



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 19, 2002

STAFF REPORT ADDENDUM

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.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2002-MV-020 subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of FDP 2002-MV-020 subject to the development conditions set forth in Attachment 2.

Staff recommends approval of SE 2002-MV-022 subject to the development conditions set forth in Attachment 3.

Staff recommends approval of a modification of the 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.

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

Staff recommends approval of a waiver of the height of the noise wall proposed along Route 1 pursuant to Sect. 16-401 of the Zoning Ordinance.

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.

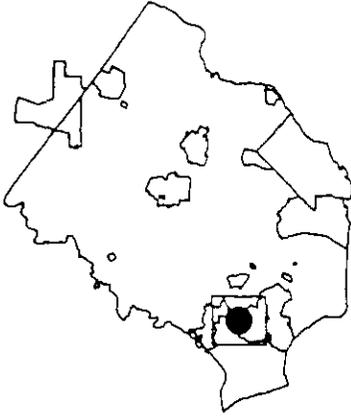
It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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.

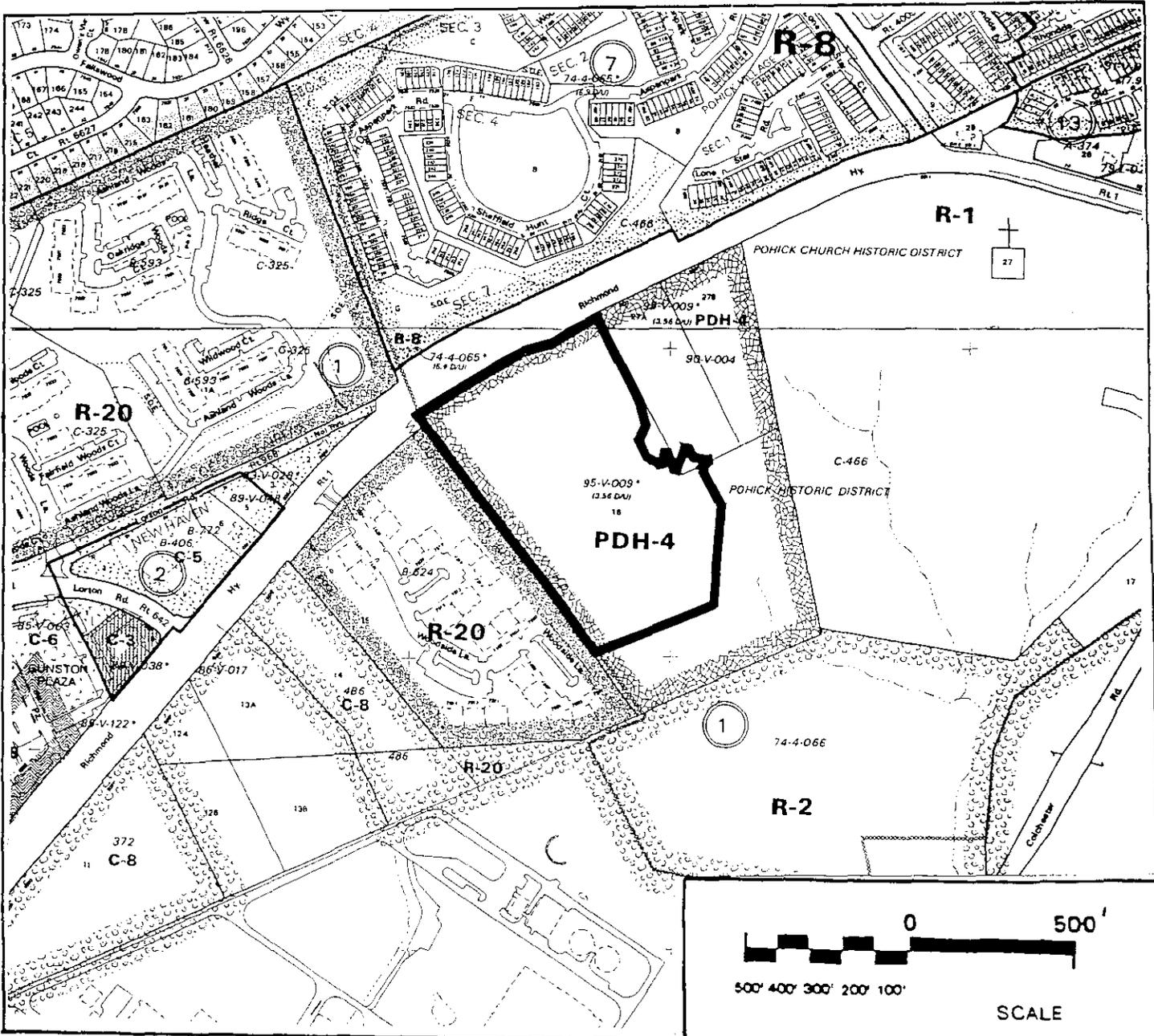


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

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.



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

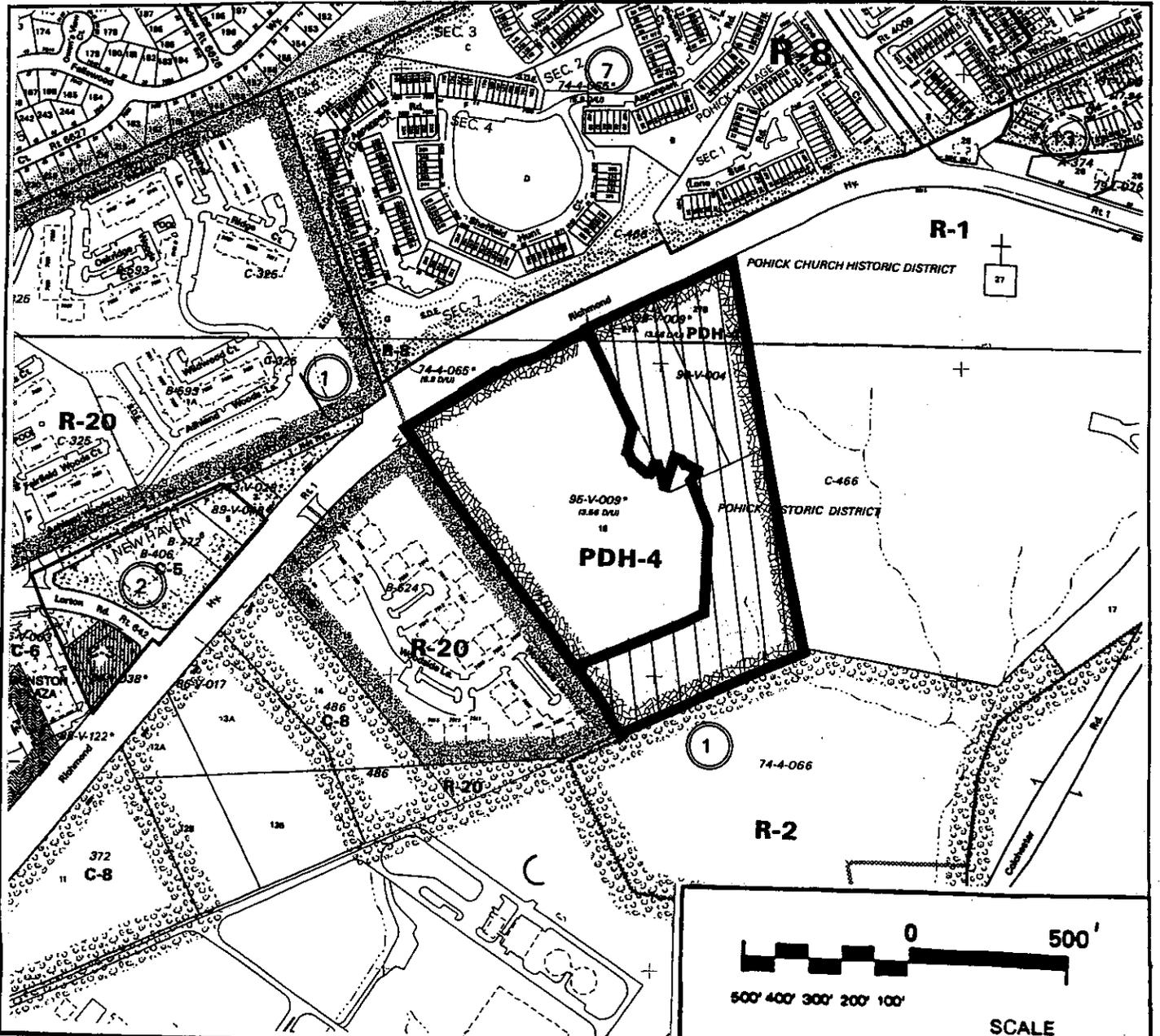
Proposed: RESIDENTIAL

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



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
 REVISED JULY 23, 2002
 REVISED AUGUST 27, 2002

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	EXISTING VEGETATION
3A	EXISTING TREE SURVEY
4	REZONING PLAT
5	PLAN OVERVIEW
6	CDP/FDPA LAYOUT
7	GDP/SPECIAL EXCEPTION LAYOUT
8-9	LANDSCAPE PLAN
10-12	ARCHITECTURAL ELEVATIONS
12A	SITE CROSS-SECTIONS

ATTORNEY:

McGuireWoods, LLP
 1700 VERNON AVENUE, SUITE 1804
 ALEXANDRIA, VIRGINIA 22304-4810
 (703) 712-5900 FAX: (703) 712-5800

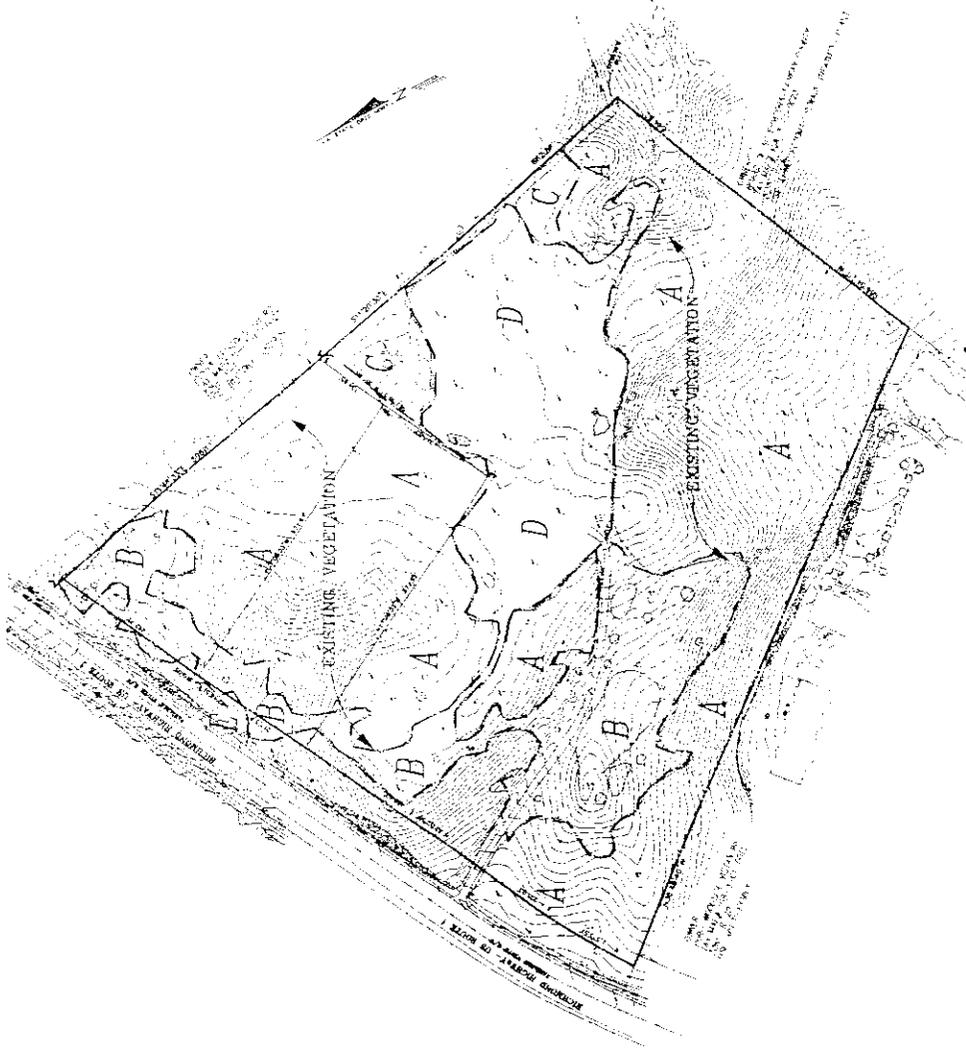
CIVIL ENGINEER:

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEER - LANDSCAPE ARCHITECTURE - LAND SURVEYOR
 7712 LITTLE OYER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 846-9990

PREPARED FOR:

CHRISTOPHER MANAGEMENT, INC. ENGLESIDE BAPTIST CHURCH
 11100 MAIN STREET, SUITE 400
 FAIRFAX, VIRGINIA 22030
 (703) 352-5900 FAX: (703) 354-0900





EVM SUMMARY TABLE

Cover Type	Primary Species	Successional Stage	Condition	Remarks	Comments
A	Redstart	mesophyll to sub-climax	100 to 100%		see description
B	Scruboak	early	60%		see description
C	White oak	early	100%		see description
D	Open field	successional	0%		see description
TOTAL ASSEMBLY					

* Condition description
 Cover type A: Species include mesophyll, yellow oaks, white oak, sugar oak, American hickory, Virginia pine, and scattering white oak, narrow white oak, and red maple. Most of this cover type has been severely impacted quite recently within the past five years. Trees left in place are in poor condition. This cover type is in the early stages of succession.
 Cover type B: This area is a clearcut within the past five years. Most trees are in a reproductive stage from annual sprouts. Species include yellow-oak, mesophyll, and maple, white oak, and American hickory. Scattered, standing trees are in poor condition. Heavy brush, vines, and logging debris (logs, slash, etc.) throughout. Large areas up to 20' DBH in this condition can be found along the perimeter of this site. Dependent American holly up to 6" DBH in fair to good condition in understory.
 Cover type C: Very thick areas of Virginia hickory, mesophyll, and red oak that have survived in along the open field. Area made from 2 to 6" DBH. Conditions are fair to good for all species.
 Cover type D: Very thick areas of Virginia hickory, mesophyll, and red oak that have survived in along the open field. Area made from 2 to 6" DBH. Conditions are fair to good for all species.

TABULATION OF VEGETATION AREAS

COVER TYPE	AREA (ACRES)	% OF TOTAL SITE
A	16.00	82.8%
B	4.12	21.4%
C	0.94	4.9%
D	4.26	22.0%
E	0.23	1.2%
F	28.12	145.0%
TOTAL SITE		100.0%

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

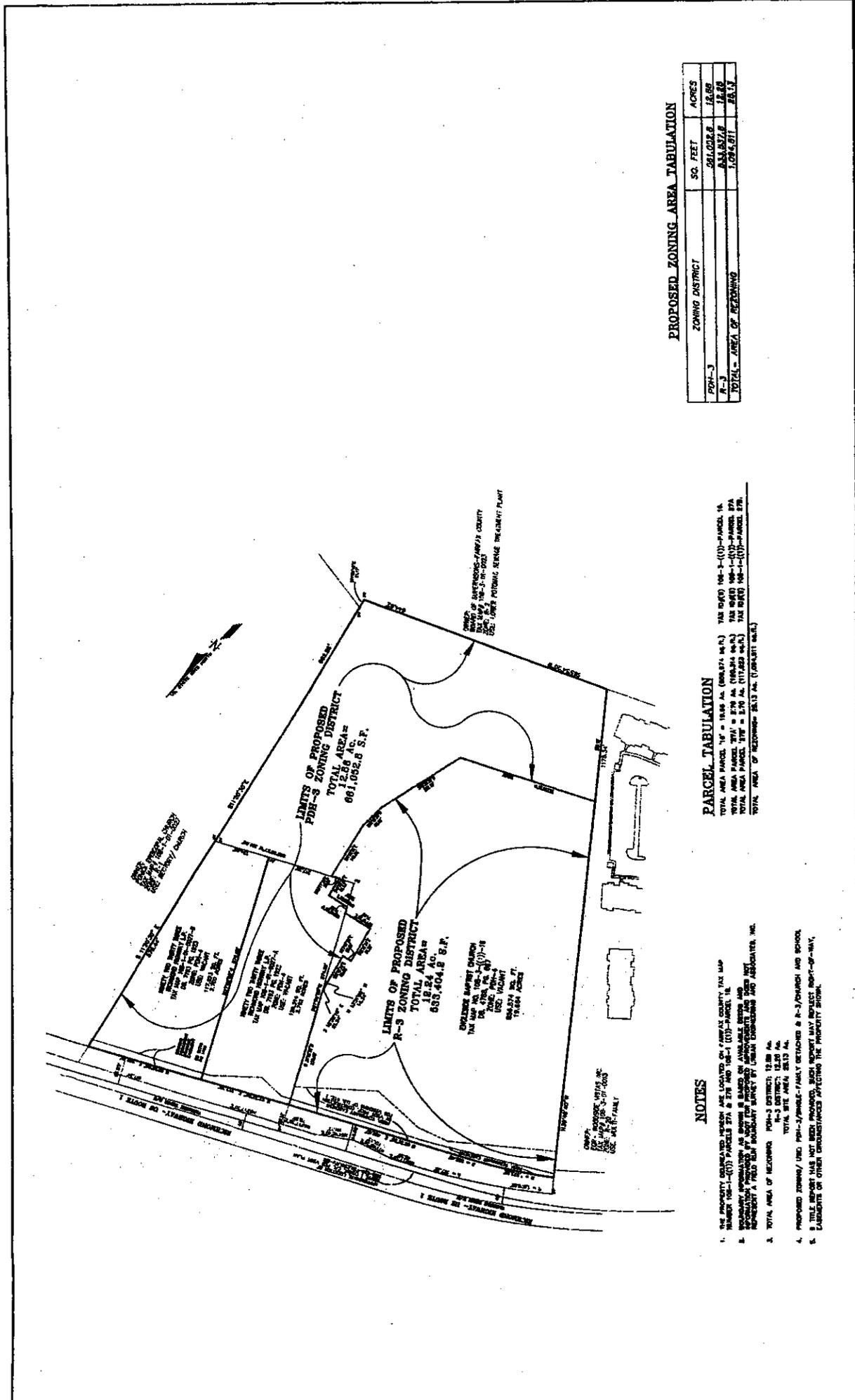
PLAN DATE:
 1-20-01
 12-04-01
 04-22-02
 05-14-02
 07-23-02

REVISION APPROVED BY OUTSIDE OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

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

SCALE: 1" = 100'
 DATE: 07/23/02
 PROJECT NO: 02-011
 SHEET NO: 3 OF 12
 FILE NO: 02-011-03



PROPOSED ZONING AREA TABULATION

ZONING DISTRICT	SQ. FEET	ACRES
PDR-3	281,025.8	12.89
R-S	833,404.8	35.99
TOTAL - AREA OF REZONING	1,114,430.6	48.88

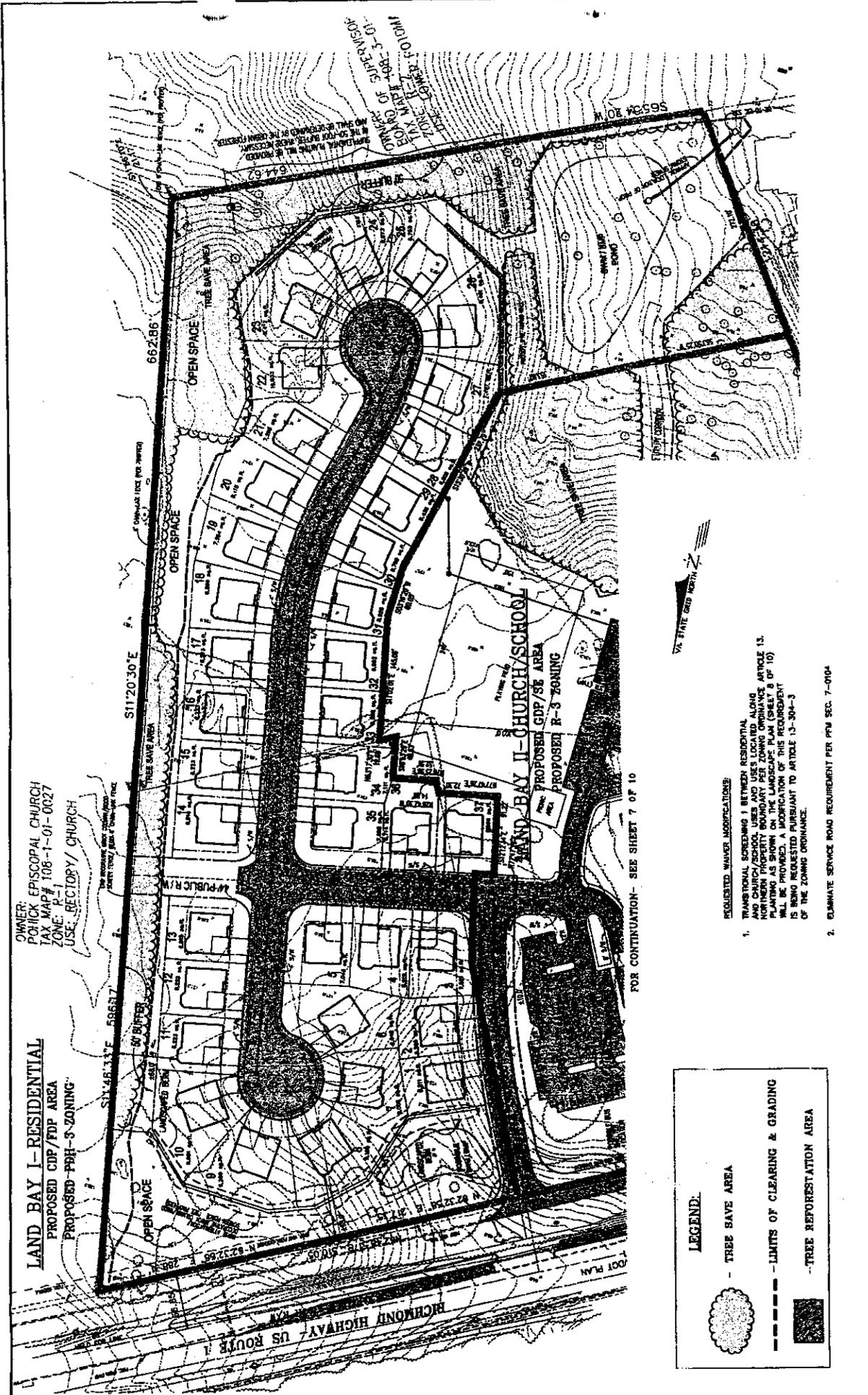
PARCEL TABULATION

TOTAL AREA PARCEL 10 = 1148 AC. (088374 847.1) THE 1040 104-3-(10)-PARCEL 1A
 TOTAL AREA PARCEL 11 = 879 AC. (088374 847.1) THE 1040 104-3-(10)-PARCEL 1B
 TOTAL AREA PARCEL 12 = 879 AC. (088374 847.1) THE 1040 104-3-(10)-PARCEL 1C
 TOTAL AREA OF REZONING = 8413 AC. (TOTAL 8413 AC.)

NOTES

1. THE PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PROPOSED ZONING DISTRICTS IS LOCATED IN FAIRFAX COUNTY, VIRGINIA.
2. THE PROPOSED ZONING DISTRICTS ARE BASED ON THE 1995 ZONING MAP AND THE 1995 ZONING ORDINANCE AS AMENDED.
3. TOTAL AREA OF REZONING: 8413 AC. (TOTAL 8413 AC.)
4. PROPOSED ZONING/ USE: PDR-3/SINGLE-FAMILY DETACHED & R-3/JONKIN AND SCHOOL.
5. THIS REPORT HAS NOT BEEN PROVIDED. SUCH REPORT MAY AFFECT THE PROPERTY BOUNDARIES OF OTHER JURISDICTIONS AFFECTING THE PROPERTY BOUNDARIES.

SHEET 4 OF 12 FILE NO. MSC-1886	REZONING PLAN SUMMIT OAKS/ ENGLEWOOD BAPTIST CHURCH MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1" = 100' DATE: SEPTEMBER, 2001 C.I. B/A	
URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7718 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 842-8080		
PLAN DATE 9-27-01 11-24-01 03-29-02 05-21-02 06-14-02 08-27-02	UEA REVISION APPROVED BY DIVISION OF DESIGN REVIEW	



OWNER:
 POULICK EPISCOPAL CHURCH
 TAX MAP # 108-1-01-0027
 ZONE: R-1
 USE: RECTORY/ CHURCH

LAND BAY I- RESIDENTIAL
 PROPOSED CDP/ FDP AREA
 PROPOSED PBH- S ZONING

LAND BAY II- CHURCH/SCHOOL
 PROPOSED CDP/ SE AREA
 PROPOSED R- S ZONING

FOR CONTINUATION- SEE SHEET 7 OF 10

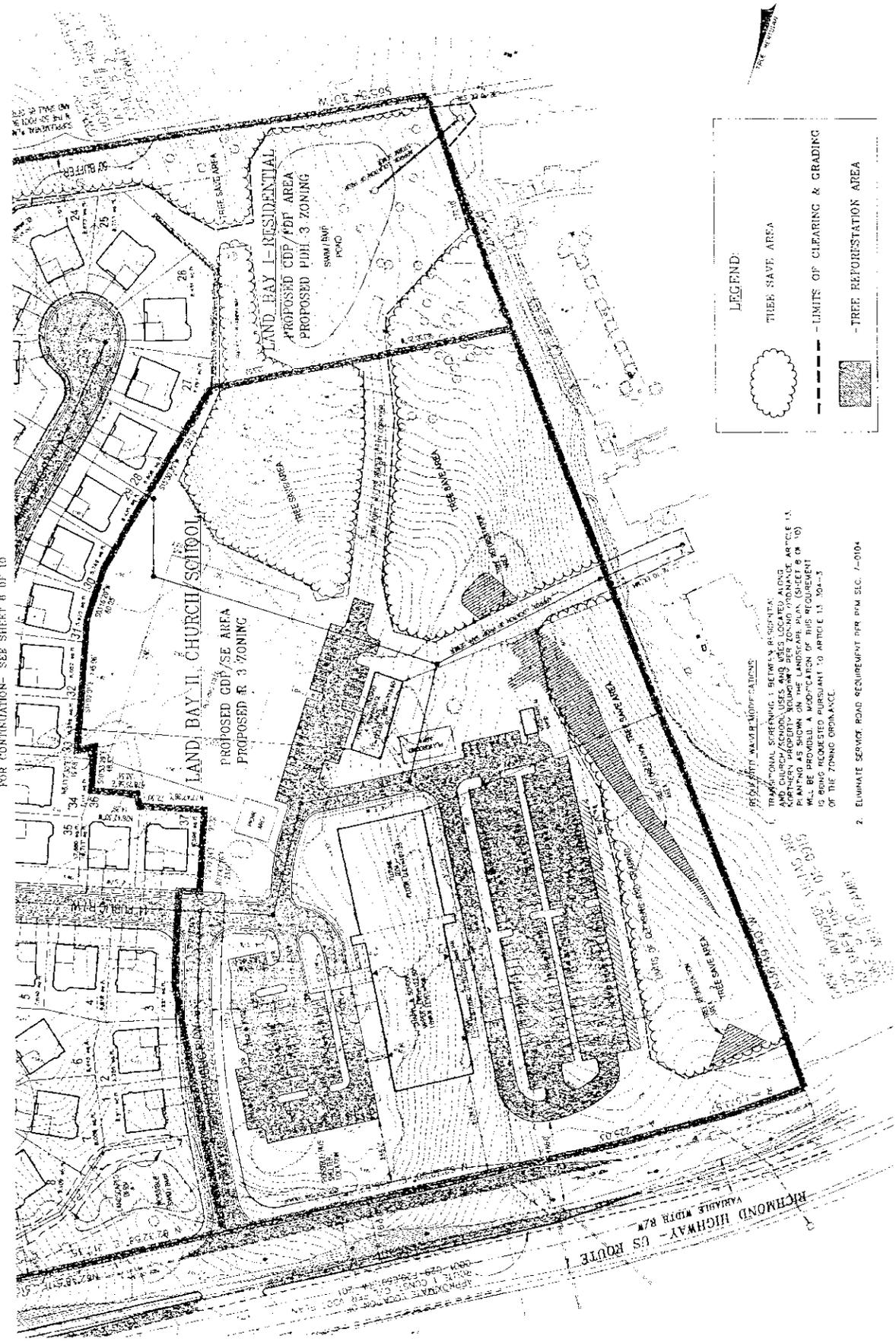
LEGEND:

- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING
- TREE REFORESTATION AREA

- REQUESTED WAIVER MODIFICATIONS:
- TRANSITIONAL SCREENING 1 BETWEEN RESIDENTIAL AND CHURCH/SCHOOL USES AND USES LOCATED ALONG NORTHERN PROPERTY BOUNDARY PER ZONING ORDINANCE ARTICLE 13. 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.
 - ELIMINATE SERVICE ROAD REQUIREMENT PER RPM SEC. 7-014

		CDP/ FDP LAYOUT SUMMIT OAKS/ ENGLISIDE BAPTIST CHURCH MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	SHEET 6 OF 12 FILE NO. 108-1-01-0027 DATE: SEPTEMBER, 2001
UFA URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 942-8080		SCALE: 1" = 60' C.I. W/A	DATE: SEPTEMBER, 2001
PLAN DATE 02-27-01 11-26-01 02-28-02 04-23-02 06-14-02 08-13-02	REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

FOR CONTINUATION- SEE SHEET 6 OF 10



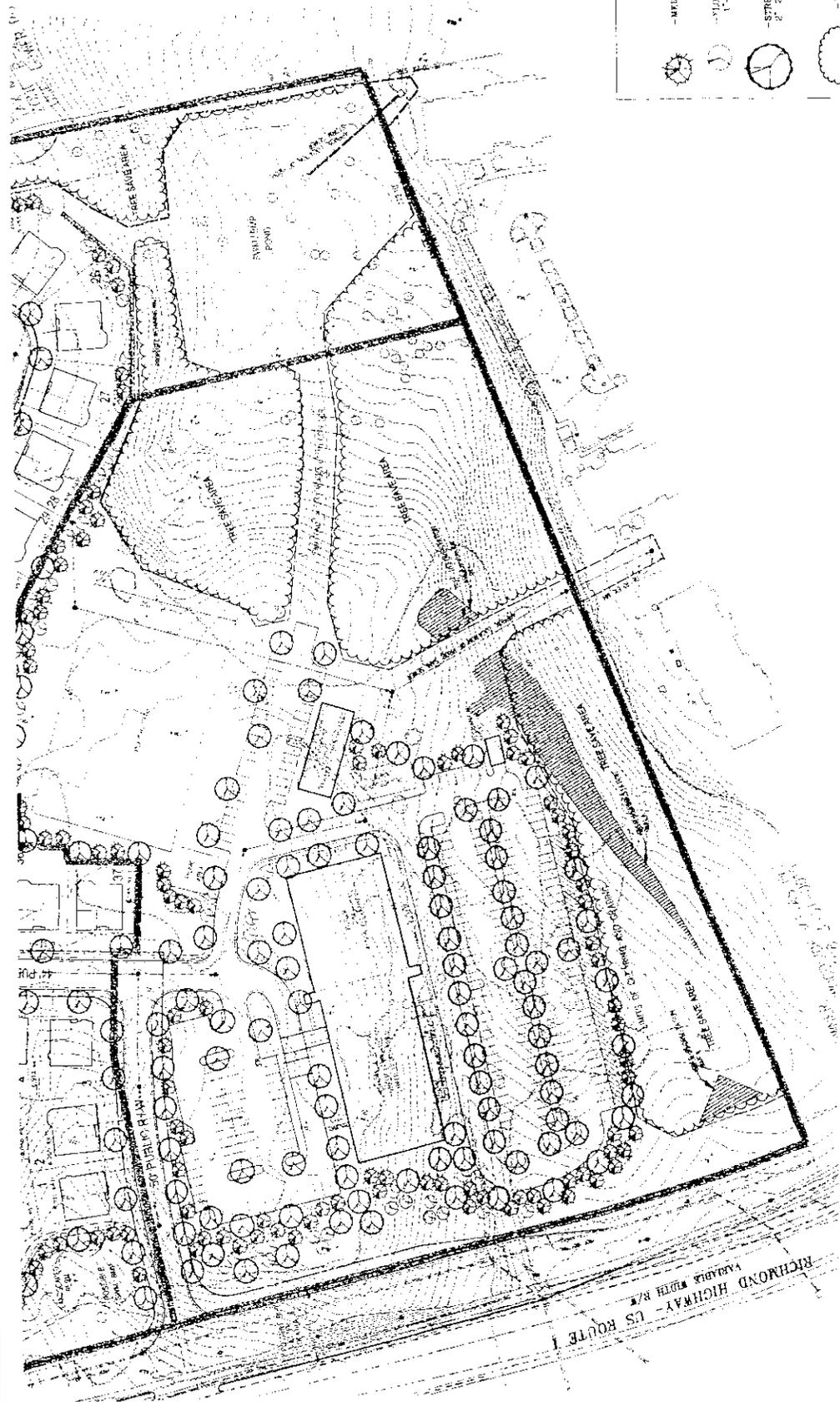
LEGEND:

- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING
- TREE REFORESTATION AREA

PROPOSED MAJOR MODIFICATIONS:
 TRANSITIONAL SCREENING BETWEEN RESIDENTIAL AND CHURCH/SCHOOL USES AND USES LOCATED AND 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 13.10A-3 OF THE ZONING ORDINANCE.

2. ELIMINATE SERVICE ROAD REQUIREMENT PER PDM SEC. 7-0104

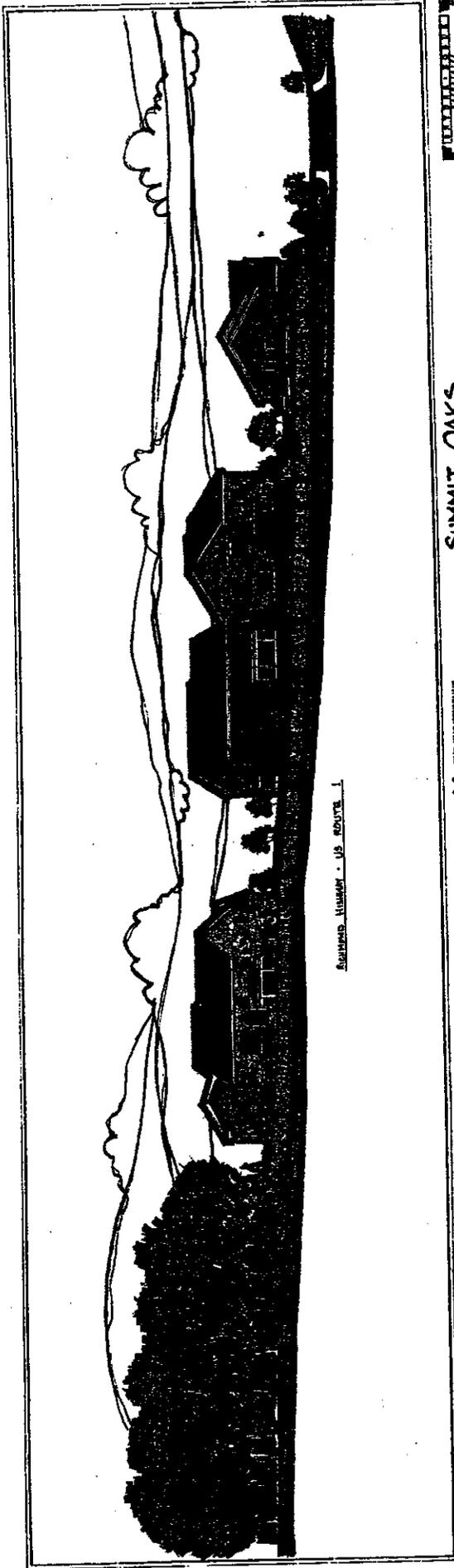
UEA CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080	URBAN ENGINEERING & ASSOC., INC.		CDP/ SPECIAL EXCEPTION LAYOUT	SHEET 7 OF 12
			SUMMIT OAKS/ ENGLISIDE BAPTIST CHURCH MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	FILE NO. 12 DATE: SEPTEMBER, 2001
REVISION APPROVED BY DIVISION OF DESIGN REVIEW		SCALE: 1" = 80' CI: N/A		



LANDSCAPE LEGEND

- MEDIUM EVERGREEN TREE 7'-8" HEIGHT
- YELLOWING DECIDUOUS TREE 1'-1 1/2" CANOPY
- STREET TREES/ LARGE CANOPY TREES 2'-2 1/2" CALIPER
- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING
- TREE RESTORATION AREA

<p>PLAN DATE:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10%;">01</td><td style="width: 10%;">04</td><td style="width: 10%;">08</td><td style="width: 10%;">12</td><td style="width: 10%;">15</td><td style="width: 10%;">19</td><td style="width: 10%;">23</td><td style="width: 10%;">27</td><td style="width: 10%;">31</td></tr> <tr><td>02</td><td>05</td><td>09</td><td>13</td><td>17</td><td>21</td><td>25</td><td>29</td><td>30</td></tr> <tr><td>03</td><td>06</td><td>10</td><td>14</td><td>18</td><td>22</td><td>26</td><td>30</td><td></td></tr> <tr><td>04</td><td>07</td><td>11</td><td>15</td><td>19</td><td>23</td><td>27</td><td>31</td><td></td></tr> <tr><td>05</td><td>08</td><td>12</td><td>16</td><td>20</td><td>24</td><td>28</td><td>31</td><td></td></tr> <tr><td>06</td><td>09</td><td>13</td><td>17</td><td>21</td><td>25</td><td>29</td><td>31</td><td></td></tr> <tr><td>07</td><td>10</td><td>14</td><td>18</td><td>22</td><td>26</td><td>30</td><td>31</td><td></td></tr> <tr><td>08</td><td>11</td><td>15</td><td>19</td><td>23</td><td>27</td><td>31</td><td>31</td><td></td></tr> <tr><td>09</td><td>12</td><td>16</td><td>20</td><td>24</td><td>28</td><td>31</td><td>31</td><td></td></tr> <tr><td>10</td><td>13</td><td>17</td><td>21</td><td>25</td><td>29</td><td>31</td><td>31</td><td></td></tr> <tr><td>11</td><td>14</td><td>18</td><td>22</td><td>26</td><td>30</td><td>31</td><td>31</td><td></td></tr> <tr><td>12</td><td>15</td><td>19</td><td>23</td><td>27</td><td>31</td><td>31</td><td>31</td><td></td></tr> </table>	01	04	08	12	15	19	23	27	31	02	05	09	13	17	21	25	29	30	03	06	10	14	18	22	26	30		04	07	11	15	19	23	27	31		05	08	12	16	20	24	28	31		06	09	13	17	21	25	29	31		07	10	14	18	22	26	30	31		08	11	15	19	23	27	31	31		09	12	16	20	24	28	31	31		10	13	17	21	25	29	31	31		11	14	18	22	26	30	31	31		12	15	19	23	27	31	31	31		<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										<p>URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080</p>	<p>LANDSCAPE PLAN SUMMIT OAKS/ ENGLSIDE BAPTIST CHURCH MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	<p>SCALE: 1" = 60' C.I. N/A DATE: SEPTEMBER, 2001 FILE NO. 9 OF 12 SHEET 9 OF 12 M.S.C.-1046</p>
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Business Highway - US ROUTE 1

SUMMIT OAKS
CONCEPTUAL STREET SCAPE

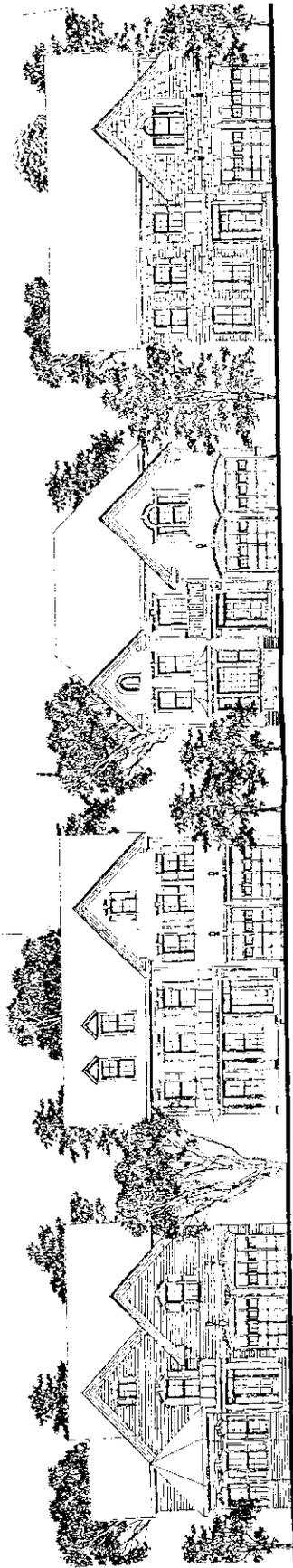
THE CONSULTING
CORPORATION
OF VIRGINIA
REGISTERED PROFESSIONALS



THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

PLAN DATE 11-27-01 02-28-02 04-23-02 05-14-02 06-27-02	UEA CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-8080	URBAN ENGINEERING & ASSOC., INC.		ILLUSTRATIVE ARCHITECTURAL ELEVATIONS	SHEET 10 OF 12
				SUMMIT OAKS / ENGLISIDE BAPTIST CHURCH MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA	SCALE AS SHOWN C.I. N/A DATE: SEPTEMBER 2001

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

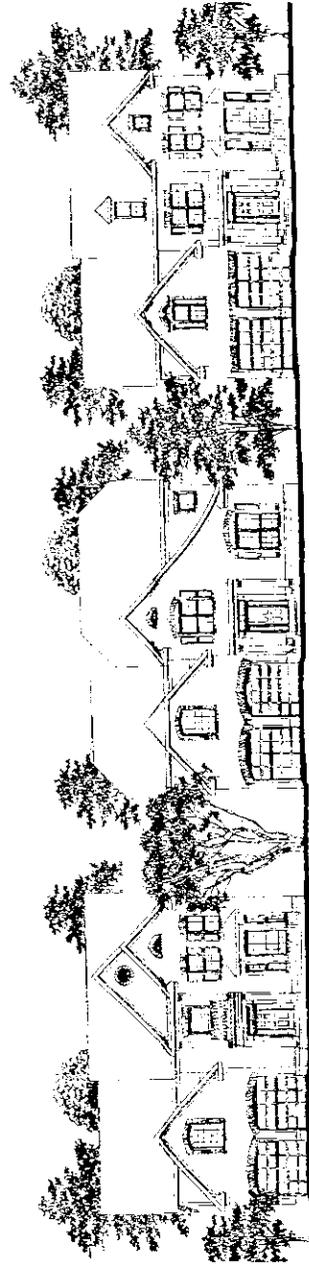


FRONT ELEVATION 1
Shown w/ optional brick
shown w/ optional brick

FRONT ELEVATION 2
Shown w/ optional brick
shown w/ optional brick

FRONT ELEVATION 3
Shown w/ optional brick
shown w/ optional brick

FRONT ELEVATION 4
Shown w/ optional brick
shown w/ optional brick



FRONT ELEVATION 1

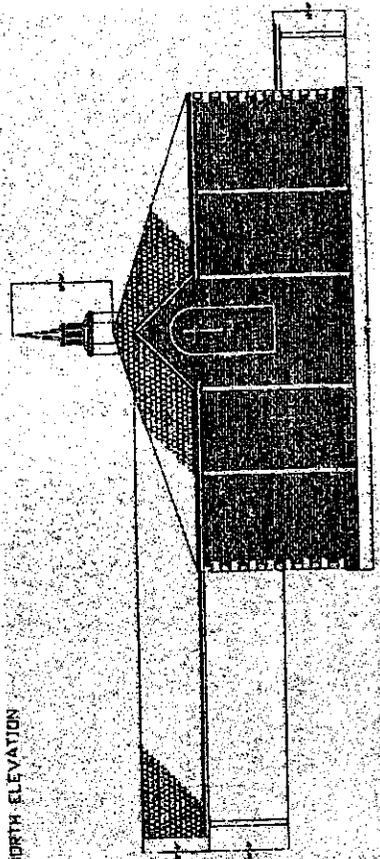
FRONT ELEVATION 2

FRONT ELEVATION 3

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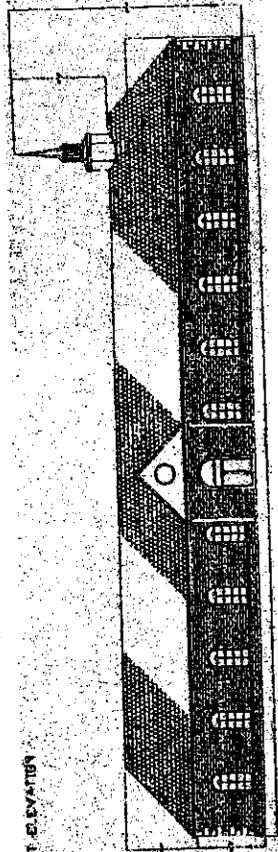
		ILLUSTRATIVE ARCHITECTURAL ELEVATIONS SUMMIT OAKS / ENGLETSIDE BAPTIST CHURCH MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA		SHEET 11 OF 12 FILE NO. MSC-1266
		URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-6080		SCALE: AS SHOWN C.I. N/A DATE: SEPTEMBER 2001
PLAN DATE 8-27-01 11-28-01 01-28-02 04-22-02 06-27-02 07-21-02 07-27-02	REVISION APPROVED BY DIVISION OF DESIGN REVIEW	REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

NORTH ELEVATION



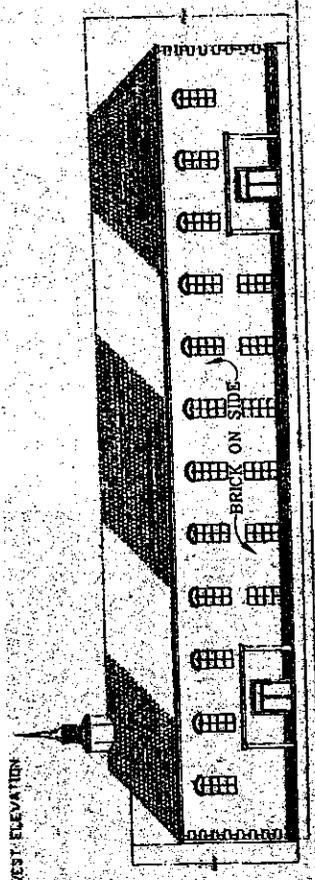
CHURCH— NORTH ELEVATION

EAST ELEVATION



CHURCH— EAST ELEVATION

WEST ELEVATION



CHURCH— WEST ELEVATION

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

NO.	DATE	DESCRIPTION
1	08-11-02	
2	08-11-02	
3	08-11-02	
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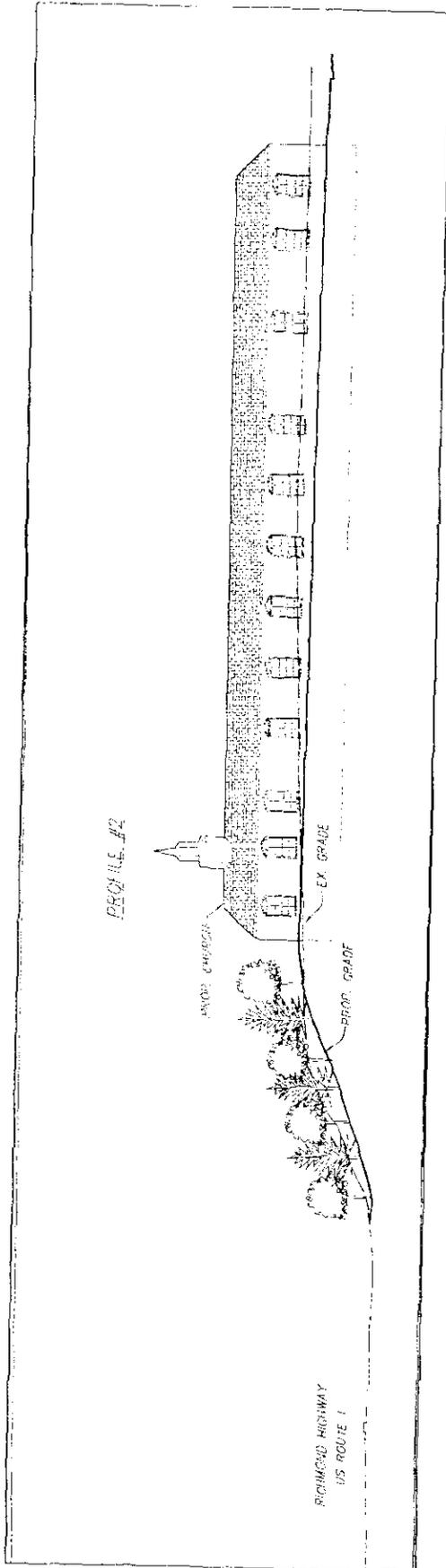
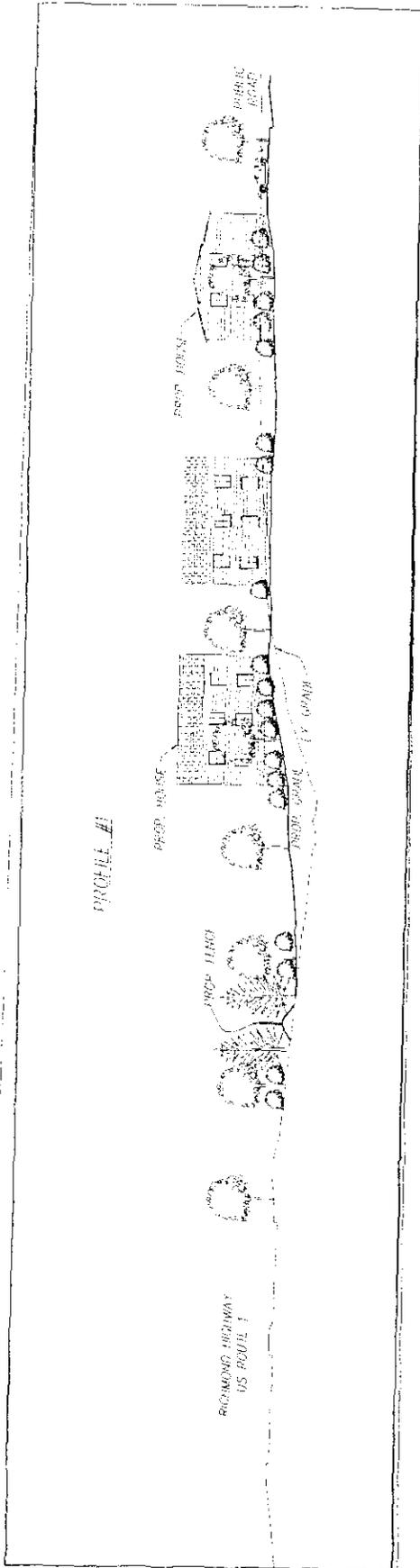
URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8680



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

SHEET 12 OF 12
 FILE NO. MSC-1286

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!

DATE	REVISION	APPROVED BY	DIVISION OF DESIGN REVIEW
11-29-01			
07-26-01			
04-27-01			
08-01-01			
07-23-01			
06-27-01			



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

SCALE: 1" = 100'
 C.I. N/A
 DATE: SEPTEMBER, 2001

SHEET 12A OF 12
 FILE No. MSC-1285



BACKGROUND

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, to the PDH-3 and R-3 Districts. 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 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. The Special Exception 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.

A Staff Report was published on September 5, 2002, which recommended denial of the application based on a number of outstanding issues, including, but not limited to:

- Proposed access to Route 1 via a signalized median break which is not part of the approved plans for widening of Route 1
- Failure to provide strict adherence to limits of clearing and grading and other unresolved Urban Forestry issues.
- Inadequate and substandard landscaping in both developments including inadequate transitional screening between the church/school site and the residential portion of the development.
- Failure to address archeological issues.
- Proffer deficiencies.

Many of the outstanding issues related to staff's overall concern with the intensity of development proposed for this site.

The public hearing before the Planning Commission is scheduled for September 19, 2002. The public hearing before the Board of Supervisors has not been scheduled.

DISCUSSION

The applicant submitted a revised CDP/FDP/GDP/SE Plat (revised plan) dated August 27, 2002, to address some of the issues noted above. However, the revised plan was not received in time to be considered in the September 5, 2002 Staff Report. The draft proffers, now dated September 17, 2002, have also been

revised several times since the publication of the staff report in an effort to address the outstanding issues. Staff believes that the majority of issues have been adequately addressed as noted in the Analysis presented below.

ANALYSIS

Conceptual/Final/Generalized Development Plan (CDP/FDP/GDP) and SE Plat (Copy at front of Staff Report)

Title of Combined Plan: (CDP/FDP) Summit Oaks
(GDP/SE) Engleside Baptist Church

Prepared By: Urban Engineering & Associates, Inc.

***Original and Revision Dates:** September, 2001, revised to
August 27, 2002

The combined plan now consists of 12 sheets. The landscape plan previously presented on one sheet (Sheet 8) at a 100 foot scale is now depicted on two sheets (Sheets 8 and 9) at a 50 foot scale. An additional sheet (Sheet 12A) has been provided which depicts site cross sections from Richmond Highway through both the residential and church/school portions of the property. Other changes to the combined plan include additional landscaping both in terms of quantity and type of vegetation along the Route 1 frontage of the site, along the edges of the buffers provided between the residential development and eastern and southern property boundaries, within the church/school parking lot and boundaries between the residential and church/school development. The typical lot details have been revised to clarify that a minimum distance of 12 feet between units will be provided. An additional residential elevation showing an optional brick front has been provided and the elevation of the church has been modified to clarify that brick will be provided on the western elevation of the proposed church building. However, both elevation sheets continue to state that the sheets are for illustrative purposes only. This conflicts with the proffers which have been revised to state that the architecture of the approved units and church will be in substantial conformance with the elevations included in the combined plan.

Transportation Analysis (Attachment 5)

Issue: VDOT Approval of Median Break

The major outstanding issue concerned 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. At the time of the publication of the Staff Report VDOT had not completed its review of the analyses submitted by the applicants. The applicant was advised that until such time as VDOT approves the proposed median break, DOT could not support the application.

On August 26, 2002, the DOT received confirmation from VDOT that the location of a median break as depicted on the CDP/FDP/GDP and SE Plat is acceptable to VDOT, provided that the appropriate turn lanes, including a full length left turn lane from the northbound lanes for U-Turns. The proffers have been revised to provide for the required improvements including signalization of the entrance if required by VDOT based on the submission of a signal warrant analysis by the applicant at the time of site or subdivision plan approval.

It should also be noted that the proffers have been revised to provide for a paved interparcel connection to the Pohick Church as requested by DOT. With the revised proffers all transportation issues have been resolved.

Environmental Analysis

Issue: Highway Noise

Staff previously expressed concern that the design of the noise barrier to be provided behind Lots 1-10 as depicted on the CDP/FDP was not acceptable because the type of fence shown was more decorative and may have gaps. The detail of the fence as depicted on Sheet 8 now notes that there will be 1" by 6" boards installed along the back side of the fence to preclude any gaps or openings as committed in the noise attenuation proffer. However, the applicant has not provided the requested section showing the relationship of the fence and berm to the dwellings located on Lots 8 and 9 which will be located closest (30 to 40 feet) to the noise fence. Staff requested this section to ensure that the proposed 12 foot height of the fence would not adversely impact the proposed dwellings. It would still be desirable for this section to be provided.

With the revised noise wall detail, this outstanding environmental issue has been addressed.

Urban Forestry Analysis (Attachment 6)

A number of proffer deficiencies were identified in the Urban Forester's previous review of the proffers and development plan dated July 23, 2002. In addition, staff raised concerns about the quality of the landscaping proposed for the site and the applicant's commitment with regard to strict adherence to the limits of clearing and grading depicted on the CDP/FDP/GDP and SE Plat. At the time of publication of the Staff Report, the applicant had submitted a revised plan and proffers that were under review by the Urban Forester. This revised plan, which is the subject of this addendum and the revised proffers which were dated August 22, 2002, addressed a number of the outstanding Urban Forestry issues.

The revised plan includes a 50 foot scale landscape plan for both the residential and church/school portions of the site. Additional landscaping has been depicted to supplement the buffers provided along the eastern and southern property boundaries of the residential development as well as along the Route 1 frontage of the site. The landscape plans have been revised to show a better mix of vegetation, including ornamental trees, large canopy street trees and evergreens ranging from 6-8 feet in height. The applicant has also improved the landscaping between the church and residential uses. The proffers have been revised to incorporate the recommended pre-construction walk through and tree protection fencing language.

The only outstanding issue noted by the Urban Forester in the September 9, 2002 Addendum, which reviewed the current plan submission, concerned the limits of clearing and grading issue. Given the previous logging violation which has occurred on the property, staff advised the applicant that it was expected that the tree preservation areas and limits of clearing and grading depicted on the plan would be maximum limits, strictly adhered to with no additional encroachments other than the utility corridor including the storm sewer outfall and the sanitary sewer outfall. However, the applicant's proffer continued to permit 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 proffers which are now dated September 17, 2002 have been revised to state that the limits of clearing will be strictly adhered to and that any adjustment to the limits of clearing and grading, which may be permitted shall be subject to the Urban Forester review and approval. Staff believes this proffer protects the limits of clearing and grading from any unnecessary encroachments. However, Note 14 on Sheet 2 of the CDP/FDP/GDP and SE Plat has not been revised to

reflect the proffer commitment. Although the proffers supercede the Notes on the Plan, this discrepancy should be corrected.

With the revised proffers and plan, except for Note 14, all Urban Forestry issues have been addressed.

Other Proffer Revisions

The revised proffers now contain a commitment to conduct a Phase I archeological survey for those sites previously identified by the County Archeologist and if warranted by the Phase I survey to conduct a Phase II and/or Phase III evaluation and recovery.

The recreation proffer has been revised to state that recreation facilities may be provided on site in an amount equal to \$955/unit or provided as a contribution to the Park Authority based on the portion of the \$955/unit not provided on site.

It should be noted, that while the proffers state that the architecture of the approved units and the church/school facility shall be in substantial conformance with the conceptual renderings depicted on the CDP/FDP/GDP and SE Plat, the Plan sheets themselves state that the architectural details are for illustrative purposes only. This discrepancy should be corrected.

Zoning Ordinance Provisions

With the revised proffers and development plan and with the proposed development conditions, staff believes that the application now satisfies the P-District Standards for the residential (PDH-3) portion of the development and the General Special Exception Standards for all special exception uses and the Additional Standards For Private Schools Of General Education for the church/school (R-3) portion of the site.

CONCLUSIONS AND RECOMMENDATIONS

In general, the revised proffers and CDP/FDP/GDP and SE Plat have addressed the majority of outstanding issues. However, the applicant should continue to refine the proffers and plan as noted above.

Still of general concern is the overall intensity of development for the site. The proposed design divides the site into two separate uses which results in an 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, staff had identified concerns with regard to the layout of the residential development. Specifically of concern was the placement of a playing field in close proximity to residences with minimal buffering and a layout that results in a congested design around Lots 1-7 (Lot 6 will be adjacent to the rear of 3 dwellings and the side of 1). Efforts have been made to increase the landscaping between the playing field and the residences as well as elsewhere on the site. It would be desirable to improve the layout in the area of Lots 1-7, which could be accomplished through a deletion of one or more lots. Similarly, concerns were outlined for the church/school section of the site. The FAR in the R-3 section is 0.11 while 0.25 is the maximum permitted. The applicant has identified major tree preservation areas on site and has revised the proffers to ensure that the limits of clearing and grading protecting the tree preservation areas are strictly adhered to. The applicant has also proffered to submit a reforestation plan for certain areas of the site located within the tree save areas that has been previously disturbed. In conclusion, the applicant has made great strides to address the identified issues and with VDOT approval of the median break and proffered transportation improvements, staff believes the application is in conformance with the Comprehensive Plan.

Recommendations

Staff recommends approval of RZ 2002-MV-020 subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of FDP 2002-MV-020 subject to the development conditions set forth in Attachment 2.

Staff recommends approval of SE 2002-MV-022 subject to the development conditions set forth in Attachment 3.

Staff recommends approval of a modification of the 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.

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

Staff recommends approval of a waiver of the height of the noise wall proposed along Route 1 pursuant to Sect. 16-401 of the Zoning Ordinance.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, 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.

ATTACHMENTS

1. Draft Proffers
2. Final Development Plan Conditions
3. Special Exception Conditions
4. Affidavits
5. Transportation Analysis
6. Urban Forestry Analysis
7. Glossary of Terms



PROFFERS
CHRISTOPHER MANAGEMENT, INC./ENGLESIDE BAPTIST CHURCH

RZ 2002-MV-020, FDP 2002-MV-020
September ~~12~~17, 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 and 18 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 12 sheets prepared by Urban Engineering, dated September 2001, and revised through August 27, 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 (herein defined as location of access, general orientation of development, open space and density), density 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, and to the extent required by the Zoning Ordinance, all common areas within the PDH-3 zone shall be under common ownership as required by Section 2-700 of the Zoning Ordinance.

3. ~~2. In conjunction with the appropriate subdivision review processes, all common areas within the PDH-3 zone shall be dedicated to the homeowners association.~~

~~provided that the open space area that is to be developed with a stormwater pond in the southwestern corner of the site may be owned by as an outlot the Trustees of Engleside Baptist Church (the "Church") or its successors and assigns. In the event the church retains ownership of land underlying such~~any ~~stormwater management facility~~pond is ultimately used by both the Church and the approved residential development, agreements for joint maintenance ~~of the pond and/or the land~~ shall be provided to an extent and form deemed necessary by ~~the County Attorney's office~~DPWES. Any potential obligation for joint maintenance of ~~land or~~stormwater facilities shall be disclosed in the HOA documents.

4. ~~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 recordation of the Deed of Subdivision and shall run to the benefit of homeowners' association (HOA), which shall be established, and the Board of Supervisors. This requirement shall be incorporated in the HOA documents and prospective purchasers shall be advised of this use restriction at the time of entering into a contract of sale.

5. ~~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.

6. ~~5.~~—The architecture of the approved units shall be in substantial conformance with 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, provided that the requirements of the ARB are in substantial conformance with the elevations shown on the Plans. The required ARB approval shall occur prior to the issuance of building permits.

7. ~~6.~~—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. ~~7.~~—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. ~~8.~~—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. The required contribution will be paid prior to the issuance of the first Residential Use Permit.

10. ~~9-~~All units shall be served by two (2) car garages.

11. ~~40-~~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. ~~44-~~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, which ever 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 the HOA documents and 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 approved by DPWES. 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. This proffer shall not preclude a future proffer condition amendment application for any use authorized under the governing R-3 zoning.

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 incorporation of materials that are similar to that used on 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, provided such requirements are in substantial conformance with the layout and elevations on the Plan. 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. The four (4) attached units identified as "Pastoral" housing on the Plans shall only be occupied by church employees.

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 commencement of construction 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 construction of the VDOT Project has commenced, along the Property frontage, prior to the commencement of construction or land disturbing activity associated with 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 permitted, such reimbursement shall be calculated on a "unit price 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 limited to 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 associated with the construction of the Church and related facilities. The required escrow for each Land Bay shall be paid prior to site

or subdivision plan approval for any of the approved development on Land Bay I or Land Bay II.

5. At the time of first site or subdivision plan approval, or on demand, whichever first occurs, the Applicant shall convey to the Board in fee simple, 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.

6. At the time of first site or subdivision plan approval, the Applicant shall provide, or, if permitted by County DOT, escrow funds in an amount determined by DPWES, 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 for widening Richmond Highway, at the time of each site or subdivision plan submittal, the Applicant shall prepare and submit to VDOT, a traffic signal warrant analysis for a signal at the site entrance. If warranted, the required signal shall be installed at the site entrance 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 subject to minor modifications 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 by the Urban Forestry Division, 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 as approved by the Urban Forestry Division.

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 or landscape architect. The plan shall be reviewed and approved by the Urban Forestry Division and implemented as approved.

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. 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 fencing 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.

5. 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.

6. 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.~~ 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.

7. 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 revegetate 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.

8. 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 or erection of any structures or fences protected by the limits of clearing.

9. 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 a 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, the residential units, on the portion of the Property zoned PDH-3, 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 subdivision plan approval, the Applicant shall demonstrate, through a noise study approved by DPWES, 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.

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.

IX. ARCHEOLOGICAL

1. Prior to site or subdivision plan approval, the three areas identified in the January 5, 2002 memorandum from Mike Johnson to Barbara A. Byron shall be the subject of a Phase I archeological survey conducted in substantial conformance with the methodology identified in the January 5, 2002 memorandum. If warranted by the initial Phase I survey, subsequent Phase II and/or Phase III evaluation and recovery shall occur with the scope of work of such potential Phase II and Phase III analyses being subject to review and approval by County Archeological Services.

{ the rest of this page has been intentionally left blank }

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: _____

\\REAN\42696.31\112696.34



DRAFT STAFF PROPOSED FDP DEVELOPMENT CONDITIONS**FDP 2002-MV-020****REVISED September 18, 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.~~ August 27, 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****REVISED September 18, 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~~ August 27, 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: AUG 23 2002
 (enter date affidavit is notarized)

I, Gregory A. Riegler, 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 2002-94a

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 BOLD above)
Christopher Management, Inc. Agents: E. John Regan, Jr.	Suite 400 11150 Main Street Fairfax, VA 22030	Applicant/Contract Purchaser Tax Map: 108-1((1))-27A, -27B; 108-3((1))-16
Urban Engineering & Associates, Inc. Agents: David T. McElhaney, P.E.	7712 Little River Turnpike Annandale, VA 22003	Engineers
McGuireWoods LLP Agents: Gregory A. Riegler, Esquire Dean H. Crowhurst, Esquire Molly E. Harbin, Urban Planner	1750 Tysons Blvd., Suite 1800 McLean, VA 22102	Attorneys/Agents (See Attachment 1(c) for Partners)

(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)

AUG 29 2002

DATE: _____
(enter date affidavit is notarized)

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

2002-94a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of Engleside Baptist Church Agent: Allen R. Demetri	8428 Highland Lane Alexandria, VA 22315-3823	Owner/Co-Applicant Tax Map: 108-3((1))-16
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	Owner Tax Map: 108-1((1))-27A, -27B
Hart & Calley, P.C. Agent: Harry P. Hart, Esquire	307 N. Washington Street Alexandria, VA 22315	Attorneys/Agent

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

REZONING AFFIDAVIT

DATE: AUG 25 2002
(enter date affidavit is notarized)

J002-94a

for Application No. (s): RZ/FDP 2002-MY-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: AUG 29 2002
(enter date affidavit is notarized)

2002-94a

for Application No. (s): RZ/FDP 2002-MY-000
(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: AUG 21 2002
(enter date affidavit is notarized)

2002-94a

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

I(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)

McCuireWoods 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 | Belcher, Dennis I. |
| Adams, Michael (former) | Blanco, Jim L. |
| Adams, Robert T. | Boland, J. William |
| Ames, W. Allen, Jr. | Bracey, Lucius H., Jr. |
| Anderson, Arthur E., II | Broadus, William G. |
| Anderson, Donald D. | Brown, Thomas C., Jr. |
| Andre-Dumont, Hubert | Burke, John W., III |
| Atkinson, Frank B. | Burkholder, Evan A. |
| Aucutt, Ronald D. | Burrus, Robert L., Jr. |
| Bagley, Terrence M. | Busch, Stephen D. |
| Baril, Mary Dalton | Cabaniss, Thomas E. |
| Barnum, John W. | Cairns, Scott S. |
| Barr, John S. | Capwell, Jeffrey R. |
| Bates, John W., III | Carter, Joseph C., III |

(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: AUG 29 2002
(enter date affidavit is notarized)

2002-94a

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

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

McGuireWoods LLP
1750 Tysons Boulevard, 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)

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.
Dillon, Lee Ann (formerly Rooney)
Douglass, W. Birch, III
Dudley, Waller T.
Dunetz, Jeffrey L. (former)
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: _____
(enter date affidavit is notarized)

2002-94a

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

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

McGuireWoods LLP
1750 Tysons Boulevard, 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.
Martin, George Keith
McArver, R. Dennis
McCallum, Steven C.
McElligott, James P.
McElroy, Robert G.
McFarland, Robert W.
McGee, Gary C.
McIntyre, Charles Wm.
McMenamin, Joseph P.
McLson, David E.
Menges, Charles L.
Menson, Richard L.
Michels, John J., Jr.
Milton, Christine R.
Murphy, Sean F.
Newman, William A.
Nunn, Daniel B. Jr.
Oostdyk, Scott C.
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Padgett, John D.
Page, Rosewell, III
Pankey, David H.
Pollard, John O.
Price, James H., III

Pusateri, David P.
Richardson, David L.
Rifken, Lawrence E.
Riopelle, Brian C.
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rogers, Marvin L.
Rooney, Lee Ann - now Dillon
Rosen, Gregg M.
Russell, Deborah M.
Rust, Dana
Sable, Robert G.
Satterwhite, Rodney A.
Schill, Gilbert E., Jr.
Sellers, Jane Whitt
Shelley, Patrick M.
Skinner, Haleyon E.
Slaughter, Alexander H.
Slone, Daniel K.
Smith, James C., III
Smith, R. Gordon
Spahn, Thomas E.
Stallings, Thomas J.
Steen, Bruce M.
Stone, Jacquelyn E.
Strickland, William J.

(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: AUG 29 2002
(enter date affidavit is notarized)

2002-94a

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

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

McGuireWoods LLP
1750 Tysons Boulevard, 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)

- Stroud, Robert E.
- Summers, W. Dennis
- Swartz, Charles R.
- Swindell, Gary W.
- Tashjian-Brown, Eva S.
- Taylor, D. Brooke
- 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 Attachment to Par. 1(c)

DATE 306 27 2002
(enter date affidavit is notarized)

2002-94a

for Application No. (s) RZ/FDP 2002-MV-020
(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 "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: AUG 29 2002
(enter date affidavit is notarized)

0002-94a

for Application No. (s): RZ/FDP 0002-MV-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 AFFIDAVIT

DATE: 08/21/02
(enter date affidavit is notarized)

2002-94a

for Application No. (s): RZ/FDP 2002-MV-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: AUG 29 2002
(enter date affidavit is notarized)

2002-94a

for Application No. (s): RZ/FDP 2002-MV-021
(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

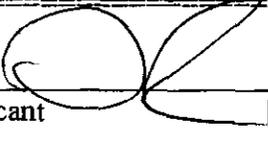
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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.

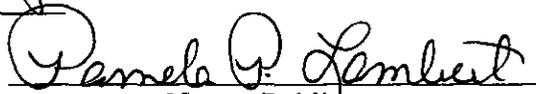
WITNESS the following signature:

(check one)

Applicant  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 29th day of August 2002, in the State/Comm. of Virginia, County/City of Fairfax


Notary Public

My commission expires: 3/31/06

SPECIAL EXCEPTION AFFIDAVIT

AUG 29 2002

DATE: _____

(enter date affidavit is notarized)

I, Gregory A. Riegler, 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

2002-95a

in Application No. (s): SE 2002-MV-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:

I(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 entries for 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)

AUG 29 2002

DATE: _____
(enter date affidavit is notarized)

2002-95a

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.)

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

(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: AUG 29 2002
(enter date affidavit is notarized)

2002-95a

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

I(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)

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

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

(check if applicable) [X] There is more corporation information and Par. I(b) is continued on a "Special Exception Affidavit Attachment I(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: AUG 29 2002
(enter date affidavit is notarized)

2002-95a

for Application No. (s): SE 2002-MV-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 Attachment to Par. 1(b)

DATE: AUG 29 2002
(enter date affidavit is notarized)

2002-95a

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

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.

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

(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: AUG 29 2002
(enter date affidavit is notarized)

2002-95a

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 (former)
- 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.
- Broadus, William G.
- Brown, Thomas C., Jr.
- Burke, John W., III
- Burkholder, Evan A.
- Burrus, Robert L., Jr.
- Busch, Stephen D.
- Cabaniss, Thomas E.
- Cairns, Scott S.
- Capwell, Jeffrey R.
- Carter, Joseph C., III

(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)

DATE: AUG 29 2002
(enter date affidavit is notarized)

2002-95a

for Application No. (s): SE 2002-MV-002
(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**)

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.
Dillon, Lee Ann (formerly Rooney)
Douglass, W. Birch, III
Dudley, Waller T.
Dunetz, Jeffrey L. (former)
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 "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: AUG 29 2002
(enter date affidavit is notarized)

2002-95a

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)

- Marshall, Gary S.
- Martin, George Keith
- McArver, R. Dennis
- McCallum, Steven C.
- McElligott, James P.
- McElroy, Robert G.
- McFarland, Robert W.
- McGee, Gary C.
- McIntyre, Charles Wm.
- McMenamin, Joseph P.
- Melson, David E.
- Menges, Charles L.
- Menson, Richard L.
- Michels, John J., Jr.
- Milton, Christine R.
- Murphy, Sean F.
- Newman, William A.
- Numm, Daniel B. Jr.
- Oostdyk, Scott C.
- O'Grady, Clive R. G.
- O'Grady, John B.
- Oakey, David N.
- Padgett, John D.
- Page, Rosewell, III
- Pankey, David H.
- Pollard, John O.
- Price, James H., III

- Pusateri, David P.
- Richardson, David L.
- Rifken, Lawrence E.
- Riopelle, Brian C.
- Robertson, David W.
- Robinson, Stephen W.
- Rohman, Thomas P.
- Rogers, Marvin L.
- Rooney, Lee Ann - now Dillon
- Rosen, Gregg M.
- Russell, Deborah M.
- Rust, Dana
- Sable, Robert G.
- Satterwhite, Rodney A.
- Schill, Gilbert E., Jr.
- Sellers, Jane Whitt
- Shelley, Patrick M.
- Skinner, Halcyon E.
- Slaughter, Alexander H.
- Slone, Daniel K.
- Smith, James C., III
- Smith, R. Gordon
- Spahn, Thomas E.
- Stallings, Thomas J.
- Steen, Bruce M.
- Stone, Jacquelyn E.
- Strickland, William J.

(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: AUG 29 2002
(enter date affidavit is notarized)

JUL - 95 a

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**)

- Stroud, Robert E.
- Summers, W. Dennis
- Swartz, Charles R.
- Swindell, Gary W.
- Tashjian-Brown, Eva S.
- Taylor, D. Brooke
- 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 "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: AUG 29 2002
(enter date affidavit is notarized)

2002-95a

for Application No. (s): SE 2002-MY-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: AUG 27 2002
(enter date affidavit is notarized)

2002-95a

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)

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

AUG 29 2002

DATE: _____
(enter date affidavit is notarized)

2002-95a

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

REZONING AFFIDAVIT

DATE: AUG 23 2002
(enter date affidavit is notarized)

2002-95a

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

Gregory A. Riegler, Applicant's Agent

Applicant's Authorized Agent

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

Subscribed and sworn to before me this 29th day of August, 2002, in the State/Comm. of Virginia, County/City of Fairfax

WREA75999v.1

Pamela P. Lambert
Notary Public

My commission expires: 3/31/06



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

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

SUBJECT: Transportation Impact Addendum #2

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: September 18, 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 22, 2002. Note that the original transportation comments referenced PCA 95-V-009 since the comments did not reflect the new rezoning and special exception application numbers.

The remaining major transportation issue identified in the prior addendum was the need to obtain written approval from VDOT that a median opening would be permitted on Richmond Highway at the proposed site entrance. VDOT staff responded with a letter signed by Mr. Paul Kraucunas and dated August 26, 2002. That letter indicates that a median would be permitted at the proposed site entrance. With receipt of the referenced letter, all major issues associated with the applications have been adequately addressed.

AKR/CAA

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

August 26, 2002

PHILIP A. SHUCET
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

Ms. Angela Kadar Rodehaever, Chief
Site Analysis Section
Department of Transportation
12055 Government Center Parkway
Fairfax, Virginia 22035

RE: Engleside Baptist Church/Summit Oaks
RZ/FDP 2002-MV-020

Dear Ms. Rodehaever:

As indicated earlier, I have reviewed the proposal to provide a median break in the proposed widened of Route 1 to serve the property, which is the subject, the referenced application with the applicable sections within this Department. The consensus indicates that the Department would have no objection to the location of a median break at this location with the understanding that the appropriate turn lanes would also be provided, including a full length left turn lane from the northbound lanes for U-turns. The developer should provide the additional funds for construction of this median break and turn lanes.

As indicated under separate cover, this median break should be provided with a traffic signal, at the developer's expense, when the warrants for its installation are met.

Sincerely,

Paul J. Kraucunas, Manager
Land Development Section

cc: Mary Ann Godfrey (ZED)
Chuck Almquist (FDOT)
Jorg Huckabee-Mayfield



To	Mary Ann Gentry	From	A.R. Kaub
Co./Dept.	PRM	Co.	VDOT
Phone #	703-521-3924	Phone #	703-383-2058
Fax #		Fax #	

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August 22, 2002

Douglas R. Kennedy, P.E.
Patton, Harris Rust & Associates, pc
14532 Lee Rd.
Chantilly, VA 20151-1679

Re: Traffic Signal Warrant Study
Summit Oaks on Route 1

Dear Mr. Kennedy:

We have reviewed the subject study and note the warrant is based on traffic projections using 2020 traffic volumes. While VDOT has no objection to the acceptance of a proffer (or partial proffer) for a future signal at this location, given the site volumes it appears that satisfaction of the warrant in the year of construction and installation of the signal in that same year may be quite some time in the future, and we therefore suggest that the County may wish to accept this proffer (with an appropriate CPI increase) subject to installation of the signal at such time as the MUTCD warrants are satisfied and assuming that the signal spacing and other factors that may affect installation of a signal in the corridor remain unaltered in the interim.

At present, the warrant for installation is not satisfied. Should you have any question, please feel free to call me at (703) 383-2058.

Sincerely,

A.R. Kaub, P.E.
Transportation Engineer Senior

ARK/ss
cc: Ms. A. Rodeheaver
Ms. D. A. Purvis
Ms. I vonKutleben



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Anne Godfrey, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: September 9, 2002

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 3, 2002

This review is based on the draft proffers dated August 30, 2002. Previous comments and recommendations regarding the Conceptual and Final Development plan and draft proffers dated August 1, 2002 were provided to you on August 27, 2002.

Recommendations For Draft Proffers (Draft proffer 6)

The third sentence in proffer 6 is recommended to be deleted:

~~"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."~~

Recommendation/Note: The Conceptual and Final Development Plan stamped as received by the Department of Planning and Zoning on August 27, 2002, reflects an outfall pipe for one of the two stormwater management facilities, and sanitary sewer lines for most of the site. The following is not shown on the CDP/FDP: trails or a trail system, direct water service utility lines for the detached residences and church facilities, and needed stormwater management utility pipes necessary for other portions of the site other than the large stormwater management pond.

- This information is needed at this time so that the Applicant's draft proffer 6 language can remain as proposed.

JGS/
UFDID# 03-0349

cc: Mary Anne Welton, Environmental Planner, E&DRB, DPZ
Denise James, Land Use Planner, E&DRB, DPZ

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		

