided upon site development, or upon request in the unlikely event that the VDOT project moves forward prior to site development.

5. Clarification of the proposed storm water detention pond location.

The most recent plan revisions shift the proposed storm water detention pond into a slope/construction easement which, based on information provided by the applicant, has already been acquired by VDOT. The applicant should demonstrate that both the pond and the slope can be located within the same area.

6. Delineation of pedestrian connections between the parking aisles and the main school/church building.

The most recent revisions modify the parking layout for the proposed church and school. The existing land contours suggest that there may be a significant elevation difference between the parking aisles and the entrance to the building. The applicant should demonstrate that grades between the parking and the building will not significantly constrain pedestrian access between the parking area and the building entrance.

7. The applicants should commit to provide all easements and right-of-way not yet acquired or proffered for the Richmond Highway VDOT project, (0001-029-F20, PE, 101, C501, RW - 201).

It is the understanding of this department that VDOT has recently acquired the additional right-of-way and easements needed for the widening of Richmond Highway. However, in the event that easements or right-of-way are needed for the project and have not yet been purchased, the applicant should commit to provide right-of-way and easements as needed to complete the project.

8. Public street standards identified on the plan appear to be the minimum permitted, and it appears that it may be difficult to provide for a larger street category if deemed necessary at time of site plan review. The applicants should be aware that it is the applicants' responsibility to provide roadway sections which meet current PFM standards.

9. The applicants should commit to provide a bus shelter and related all weather pad for pedestrians along the Richmond Highway frontage of the site.

10. The applicants have delineated Richmond Highway improvements on the development plan. A note should be added to the plan that indicates that the delineated improvements are consistent with the above referenced VDOT project.

11. Both the approved and proposed provide for the installation of a traffic signal at the proposed site entrance to Richmond Highway. The commitment to the traffic signal should be carried forward with any subsequent revisions to the proposed proffers.

*Because of the large number of unaddressed issues, this Department does not support approval of the application as submitted, but could support the application if the if the issues identified herein are adequately addressed.*

AKR/CAA

cc: Michelle Brickner, Director, Site Review Division, Department of Public Works and Environmental Services

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# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

PHILIP A. SHUCET  
COMMISSIONER

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

July 8, 2002

Ms. Barbara A. Byron  
Director of Planning and Zoning  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: RZ & FDP 2002-MV-020, SE 2002-MV-022 Summit Oaks/Engleside Baptist Church  
Tax Map # 108-1((01)) 0027A & 0027B, 108-3((01)) 0016  
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on June 24, 2002, and received on the June 28, 2002. The following comments are offered:

1. The entrance street shall meet the VDOT Subdivision Street Requirements for Commercial Streets up first intersection past the church entrance.
2. The cul-de-sac shall be eliminated serving the church. It does not meet VDOT service eligibility for street acceptance and creates a jog in the roadway.
3. More information will be required regarding the crossover on Rt. 1. It may or may not be permitted depending on a number of factors. Crossover spacing to nearby crossovers and intersection sight distance (including the crossover sight lines) will be the major items which require review for an additional crossover. This approval can be a lengthy process.
4. The stubout to the north should be constructed in order to reduce the impacts to the adjoining future homeowners.
5. The grading easement for the future Rt. 1 widening crosses part of the parking lot. The site grading should eliminate the need for the easement in this area.
6. Adequate right of way should be dedicated along Rt. 1 for construction of future improvements. Preliminary information related to this plan is located on the VDOT website.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson  
Transportation Engineer

cc: Ms. Angela Rodehaver

fairfaxrezoningRZ2002-MV-020r21SummitOaksEnglesideBaptistCh7-8-02BB



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)  
January 31, 2002

RAY D. PETHTEL  
INTERIM COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

Ms. Barbara A. Byron  
Director of Planning and Zoning  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22033

Re: PCA/FDPA 1995-V-009, Christopher Management  
Tax Map No.: 108-1 ((1)) 27A,B and 108-3 ((1)) 16

Dear Ms. Byron:

The following comments were inadvertently omitted from our review response, sent on January 31, 2001:

1. The applicant will need to coordinate with the VDOT Route 1 improvement project regarding median break spacing. Frontage improvements should be consistent with this project.
2. Left and right turn lanes should be provided into the site from Route 1.

If I may provide any additional information, please do not hesitate to contact me at (703) 383-2424.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Jorg Huckabee-Mayfield'.

Jorg Huckabee-Mayfield  
Transportation Engineer Senior

c: Ms. Angela Rodeheaver

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Bruce G. Douglas, Chief *BGD/qua*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **RZ/FDP 2002-MV-020**;  
Christopher Management, Inc. **SE 2002-MV-022**  
Trustees of Engleside Baptist Church

**DATE:** 2 August 2002

This memorandum includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated, July 23, 2002. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

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

On page 61 the 2000 edition of the Area IV Plan under the heading, "Major Objectives, Environment Quality," the Plan states:

"Environmental Quality

Protect the environmental resources and assets of the Lorton-South Route 1 area:

- Discourage development on steep slopes (greater than 15 percent), areas of low bearing strength, areas of marine clay and other unstable soils, and areas of high erosion potential...
- Identify and protect areas of significant vegetation and wildlife habitat and migratory corridors;
- Consider noise and air quality impacts in the assignment of land use to abutting or neighboring parcels and in consideration of traffic to be generated by such use.

Encourage generous set-backs from major arterials for low density residential development;

- Identify possible current hazardous waste disposal and hazardous substance storage sites and plan for their removal or most appropriate eventual use;
- Recommend that environmental assessment be required for all new development...
- Recommend appropriate measures for the protection of stream water quality, particularly as affected by non-point source pollution (such as the sewage plant and landfills) and stream bank erosion.”

On pages 91 through 93 of the 2000 edition of the Policy Plan under the heading “Water Quality”, the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.**

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

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage 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.

...

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.

Development proposals should implement best management practices to reduce runoff pollution and other impacts..."

On page 94 the of the 2000 edition of the Policy Plan under the heading "Water Quality", the Comprehensive Plan 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."

On pages 95 to 96 of the 2000 edition of the Policy Plan, under the heading "Noise", the Comprehensive Plan states:

"... Federal agencies with noise mitigation planning responsibilities have worked with the health community to establish maximum acceptable levels of exposure (Guidelines for Considering Noise in Land Use Planning and Control). These guidelines expressed in terms of sound pressure levels are 65 dBA L<sub>dn</sub> for outdoor activity areas; 50 dBA L<sub>dn</sub> for office environments; and 45 dBA L<sub>dn</sub> for residences, schools, theaters and other noise sensitive uses.

**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 45 dBA  $L_{dn}$ , or to noise in excess of 65 dBA  $L_{dn}$  in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between 65 and 75 dBA  $L_{dn}$  will require mitigation...”

On pages 96-97 of the 2000 Edition of the Policy Plan under the heading “Environmental Hazards”, the Comprehensive Plan states:

**“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.”**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

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

On page 101 of the 2000 Edition of the Policy Plan under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

**Objective 11: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

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

## **ENVIRONMENTAL ANALYSIS:**

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

### **Stormwater Best Management Practices**

**Issue:**

The subject property is a 25.10-acre site, which is located within the Pohick Creek Watershed of Fairfax County, specifically, and within the Chesapeake Bay watershed generally. The site is characterized by significant topographic relief and it ranges from a high of one hundred thirty-five feet above sea level in the northeast aspect to a low of seventy-five feet above sea level on the southwest portion of the property adjacent to Woodside Garden Apartments. The site slopes dramatically on the western property line. This area is also characterized by the presence of Marine Clay.

Furthermore, since the property was rezoned in 1996, an unauthorized logging operation caused destruction of a substantial amount of the deciduous vegetation, which had been designated for tree preservation on the original development proposal. The current development plan shows the major stormwater management pond located in one of the few areas of the site, which was not affected by the destructive logging operation. Furthermore, the development plan also shows a long and intrusive access road to the pond through an area proposed for tree preservation.

**Resolution:**

The size and the location of the stormwater management pond should be revisited. The undulating topography, the steep slopes characterized by Marine Clay, the presence of erodible soils and the destructive logging operation warrant a more appropriate and dispersed stormwater best management practice plan for this development proposal. The applicant is encouraged to work with the DPWES to identify suitable, low impact site design techniques, which could be employed to achieve water quality and quantity requirements for this development more efficiently. The applicant is encouraged to consider the unique features, which characterize this site, such as the natural topography, the location of existing healthy trees, the tree restoration plan (mitigation for the logging violation) and propose a stormwater management plan, which encompasses these issues. The Department of Public Works and Environmental Services has provided guidance regarding the use of innovative best management practice in two letters to the industry which are attached.

**Highway Noise**

**Issue:**

A highway noise analysis was performed for Richmond Highway (Route #1). The analysis produced the following noise contour projections (note DNL dBA is equivalent to dBA L<sub>dn</sub>):

65 dBA L <sub>dn</sub>	409 feet from centerline
70 dBA L <sub>dn</sub>	190 feet from centerline

That portion of the site, which is adjacent to Richmond Highway may be adversely affected by highway noise. All residential structures to be built within four hundred nine feet (409') of

Richmond Highway will fall within the 65-70 dBA  $L_{dn}$  impact area. Proposed structures to be built on lots 1-12 will fall within the 65-70 dBA  $L_{dn}$  impact area.

**Resolution:**

In order to reduce noise in interior areas to 45 dBA  $L_{dn}$  or less, any residential structure that will be located within four hundred nine feet (409') of the centerline of Richmond Highway should be constructed with building materials that are sufficient to provide this level of acoustical mitigation.

In order to reduce exterior noise levels in the rear and side yards of lots located at least partially within the projected 65-70-dBA  $L_{dn}$  impact area, one or more noise barriers should be provided. The barrier(s) should be of a height sufficient to break all lines of sight between an imaginary plane formed between a line eight feet above the centerline of the highway and a line six feet above the ground in the affected outdoor recreational areas. The barriers should be architecturally solid from ground up with no gaps or openings. A berm, architecturally solid wall, or berm-wall combination can be used as a noise barrier. If desired, the applicant may substitute rear yard privacy fencing for the noise barrier as long such fencing will meet the above guidelines.

The applicant may pursue other methods of mitigating highway noise if it can be demonstrated through an independent noise study for review and approval by the Department of Public Works and Environmental Services (DPWES), that these methods will be effective in reducing exterior noise levels to 65 dBA  $L_{dn}$  or less and interior noise levels to 45 dBA  $L_{dn}$  or less.

**Soil Constraints**

**Issue:**

Soil information for the subject property has been included on the development proposal. Lunt (49C1) (49C2), Loamy Gravelly Sediments (61E2) (61D2) and Marine Clay (118) characterize the subject property. The soil type Lunt is known for unstable/steep slopes (25% and greater).

**Resolution:**

The applicant is encouraged to work with DPWES at the time of site plan review to implement construction-phasing techniques as a means to avoid the negative impacts of erosion during construction.

**Tree Preservation**

**Issue:**

Extensive mature deciduous tree cover characterized the subject property at the time of the original rezoning in 1996. As previously mentioned, the property was subject to a clear cutting

operation since the original rezoning. However, the Existing Vegetation Survey provided with the development plan reflects pre-clear cut conditions. Furthermore, neither the development plan nor the statement of justification addresses the logging violation.

**Resolution:**

The applicant is encouraged to provide a current existing vegetation survey as well as a tree restoration plan for the property. The Urban Forestry Division of DPWES has evaluated this site in great detail. Thus, the applicant is encouraged to work closely with the Urban Forestry staff to articulate a landscape plan with a threefold emphasis:

- a) Tree restoration as well as mitigation for the loss of the most valuable and high quality trees;
- b) Restoration and stabilization for designated "tree save," as specified on the approved development plan;
- c) Specific treatment for those areas of steep slopes, highly erodible soils and marine clay.
- d) Remove the large stormwater management facility from its proposed location in a crucial area, which could be preserved with existing vegetation.

**Issue:**

The limits of clearing and grading intrude into the "tree save" areas for no apparent reason in a number of locations on the site, but particularly along the south end of the property adjacent to the sewage treatment facility.

**Resolution:**

The applicant is encouraged to reduce the limits of clearing and grading in all areas of the subject property, but particularly in the southernmost aspect of the site adjacent to the sewage treatment plant.

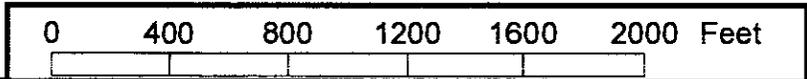
**TRAILS PLAN:**

The Trails Plan Map indicates that a bicycle trail is depicted on the north side of Richmond Highway. At the time of Site Plan review, the Director, Department of Public Works and Environmental Services will determine what trail requirements may apply to the subject property.

BGD: MAW

Attachments

PCA/FDPA95-V-009



**Study Area Assessment:**

Asbestos Soils:	0.00	Acres
Hydric Soils:	0.00	Acres
Slopes >= 15%:	8.17	Acres
RPA:	0.00	Acres

**Included Parcels:**

1081 01 0027B, 1081 01 0027A, 1083 01 0016

**Notes:**

Prepared by the Fairfax County Department of Planning and Zoning, using Fairfax County GIS.  
 The features here are generalized and therefore approximate.  
 Information provided is partial in nature - do not assume that a feature not shown, does not exist.  
 This information has not been verified and should not be used in place of site specific environmental studies.

**Legend**

-  Slopes >= 15%
-  Hydric Soils
-  Asbestos Soils
-  Streams
-  Resource Protection Areas

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Mary Anne Godfrey, Senior Staff Coordinator      **DATE:** August 27, 2002  
Zoning Evaluation Division, DPZ

**FROM:** Jessica G. Strother, Urban Forester II  
Urban Forestry Division, OSDS

**SUBJECT:** Summit Oaks, CDP/FDP, and Engleside Baptist Church, GDP/SE Plat

**RE:** Your request received on August 1, 2002

This review is based on the Conceptual and Final Development Plan and Generalized Development Plan/Special Exception Plat stamped as received by the Department of Planning and Zoning on June 24, 2002. Draft proffers dated August 1, 2002 were included. Previous comments and recommendations were provided to you on June 24, 2002.

1. **Comment:** The tree preservation buffer behind lots 10 through 17, and lots 24 and 25 is labeled as a "50 foot buffer" but only 40 feet of a tree preservation buffer is provided.

**Recommendation:** Either provide a 50 foot buffer, or revise the label to read 40 foot buffer.

2. **Comment:** A small stormwater management pond-BMP in the northern portion of the site labeled as "possible" is proposed to handle the stormwater management for a large portion of the site. It appears that this facility will not be sufficient and additional area will be needed to provide for stormwater management.

**Recommendation:** Provide additional information regarding how stormwater management will be engineered for the northern portion of the site.

3. **Comment:** The landscape plan is shown on a 100 foot scale, and is difficult to read and interpret.

**Recommendation:** Provide a landscape plan that is on a 30 or 50 foot scale. It appears that several separate sheets will be necessary.

4. **Comment:** The landscape plan does not include information regarding the general scope of the plantings and specifications that are planned for the reforestation areas. Some basic information is needed at this time regarding the types of vegetation, species, and specifications.

**Recommendation:** The approved reforestation plan that was coordinated with the Urban Forestry Division to resolve the zoning violation should be used in part for incorporation into the landscape plan. Coordinate with the Urban Forestry Division at this time to provide the necessary information on the development plan/SE Plat.

This information was requested as a recommendation in our June 24, 2002 report.

5. **Comment:** The landscape plan includes only "large" deciduous trees and "medium" evergreen trees. Shrubs and a mix of trees from all or most of the tree categories listed in Table 12.7 of Section 12 of the Public Facilities Manual, should be provided to enhance as well as effectively screen the site.

**Recommendation:** The landscape plan should be revised to provide additional plant material, and or different types of material in the following areas:

- Native and evergreen shrubs along the entire northern frontage of the site, adjacent to the proposed landscaping. Approximately 400 shrubs.
- The evergreen trees along the frontage should be shown as a mix of category II, III, and IV evergreen trees.
- Native and evergreen shrubs and ornamental trees in between the playing field and the rear of the adjacent detached lots. Approximately 70 shrubs and 10 ornamental trees.
- 10 category I and II deciduous trees to the south of the western parking lot and playground area
- Evergreen trees around the periphery of the future gym and chapel/school buildings.

The legend on the landscape plan should be revised to clearly reflect the changes noted above.

6. **Comment:** The tree cover calculations for each section contain a number of inconsistencies with respect to what is shown in the calculations and what is reflected in the legend below. Additionally, the planting sizes of the plant material should be included.

**Recommendation:** Revise the calculations to include sizes of plant material and include this information in the legend below.

### **Recommendations For Draft Proffers**

General: All draft proffers which refer to the Urban Forestry Branch should be revised to reference Division instead of Branch.

#### Draft proffer 4

The following revision and addition to draft proffer 4 is recommended:

- a. "The Applicant shall retain the services of a certified arborist and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist shall walk the limits of clearing and grading with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading."
- b. (Add at the end of the proposed proffer paragraph) "All tree protection fencing shall be installed prior to any clearing and grading activities, including demolition of any existing structures. The installation of all tree protection fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed."

JGS/  
UFDID# 03-0145

cc: Mary Anne Welton, Environmental Planner, E&DRB, DPZ  
Denise James, Land Use Planner, E&DRB, DPZ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Mary Anne Godfrey, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** June 24, 2002

**FROM:** Jessica G. Strother, Urban Forester II  
Urban Forestry Division, OSDS

**SUBJECT:** Summit Oaks, CDP/FDP, and Engleside Baptist Church, GDP/SE

**RE:** Your request received on June 10, 2002

This review is based on the Conceptual and Final Development Plan and Generalized Development Plan/Special Exception Plat dated as revised on June 14, 2002. Previous recommendations and comments were provided to you on February 20, 2002, and during previous site visits and meetings with County staff and the Applicant. Draft proffers dated June 14, 2002, were included.

1. **Comment:** Additional tree preservation areas can be provided in both portions of the development plan.

**Recommendation:** Provide additional tree preservation in the following areas:

Land Bay I-Residential

- Expand the tree preservation area by 10 feet within the 50-foot buffer behind lots 10 through 13.

Land Bay II-Church/School

- Expand the tree preservation area by 15 feet to the east (at the limits of clearing and grading) in the northwestern corner of the site adjacent to the bio filter area. It is noted that the adjacent parking spaces could be shifted to the area in the vicinity of the playground area and pastoral housing.

The limits of clearing and grading should be revised on all applicable sheets.

2. **Comment:** The tree survey which was provided during information gathering meetings with the Applicant is not necessary in the development plan/SE Plat. The tree survey sheet is not needed at this time and is for general information purposes only. Additionally, the Urban Forestry Division is not in complete agreement with all the analysis in the survey.

**Recommendation:** Either remove the tree survey from the development plan/SE Plat or add the following note: " For General Information Only-Not To Take the Place of Later-Revised Tree Surveys of the Site."

3. **Comment:** The 50-foot buffer along a portion of the southern property line is reflected in a note to be "preserved to the extent possible". Additionally, the note also reflects that this area should "otherwise be provided with Type 1 transitional screening." It appears that this note may allow for the 50-foot buffer to be cleared and landscaped. This is not in keeping with the requirements for this area in the Comprehensive Plan.

**Recommendation:** Eliminate the note from the development plan and all applicable sheets. Instead add the following note: "Supplemental tree planting will be provided in the undisturbed 50-foot buffer, where necessary, and shall be determined by the Urban Forestry Division."

4. **Comment:** The shading on the GDP/SE Plat for the tree restoration area should be reflected in the legend for clarity. Additionally, this area should be revised to read "Reforestation Area" to more accurately reflect what is planned.

**Recommendation:** Revise the GDP/SE Plat to reflect the noted changes.

5. **Comment:** The limits of clearing and grading on the landscape plan (sheet 8) do not match the other sheets on the development plan/SE Plat. Additionally, the recommendations in comments 1 through 3 above should be reflected on the landscape plan sheet.

**Recommendation:** Revise the landscape plan to match the other sheets and incorporate the recommended changes.

6. **Comment:** The landscape plan does not include information regarding the general scope of the plantings and specifications that are planned for the reforestation areas. Some basic information is needed at this time regarding the types of vegetation, species, and specifications.

**Recommendation:** The approved reforestation plan that was coordinated with the Urban Forestry Division to resolve the zoning violation should be used in part for incorporation into the landscape plan. Coordinate with the Urban Forestry Division at this time to provided the necessary information on the development plan/SE Plat.

### **Recommendations For Draft Proffers**

General: The draft proffers which refer to subdivision plans should also include a reference to a site plan, because the proposed church and related uses will likely require a site plan.

#### Environmental, Section V

##### Draft proffer 1 in this section:

In lieu of the proposed proffer the following revision is recommended: "In order to restore a natural appearance to the proposed stormwater management ponds, a landscape plan shall be submitted as part of the first submission of the site or subdivision plan. The plan shall show the restrictive planting easement for the pond, and extensive landscaping in all areas outside of that restrictive planting easement, to the maximum extent feasible in accordance with the planting policies of Fairfax County." Revise the reference to Urban Forestry ~~Branch~~ to Division.

##### Draft proffers 3 and 7 in this section:

In order to reorganize the proffer language regarding tree preservation the following proffer is recommended in lieu of the proposed draft proffers 3 and 7:

#### 3. "Tree Preservation"

- a. "The Applicant shall submit a tree preservation plan as part of the first and all subsequent site or subdivision plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist. The plan shall be reviewed and approved by the Urban Forestry Division.

The tree preservation plan shall consist of the tree survey previously submitted by the Applicant and dated 5/6/2002, and shall address preservation issues with respect to the proposed design and engineering of the site. Additionally, the tree survey shall include detailed information regarding specific preservation practices for trees that may have been impacted by previous logging activity, and include recommendations for preservation or removal of trees that are either unhealthy and or damaged beyond repair. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize survivability of trees identified to be preserved, such as crown pruning, mulching, fertilization and others as necessary, shall be included. The tree preservation plan shall also include recommendations for the management of stump sprouted trees within preservation areas, and the removal of downed wood and or debris from these areas."

- b. "The Applicant shall retain the services of a certified arborist and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist shall walk the limits of clearing and grading with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading."
- c. "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist of four-foot high, 14 gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. All tree protection fencing shall be installed prior to any clearing and grading activities, including demolition of any existing structures. The installation of all tree protection fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed."
- d. "The installation and placement of any fencing and retaining walls on the property or along property lines shall be performed in the least disruptive manner, and shall avoid the unnecessary removal of trees greater than 8 inches in diameter to the greatest extent possible."

Draft proffers 4 and 5 in this section:

The following changes are recommended: If during the process of subdivision or site plan review.....

Add: "Landscaping and Reforestation"

It is recommended that the last 3 sentences in section 5 be eliminated because it will be difficult to obtain other locations for tree preservation areas if utility locations change significantly. The last sentence regarding the work to be performed in the least disruptive manner could be placed within the tree preservation proffer.

In addition to the proposed proffer language for the reforestation plan, the following is recommended to be added:

"As part of the reforestation plan all portions of the site in the R-3 zoned area shall be evaluated for the removal and or treatment of non-native, invasive vegetation. If it is

Summit Oaks-Engleside Baptist Church  
CDP/FDP and GDP/SE Plat  
June 24, 2002  
Page 5

determined that this vegetation is in need of removal, appropriate and accepted practices will be included in the reforestation plan.”

JGS/  
UFDID# 02-2213

cc: Mary Anne Welton, Environmental Planner, E&DRB, DPZ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Mary Anne Godfrey, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** February 20, 2002

**FROM:** Jessica G. Strother, Urban Forester  
Urban Forestry Division, OSDS 

**SUBJECT:** Summit Oaks-Engleside Baptist Church, PCA 95-V-009

**RE:** Your request received on January 17, 2002

This review is based on the Conceptual and Final Development Plan Amendment (CDPA/FDPA) stamped as received by the Department of Planning and Zoning (DPZ) on February 20, 2002, and a site visit conducted on February 15, 2002. Proffers were not included. An orthophoto of the site prior to 1999 is included.

**Background:** In late 1999 to early 2000, logging activity had occurred on the site. In January 2000 staff in the Zoning Enforcement Division (DPZ) determined that a zoning violation had occurred as a result of the logging and requested that the owners of the property stop the logging of the property. It was determined that approximately half of the forested portions of the property had been logged, and some of the remaining forest cover was damaged as a result of the logging activity. Prior to logging, approximately 20 acres of the 25-acre site was forested and consisted of several types of forest cover in various stages of succession. The majority of the trees removed from the site were between 15 and 30 inches in diameter, with half a dozen between 40 and 60 inches in diameter. Since that time the Zoning Enforcement and Urban Forestry Divisions have worked with the landowner to begin to resolve the zoning violation, submit a reforestation plan, and complete the work on the reforestation plan. Some minor work on the submitted reforestation plan has occurred recently.

**Site Description:** The site is 25 acres in size, is comprised of three parcels and is located in the Pohick Historic Overlay District. Prior to being logged all of the site was forested, with the exception of a 6-7 acre maintained open field located in the south central portion of the site, and a gravel road that is located in the northern third of the site. It is noted that throughout the site some of the trees that have been cut are stump sprouting.

**Western Portion of the Site** The western portion of the site, which contains some steep slopes has approximately fifty percent of the original tree cover left intact. This area presently contains a sub-climax and early- successional upland hardwood forest that consists of oak species, yellow poplar, American holly, sweet gum, beech, and a few Virginia pine. Some trees in this area have been damaged from the logging and there is a considerable amount of downed wood and logs throughout this area.

Southern and Northern Portions of the Site These portions of the site have average to steeply sloped areas that contains mostly an early-successional upland hardwood and softwood forest that consists of yellow poplar, oak species, Virginia pine and a few American hollies, and beech. These areas were selectively logged of beech, yellow poplar, and oak species, approximately 12 to 25 inches in diameter. Some of the remaining forest cover and understory vegetation was damaged by trees being felled and removed during the logging operation. Approximately one-third of the southern and northern forested portion of the site was logged and or damaged. There is some downed wood and debris left throughout this area.

Eastern and Central Portions of the Site The eastern portion of the site contains an early-successional upland hardwood and softwood forest that contains oak species, and Virginia pine. Some portions of this area received some minor, selective logging of oak and beech. The far northeastern area at one time contained several outbuildings which have been demolished and removed. The central to east central portion of the site is a mostly maintained grassland. There are forested areas surrounding this area to the west and north that contain a mix of sub-climax upland hardwood forest and early successional upland hardwood and softwood forest. Some portions of these areas have been selectively logged of oak species, yellow poplar, and beech and some damage to existing forest cover occurred during the logging. There is some downed wood and debris left throughout the area.

1. **Comment:** The existing vegetation map (EVM) is not accurate with respect to the current existing tree line. The existing tree line on the EVM shows the entire site as being forested. As indicated in the site description above and in the condition description as part of the EVM, the site has been intensively logged and damaged in some areas. Additionally, the tabulation of vegetated areas is not accurate for the reasons noted above.

**Recommendation:** Provide an accurate EVM that shows a detailed and accurate existing tree line based on current conditions. The plan sheet be revised and prepared in a larger scale such as 1" = 30' or 1" = 50' so that it can include more detail and specifics. Additionally, a revised tabulation of vegetated areas should also be provided.

2. **Comment:** The CDPA/FDPA does not address adequate tree preservation or buffering along the Richmond Highway frontage or adjacent to the property lines that abut the Pohick Church and the Lower Potomac Pollution Control Plant properties. The Comprehensive Plan (Lower Potomac Planning District LP2-Lorton-South Route 1) Land Use Objectives, bullets 6 and 12 state, "Preserve and add vegetation and other landscape and streetscape elements to the Richmond Highway Corridor." and "Buffer residential areas from abutting and otherwise intrusive, adjacent, non-residential uses that have odor, noise, and visual impacts." Additionally, Land Use for Sub-unit G-2, fourth

sentence states, "Substantial buffering should be provided along any portion of a property line which is adjacent to the Pohick Church or the Lower Potomac Pollution Control Plant properties.

**Recommendation:** All applicable sheets of the CDPA/FDPA should be revised to adequately preserve existing vegetation in the following areas:

- Provide a 35 foot wide tree preservation and reforestation along the Richmond Highway Frontage. Additionally, the Applicant should provide a commitment to manage and coordinate with various utility companies to avoid removal of any existing or planted trees in this area, as well as avoid placement of any utility easements that will interfere with tree preservation or reforestation efforts along the Richmond Highway frontage.
- Provide a full 50 foot wide tree preservation area and reforestation area along the entire eastern and southern property line. All applicable plan sheets should be revised to show and label all these areas as Tree Preservation And Reforestation Area.

The limits of clearing and grading should be revised to reflect the recommended buffer width for the tree preservation-open space areas.

3. **Comment:** There are no proposed sanitary sewer, storm water, or water authority utilities shown on the CDPA/FDPA. Because the site has been designed in a dense manner, it appears that future utilities, tree preservation areas, and landscaping may interfere with each other.

**Recommendation:** Show the approximate locations for the future utility lines.

4. **Comment:** The CDPA/FDPA reflects "possible" tree preservation and open space areas some of which contain downed, damaged, and or selectively removed trees from the preservation areas. The removal of downed and or damaged trees not previously removed from within the tree preservation areas should be addressed. It appears that additional tree preservation could be provided in the northwestern corner of the site and close to or within the southern end of the proposed playing field. When the site has been redesigned to include tree preservation, the Applicant should provide a commitment to preservation through the provision of a 1) tree survey and tree preservation plan, and 2) the provision of a reforestation and restoration plan for areas damaged and logged with the tree preservation areas. Some areas immediately adjacent to the limits of clearing and grading should also be reforested.

**Recommendation:** At this time the Applicant should clearly flag the limits of clearing and grading for all possible tree preservation areas, as soon as possible so that they can be evaluated. Additionally, the following proffer language is suggested to address the noted comments and these issues:

- a. "The Applicant shall contract a certified arborist to prepare a tree preservation and reforestation-restoration plan to be submitted as part of the first subdivision or site plan submission. Both plans shall be reviewed and approved by the Urban Forestry Division. The certified arborist responsible for preparation of the tree preservation and reforestation-restoration plan shall be referred to as the Project Arborist. The tree preservation plan shall consist of a tree survey which includes the location, species, size and crown spread, and condition rating percent of all trees 10 inches or greater in diameter. The areas to be surveyed shall be within 20 feet of the edge of the inside of the limits of clearing and grading along the eastern property line, and throughout a fifty foot wide area from the property line inwards along the southern property line. The tree survey in the western part of the site shall be performed within 25 feet of the inside edge of the limits of clearing and grading. All tree preservation areas along the entire frontage of the site shall be surveyed in their entirety.

The tree survey work will be performed in areas shown to be preserved as either a tree preservation area or open space areas, as reflected on the approved CDPA/FDPA. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, use of retaining walls where necessary, crown pruning, root pruning, mulching and fertilization."

- b. "All trees shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall conform to the following standard:
  - Four foot high, 14-gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be made clearly visible to all personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on site. All tree preservation activities including the installation of

tree protection fencing shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing and grading activities on site, the Project Arborist shall verify in writing that tree protection fence has been properly installed.”

- c. The restoration and reforestation plan shall detail the extent and location of downed logs, damaged trees, and debris that are to be removed from the tree preservation and open space areas. In order to avoid impacts to trees and understory vegetation to remain, methods and equipment to perform this work shall be specified. The reforestation plan shall incorporate native shrubs, tree seedlings, whips, and small diameter trees. The plan shall include, but not be limited to information regarding timing, methods of installation, and long-term maintenance commitments to ensure establishment.

5. **Comment:** Portions of the proposed open space buffer and tree preservation areas along the eastern and southern property line are either partially or completely open. These areas will not provide much screening or buffering from the adjacent uses.

**Recommendation:** Revise the CDPA/FDPA landscape plan to show in detail both of these areas supplemented with native deciduous trees (2-2 ½ inches in caliper) and evergreen trees (6 to 8 feet in height)

6. **Comment:** The tree cover calculations cannot be evaluated with respect to existing forest cover to remain, because portions of the tree preservation-open space areas are damaged or partially open from logging.

**Recommendation:** Revise the existing tree cover to remain (be preserved) based on further evaluation of the condition of the site.

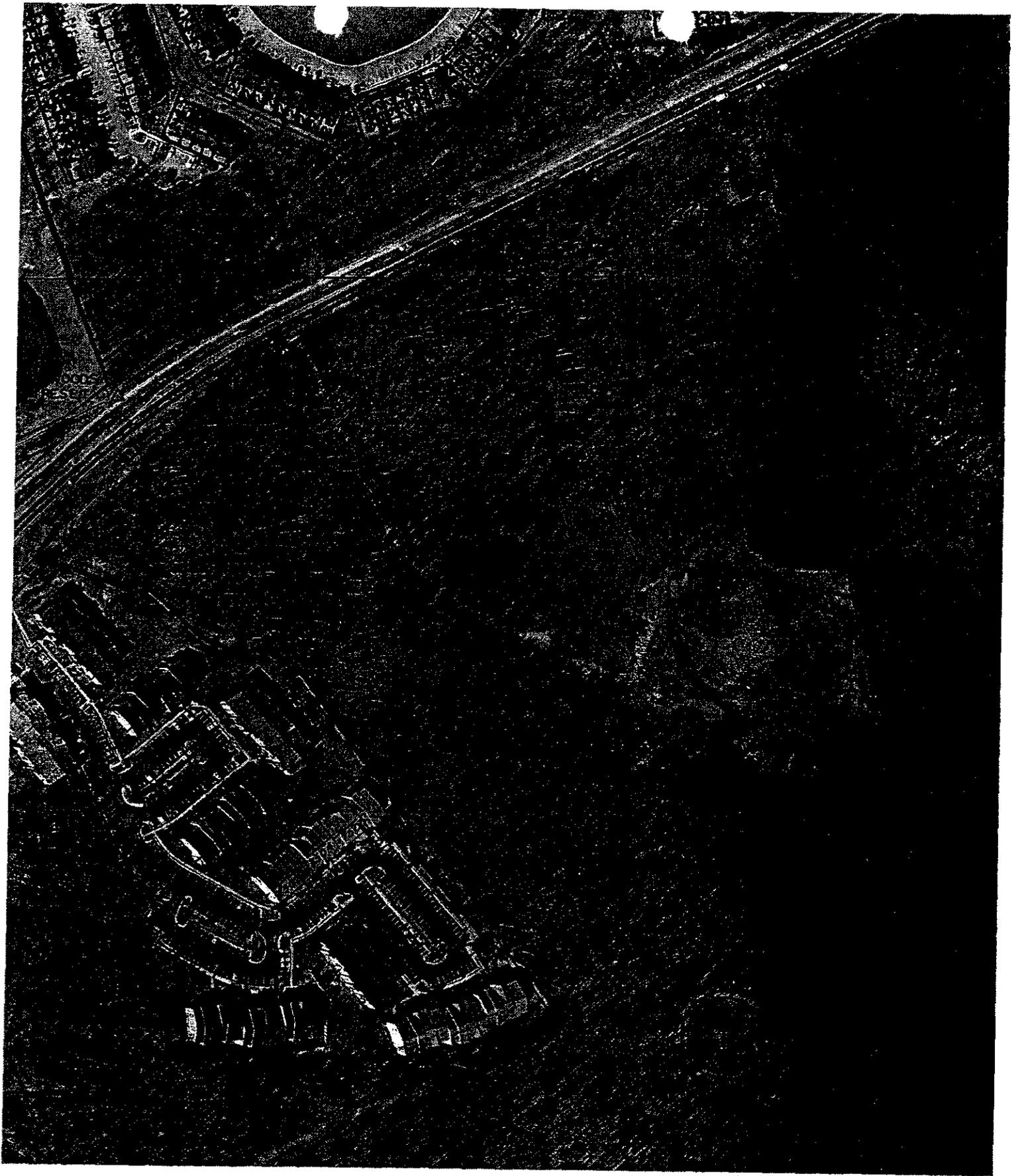
7. **Comment:** A landscape plan that restores the natural appearance in and around the pond is needed. Additionally, sufficient landscaping along the Richmond Highway frontage as noted in the Comprehensive Plan, Urban Design Guidelines for the Route 1 Corridor has not been provided.

**Recommendation:** Obtain a commitment from the Applicant to submit a landscape plan as part of the first submission of the site plan that shows landscaping in appropriate planting areas of the pond, in keeping with the planting policies of the Department of Public Works and Environmental Services. The landscape plan should incorporate the necessary types of trees, shrubs, and barriers along the frontage of the site in accordance with the Comprehensive Plan.

Summit Oaks-Engleside Baptist Church  
PCA 95-V-009  
February 20, 2002  
Page 6

JGS/  
UFDID# 02-1290

cc: Mary Anne Welton, Environmental Planner, E&DRB, DPZ  
Steve MacGregor, Land Use Planner, E&DRB, DPZ  
DPZ File  
RA File



200 0 200 400 Feet

# Summit Oaks

Printed 2000/2001 LOGGING —

MAG

# FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE - P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION  
C. DAVID BINNING, P.E., DIRECTOR

TELEPHONE  
(703) 289-6325

FACSIMILE  
(703) 289-6382

July 12, 2002

RECEIVED  
Department of Planning & Zoning

JUL 17 2002

Zoning Evaluation Division

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

Re: RZ 02-MV-020  
FDP 02-MV-020  
SE 02-MV-022  
Water Service Analysis

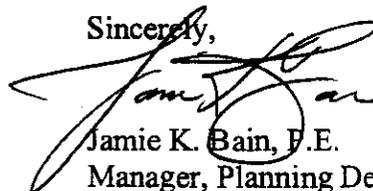
Dear Ms. Byron:

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

1. The property is located within the Fairfax County Water Authority service area.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located at the property. See the enclosed property map. The Generalized Development Plan has been forwarded to Plan Control for distribution to Engineering Firm.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,



Jamie K. Bain, P.E.  
Manager, Planning Department

APPENDIX 11 was not available to publish with this report. It will be provided under separate cover.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

June 25, 2002

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

**FROM:** Ralph Dulaney (246-3868)  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Development Plan Analysis amendment Rezoning Application RZ2002-MV-020, Final Development Plan FDP2002-MV-020 and Special Exception SE2002-MV-022

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

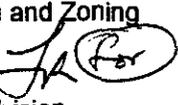
1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #19, Lorton.
2. After construction programmed for FY 20\_\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility. The application property is \_\_\_ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

DATE: 8/8/02

FROM: Carl Bouchard, Director   
Stormwater Planning Division  
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Christopher Management, Inc.

Application Number: RZ2002-MV-020 and FDP2002-MV-020

Information Provided: Application - Yes  
Development Plan - Yes  
Other - Statement of Justification

Date Received in SWPD: 6/25/02

Date Due Back to DPZ: 6/28/02

Site Information: Location - 108-1-01-00-0027-A & B and 108-3-00-01-0016  
Area of Site - 12.24 acres  
Rezone from - PDH-4 to PDH-3  
Watershed - Pohick Creek

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: There are no downstream complaints on file with PDD, relevant to this proposed development.
- Master Drainage Plan, proposed projects, (SWPD): No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.
- Ongoing County Drainage Projects (SWPD): None.
- Other Drainage Information (SWPD): None.

II. Trails (PDD):

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

Yes  No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes  No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

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

Yes  No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes  No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

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

If yes, describe:

Yes  No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes  No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): None.

Application Name/Number: Christopher Management, Inc. / RZ2002-MV-020

**\*\*\*\*\* SWPD AND PDD, DPWES, RECOMMENDATIONS\*\*\*\*\***

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

**DRAINAGE RECOMMENDATIONS (SWPD): Applicant shall provide stormwater management for the entire site as specified in PFM Section 6-0300. Review of the Conceptual / Final Development Plan supplied with the rezoning application indicates that not all the site drains to the two SWM facilities. The County encourages the use of innovative BMP/Detention facilities to meet the requirements of the Stormwater Detention requirements of PFM Section 6-0300.**

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

Yes  NOT REQUIRED      Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:  
Planning Support Branch (Ahmed Rayyan)      ab  
Utilities Design Branch (Walt Wozniak)      mg  
Transportation Design Branch (Larry Ichter)      nc  
Stormwater Management Branch (Fred Rose)      FR  
RS M

SRS/RZ2002-MV-020

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

**Fairfax  
County  
Park  
Authority**



**MEMORANDUM**

January 5, 2002

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division - DPZ

**FROM:** Mike Johnson, Archeologist   
County Archeological Services - RMD/FCPA

**SUBJECT:** PCA/FDPA 95-V-009 archeological resources (tax map 108-1 ((1)) 27A, 27B; 108-3 ((1)) 16)

I conducted a preliminary archeological reconnaissance of subject property and located four new archeological sites. I recommend that the below sites and areas (shown on the attached map) be subjected to a phase I archeological survey.

The hatch marked areas on the attached map should be surveyed at a 40-foot interval (1/800 sample) and the cross-hatched areas should be surveyed at a 20-foot interval (1/400<sup>th</sup> sample). Should potentially significant archeological material or features be found then the appropriate areas should be subjected to a phase II evaluation and if appropriate phase III recovery. Phase II and III scopes of work should be approved by County Archeological Services.

**Preliminary site number 108-1 #P20** is located in the northwestern corner of the parcel. It consists of a prehistoric American Indian site of undetermined age. It produced five quartz debitage, two quartzite debitage, and one quartz fire cracked rock. Although the site does not appear to warrant avoidance, it does warrant the recovery of basic functional and chronological data. The tight interval phase I survey should be started from the property corner.

**Preliminary site number 108-1 #P21** is located in the center of the property. The area appears to have been partially disturbed. Seventeen pieces of quartz debitage and one historic period, white bodied earthenware sherd were recovered from exposed ground adjacent to disturbed areas. The surprisingly high quantity of prehistoric American Indian artifacts for the landform, which is a hilltop away from any apparent water source, indicates potential significance. Surface soil appears to contain fine loess, which indicates the possibility for buried deposits. This factor should be considered during the phase I survey.

**Preliminary site number 108-1 #H13** is located on southwest facing promontory overlooking the relatively broad expanse of Lorton Valley. The site produced one blue shell edge pearlware (?) rim sherd, one hand made brick fragment, several ornamental English hedges, and a dark midden-like surface soil. The site should be tested for a possible 18<sup>th</sup> and/or early 19<sup>th</sup> century

historic domestic site. The presence of blackberry thickets made additional reconnaissance level work impractical. These should be cleared in the site area to enhance identification of potential surface architectural features. The phase I should be at a 20-foot interval.

**Preliminary site number 108-1 #P22** is located on a shallow saddle on a ridge in the southern part of the parcel. Four small quartz debitage and one small gray chert flake were recovered from three adjacent shovel test pits on the southwestern edge of the saddle overlooking Lorton Valley. The saddle should be tested at a tight interval (no greater than 20-foot). The undisturbed remainder of the ridge to the north of the site should be tested at a 40-foot interval.

I recommend that County Archeological Services also be given permission to monitor construction and recover/record any additional archeological material that may be uncovered. This would involve no interference with development.



MAG

FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Lynn S. Tadlock, Director  
Planning and Development Division

**DATE:** July 3, 2002

**SUBJECT:** RZ/FDP 2002-MV-020  
Christopher Management Inc. – Engleside Baptist Church  
Loc: 108-1((1)) 27A, 27B; 108-3((1))16

**BACKGROUND**

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated June 14, 2002 for the above referenced application. The Development Plan shows 37 residential dwelling units, a church, and a private school on a 12.24 acre site. The proposal will add approximately 94 residents to the current population of Mount Vernon District.

**COMPREHENSIVE PLAN CITATIONS**

**1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 4, p. 180)**

**“Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.**

Policy a: “Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity;...”

Policy b: “Mitigate the cumulative impacts of development that exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified

facility needs as determined by adopted County standards.  
Implement this policy through application of the Criteria for  
Assignment of Appropriate Development Intensity.”

**2. Preserve and Protect Resources (The Policy Plan, Parks and Recreation Objective 2, p. 179)**

**“Preserve appropriate land areas in a natural state... (and) protect historically significant areas”.**

Policy d. “Identify and protect through public acquisition or other appropriate means significant heritage resources for inclusion in the park system”

**3. Protect Park Resources (The Policy Plan, Parks and Recreation Objective 3, p. 179)**

**“Ensure the long term protection, maintenance and preservation of park resources.”**

Policy a. “Protect park resources from the adverse impact of development on nearby properties.”

**4. Protect Resources (Area IV, Lorton Potomac Planning District, Major Objectives, p.60 of 116)**

“ Preserve green space, through County acquisition of additional parkland . . . and through promoting clustering of development and encouraging greater set-asides of open space, particularly in areas containing significant ecological and archaeological resources.”

**ANALYSIS AND RECOMMENDATIONS**

**Impacts of New Development**

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Section 16-404, the applicant shall provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 37 non-ADUs proposed, the cost is \$35,335 to develop said facilities. Since the development plan shows no recreational

facilities, the pro-rata funds should be dedicated to the FCPA to maintain the current level of service in this area.

### Cultural Resources

The site is adjacent to the Pohick Church and Cemetery Site within the Pohick Church Historic District. Mike Johnson of County Archaeological Services has conducted archaeological survey work and found several relevant historic and archeological sites. FCPA recommends that the applicant conduct thorough archaeological testing prior to rezoning in order to assure that any cultural resources that may be on these properties are adequately addressed (see Mike Johnson's memo to Barbara A. Byron, Zoning Evaluation Division dated 05 January 2002).

Fairfax County Archaeological Services provides the following recommendations for all of the existing archaeological sites. The areas that have not yet been tested should undergo Phase I archaeological surveys. All areas not surveyed should be tested with systematic shovel tests, on an interval not greater than 30 feet. If additional sites are discovered and warrant Phase II archaeological testing, then any new sites should be tested with additional shovel tests on an interval of not greater than 15 feet. Test Units (5x5 foot square excavations units) should be excavated based on presence of artifact concentrations or archaeological features.

Recommendations for existing sites include:

**Preliminary site number 108-1 #P20** is located in the northwestern corner of the parcel. It consists of a Native American site of undetermined age, as no diagnostic artifacts were recovered. Five quartz flakes (the byproducts of stone tool manufacture); two quartzite flakes and fire-cracked rock were recovered from surface reconnaissance. It is recommended that the site undergo additional subsurface archaeological testing by the excavation of shovel test pits on 15-foot interval, in order to define site boundaries and artifact concentrations. Based on the shovel test data, 5x5 excavation units should be excavated in order to ascertain site significance.

**Preliminary site number 108-1 #P21** is located in the center of the property. The area appears to have been partially disturbed. Seventeen pieces of quartz debitage (byproducts of stone tool manufacture) and one historic ceramic sherd were recovered from surface reconnaissance. This site may be significant, as it may contain deeply buried archaeological deposits. It is recommended that the site undergo additional subsurface archaeological testing by the excavation of shovel test

pits on 15-foot interval, in order to define site boundaries and artifact concentrations. Based on the shovel test data, 5x5 excavation units should be excavated in order to ascertain site significance.

**Preliminary site number 108-1 #H13** is located on the southwest facing promontory overlooking the Lorton Valley. The site produced a pearlware ceramic; a hand made brick fragment and was covered by a dark midden like surface soil. Additionally, ornamental hedges were observed. The site may contain 18<sup>th</sup> or 19<sup>th</sup> century historic domestic site. A Phase I survey should be conducted. It is recommended that the site undergo additional subsurface archaeological testing by the excavation of shovel test pits on 15-foot interval, in order to define site boundaries and artifact concentrations. Based on the shovel test data, 5x5 excavation units should be excavated in order to ascertain site significance.

**Preliminary site number 108-1 #P22** is located on a shallow saddle on a ridge in the southern part of the parcel. Four small quartz debitage and one small gray chert flake were recovered. It is recommended that the saddle be tested with excavation of shovel test pits on 15-foot interval, in order to define site boundaries and artifact concentrations. Based on the shovel test data, 5x5 excavation units should be excavated in order to ascertain site significance.

### **Natural Resources**

This site is located in the Pohick Creek Watershed. Pohick Creek has been cited in two Fairfax County documents as having substantially degraded biological and habitat integrity, (2001 Stream Protection Strategy Baseline Study), and as exhibiting erosion problems (1996 Fairfax County Master Plan for Flood Control and Drainage Pro Rate Share Projects). Stream stabilization project PC201 is identified for a reach of the Pohick less than a mile downstream from this site.

One of the Stream Protection Strategy recommendations is for infill development in the Pohick Creek Watershed (such as this one) to implement Low Impact Development (LID) and/or other innovative SWM/BMP techniques to improve the downstream environment. FCPA recommends that the applicant implement LID techniques such as reducing the amount of impervious surface, increasing the tree save areas, and using infiltration trenches and/or raingardens onsite.

Barbara A. Byron  
RZ/FDP 2002-MV-020, Christopher Management, Inc.  
Page 5

cc: Kirk Holley, Manager, Planning and Land Management Branch  
Marjorie Pless, Resource Management Division  
John Rutherford, Archeologist, RMD  
Chron Binder  
File Copy

Date: 9/4/02

Case # RZ-02-MV-020

Map: 108-1

PU 1170

Acreage: 12.88

Rezoning

From : PDH-4 To: PDH-3

TO: County Zoning Evaluation Branch (DPZ)

FROM: FCPS Facilities Planning (246-3609)

SUBJECT: Schools Impact Analysis, Rezoning Application

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

I. Schools that serve this property, their current total memberships, net operating capacities, and five year projections are as follows:

School Name and Number	Grade Level	9/30/01 Capacity	9/30/01 Membership	2002-2003 Membership	Memb/Cap Difference 2002-2003	2006-2007 Membership	Memb/Cap Difference 2006-2007
Gunston 1348	K-6	524	594	613	-89	640	-116
Hayfield 1181	7-8	1100	1355	1418	-318	1602	-502
Hayfield 1180	9-12	2125	2193	2339	-214	2765	-640

II. The requested rezoning could increase or reduce projected student membership as shown in the following analysis:

School Level (by Grade)	Unit Type	Proposed Zoning			Unit Type	Existing Zoning			Student Increase/Decrease	Total Students
		Units	Ratio	Students		Units	Ratio	Students		
K-6	SF	37	X.4	15	-	-	-	-	15	
7-8	SF	37	X.069	3	-	-	-	-	3	
9-12	SF	37	X.159	6	-	-	-	-	6	

Source: Capital Improvement Program, FY 2002-2006, Facilities Planning Services Office

Note: Five-year projections are those currently available and will be updated yearly. School attendance areas subject to yearly review.

#### Comments

Enrollment in the schools listed (Gunston Elementary, Hayfield Middle, Hayfield High) is currently projected to be near or above capacity.

The 24 students generated by this proposal would require .96 additional classrooms (24 divided by 25 students per classroom). Providing these additional classrooms will cost approximately \$336,000 based upon a per classroom construction cost of \$350,000 per classroom.

*The foregoing information does not take into account the potential impacts of other proposals pending that could affect the same schools.*

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

**COUNTY 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	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

