



APPLICATION ACCEPTED: March 9, 2012
PLANNING COMMISSION: January 24, 2013
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

January 10, 2013

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2012-SU-002

SULLY DISTRICT

APPLICANT: Nadeem P. Malik

ZONING: R-1

PARCEL(S): 35-2 ((1)) 4

SITE AREA: 2.3 acres

DENSITY: 0.8 du/acre

PLAN MAP: Residential; .5 - 1 du/ac

SE CATEGORY: Category 6: Waiver of the minimum lot width requirement

PROPOSAL: To permit a waiver of the minimum lot width requirement in order to subdivide a 2.3 acre lot zoned R-1, into two lots, with lot widths of 150 ft. and 76 ft.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2012-SU-002 subject to the proposed Development Conditions contained in Appendix 1.

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

Rebecca Horner

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



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

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

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

O:\rhorner\Special Exceptions and CSP\Malik\Cover.doc



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

Special Exception

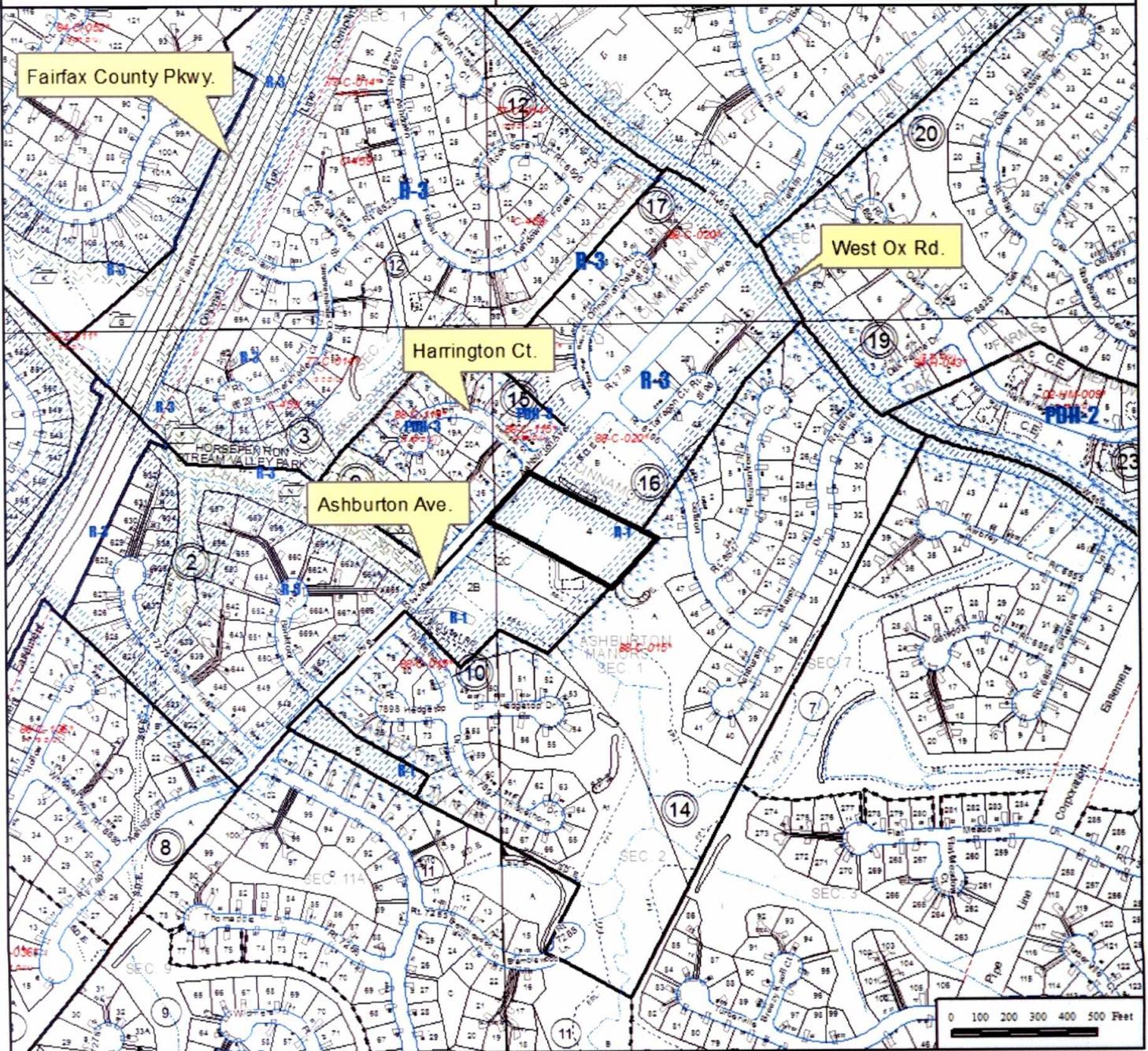
SE 2012-SU-002



Applicant: NADEEM P. MALIK
Accepted: 03/09/2012
Proposed: TO PERMIT THE SUBDIVISION OF 1 LOT INTO 2 LOTS WITH PROPOSED LOT 1 HAVING A LOT WIDTH OF 150 FEET AND PROPOSED LOT 2 HAVING A LOT WIDTH OF 76 FEET

Area: 2.3 AC OF LAND; DISTRICT - SULLY
ZIP - 20171

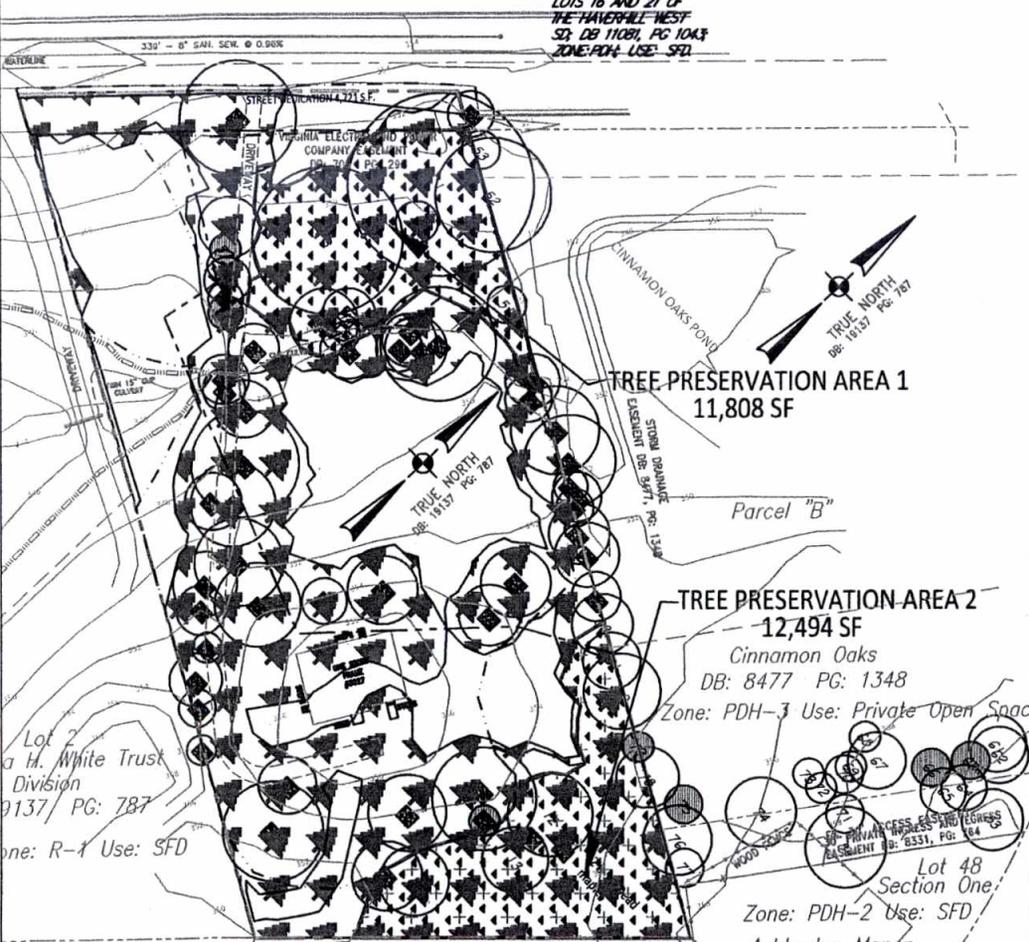
Zoning Dist Sect: 09-0610
Art 9 Group and Use: 6-06
Located: 3027 ASHBURTON AVENUE
Zoning: R- 1
Plan Area: 3
Map Ref Num: 035-2- /01/ /0004



ASHBURTON AVENUE

SAN. 861 "C"
TOP = 363.82
INVERT = 342.92

NOTE: PROPERTY
ACROSS ASHBURTON
AVENUE IS INCLUDED IN
LOTS 16 AND 21 OF
THE HAVERHILL WEST
SD, DB 11081, PG 10A3
ZONE: PDH-3 USE: SFD



TREE INVENTORY & PROPOSED DISPOSITION

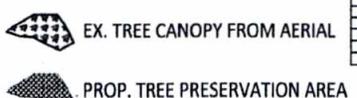
Tree #	SPECIES	COMMON NAME	SCIENTIFIC BINOMIAL	DBH	CONDITION	COMMENTS	STATUS	ACTIVITIES					DEVELOPMENT NOTES	
								ROOT PRUNE	MULCH	PAINT	FERTILIZE	TREAT PESTS		CABLE
1	lil	lilip podar	Liriodendron tulipifera	48	55	double stem 2x2x3, hollow at base, two competing stems	preserve							
2	blf	black walnut	Juglans nigra	11	80	open crown, single stem	preserve							
3	blf	lilip podar	Liriodendron tulipifera	39	85	open crown, single stem	preserve							
4	blf	black walnut	Juglans nigra	9	75		remove							
5	qpe	pin oak	Quercus palustris	15	80	by existing pole	remove							POOR EXISTING CONDITION - EX. HOUSE
6	blf	lilip podar	Liriodendron tulipifera	28	85	single stem	remove							GRAZING
7	cabl	Catalpa	Catalpa bignonioides	18	85	single stem, broad open crown	remove							POOR EXISTING CONDITION - EX. HOUSE
8	acn	red maple	Acer rubrum	18	75	double stem	preserve							
9	cabl	Catalpa	Catalpa bignonioides	20	75	multi stem, open crown, some deadwood, decay	remove							POOR EXISTING CONDITION - EX. HOUSE
10	acn	red maple	Acer rubrum	27	50	Leaves showed late decay, hollow	remove							POOR EXISTING CONDITION - EX. HOUSE
11	frn	white ash	Fraxinus americana	8	80	single stem	remove							GRAZING
12	qpe	pin oak	Quercus palustris	20	70	single stem, broad open crown	preserve							
13	qpe	pin oak	Quercus palustris	17	40	double stem 10x14, growing around wagon wheel at base, weak form	preserve							
14	acn	red maple	Acer rubrum	18	85	multi stem, open crown, some deadwood, decay	remove							POOR EXISTING CONDITION - EX. HOUSE
15	acn	red maple	Acer rubrum	18	85	multi stem, open crown, some deadwood, decay	remove							IMPACTED BY GRADING & CONCRETE
16	prn	black cherry	Prunus serotina	13	80		remove							IN DRAINAGE & EX. DIRT
17	acn	red maple	Acer rubrum	17	80	double trunk	remove							IN DRAINAGE & EX. DIRT
18	acn	red maple	Acer rubrum	16	70	single stem	remove							IN DRAINAGE & EX. DIRT
19	amr	American elm	Ulmus americana	10	85		remove							IN DRAINAGE & EX. DIRT
20	acn	red maple	Acer rubrum	13	80	double stem	remove							IN DRAINAGE & EX. DIRT
21	amr	American elm	Ulmus americana	8	85		remove							IN DRAINAGE & EX. DIRT
22	blf	lilip podar	Liriodendron tulipifera	24	80	single stem	remove							IN DRAINAGE & EX. DIRT
23	nyg	black gum	Nyssa sylvatica	23	85	double stem 18x10	remove							IN DRAINAGE & EX. DIRT
24	acn	red maple	Acer rubrum	12	70	single stem	remove							IN DRAINAGE & EX. DIRT
25	amr	American elm	Ulmus americana	14	75	single stem	remove							IN DRAINAGE & EX. DIRT
26	qpe	pin oak	Quercus palustris	30	85	right of way, by existing drive entrance, pruned away from power lines	remove							POOR EXISTING CONDITION
27	prn	black cherry	Prunus serotina	18	70		preserve							
28	prn	black cherry	Prunus serotina	12	75		remove							
29	frn	white ash	Fraxinus americana	9	75		remove							
30	prn	black cherry	Prunus serotina	13	80	by existing drive and small current	remove							
31	acn	red maple	Acer rubrum	18	85	topped, under wires	remove							POOR EXISTING CONDITION - GRAZING
32	acn	red maple	Acer rubrum	28	50	topped, under wires, extensive decay	remove							POOR EXISTING CONDITION - GRAZING
33	bas	basilgrass	Basella alba	15	70	single stem	remove							GRAZING
34	acn	red maple	Acer rubrum	22	80	some deadwood, one about next to wires	remove							POOR EXISTING CONDITION - GRAZING
35	acn	red maple	Acer rubrum	23	15	open crown, single stem, some decay at base	remove							POOR EXISTING CONDITION - GRAZING
36	acn	red maple	Acer rubrum	22	65	double stem, open crown	remove							POOR EXISTING CONDITION - GRAZING
37	prn	black cherry	Prunus serotina	17	85		remove							GRAZING
38	prn	black cherry	Prunus serotina	13	85		remove							GRAZING
39	acn	red maple	Acer rubrum	8	70		remove							GRAZING
40	blf	black walnut	Juglans nigra	14	90	topped, under wires one about	remove							GRAZING
41	acn	red maple	Acer rubrum	12	70		remove							GRAZING
42	acn	red maple	Acer rubrum	18	85		remove							GRAZING
43	acn	red maple	Acer rubrum	18	85		preserve							
44	nyg	black gum	Nyssa sylvatica	14	85	old beaver damage at base	preserve							
45	nyg	black gum	Nyssa sylvatica	15	65	minor old beaver damage at base	remove							POOR EXISTING CONDITION - DRAINAGE
46	nyg	black gum	Nyssa sylvatica	12	70	extensive old beaver damage at base, decay extends up main trunk	remove							POOR EXISTING CONDITION - DRAINAGE
47	nyg	black gum	Nyssa sylvatica	14	85	some old beaver damage at base	remove							POOR EXISTING CONDITION - DRAINAGE
48	nyg	black gum	Nyssa sylvatica	18	85	some old beaver damage at base	remove							POOR EXISTING CONDITION - DRAINAGE
49	acn	red maple	Acer rubrum	10	75		preserve							
50	qpe	pin oak	Quercus palustris	30	9	DEAD	remove							POOR EXISTING CONDITION - DRAINAGE
51	nyg	black gum	Nyssa sylvatica	10	70		preserve							
52	acn	red maple	Acer rubrum	10	70	double stem	preserve							
53	acn	red maple	Acer rubrum	10	70		preserve							
54	plc	evcatorum	Platanus occidentalis	12	40	double stem, topped, under wires	remove							IN R.U.C. - WEEDING
55	prn	black cherry	Prunus serotina	10	75	one about, by power pole, transformer	remove							GRAZING
56	acn	red maple	Acer rubrum	10	75		remove							GRAZING
57	frn	white ash	Fraxinus americana	8	70		preserve							
58	qpe	pin oak	Quercus palustris	11	70		preserve							
59	qpe	branded pear	Prunus coccinea	13	25	topped, under power lines	remove							POOR EXISTING CONDITION - GRAZING
60	acn	red maple	Acer rubrum	12	60		remove							
61	lat	swallowtail	Liquidambar styraciflua	13	70		preserve							
62	blf	pin oak	Quercus palustris	15	70		preserve							
63	frn	white ash	Fraxinus americana	10	70		preserve							
64	qpe	southern red oak	Quercus falcata	12	70		preserve							
65	qpe	southern red oak	Quercus falcata	12	70		preserve							
66	frn	white ash	Fraxinus americana	10	70		preserve							
67	qpe	southern red oak	Quercus falcata	10	75		preserve							
68	qpe	southern red oak	Quercus falcata	8	75		preserve							
69	qpe	southern red oak	Quercus falcata	8	70		preserve							
70	qpe	pin oak	Quercus palustris	8	70		preserve							
71	qpe	pin oak	Quercus palustris	8	70		preserve							
72	acn	red maple	Acer rubrum	10	80		preserve							
73	acn	red maple	Acer rubrum	8	80		preserve							
74	qpe	pin oak	Quercus palustris	8	85		preserve							
75	frn	white ash	Fraxinus americana	10	85		preserve							
76	prn	virginia pine	Pinus virginiana	10	85	very mature, broad crown, tall, leaves slightly	preserve							
77	qpe	pin oak	Quercus palustris	10	85		preserve							
78	acn	red maple	Acer rubrum	10	45	small trunk, deadwood	remove							
79	frn	white ash	Fraxinus americana	8	65		preserve							
80	acn	red maple	Acer rubrum	21	85		preserve							
81	acn	red maple	Acer rubrum	17	75		preserve							
82	acn	red maple	Acer rubrum	17	75		preserve							
83	qpe	southern red oak	Quercus falcata	18	75	edge of forest in lawn area	preserve							
84	qpe	pin oak	Quercus palustris	21	70	near existing fence and house, broad crown	preserve							

ASHBURTON MANOR EXISTING TREE LOCATION PLAN

NOTE: TREES TO BE PRESERVED SHALL BE PROTECTED WITH TREE PROTECTION FENCING PER FAIRFAX COUNTY PFM.



WHITE ASH WITHIN SITE BOUNDARIES. NO TREE CANOPY CREDIT.



Hish and Company
CIVIL ENGINEERING PROFESSIONALS
DATE: MARCH 2012
REV. THRU: 12/19/2012

Head: Gerald A. Hish, Sr.
Lic. No. 9988
Professional Engineer
Fairfax County, Virginia

TREE INVENTORY PLAN
SPECIAL EXCEPTION (SE) PLAT
3027 ASHBURTON AVENUE
TAX MAP 35-2 (11) PARCEL 4
FAIRFAX COUNTY, VIRGINIA

SE 2012-SL-002
COUNTY OF FAIRFAX
Gerald A. Hish, Sr.
Lic. No. 9988
PROFESSIONAL ENGINEER
FAIRFAX COUNTY, VIRGINIA

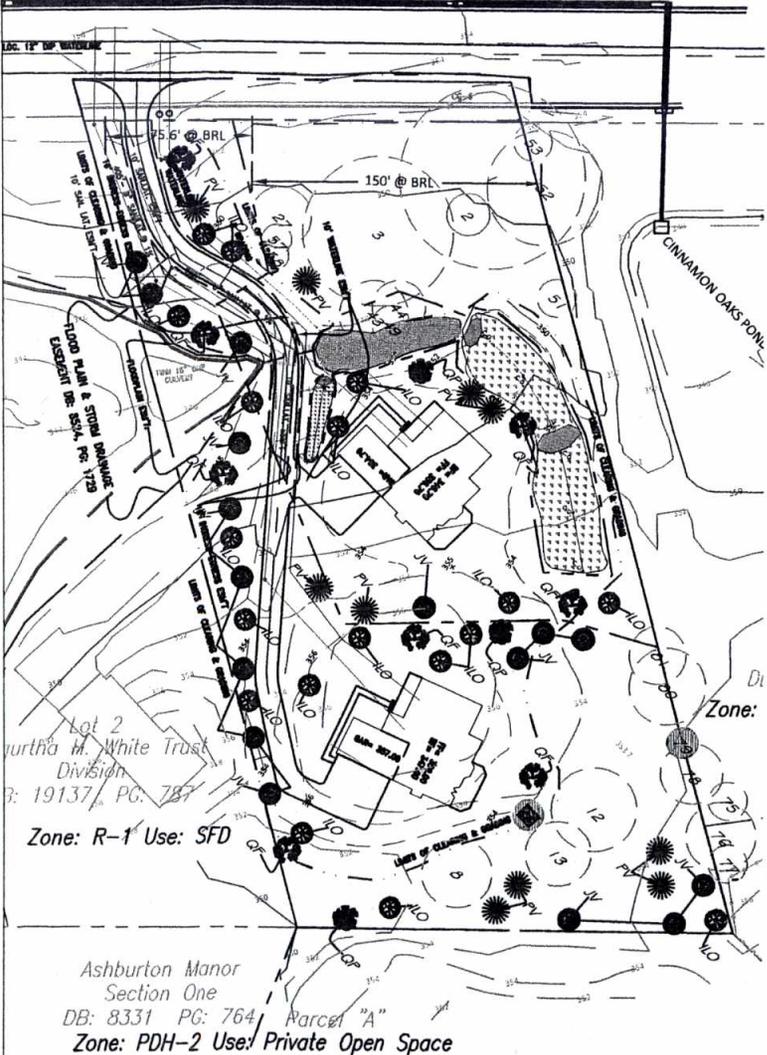
DATE: _____ DESCRIPTION: _____
G4H DESSN G4H CHKD
SCALE: H: GRAPHIC V: _____
JOB No. 11091-01
DATE: MARCH 2012
FILE No. _____
SHEET 4 OF 8

ASHBURTON AVENUE Rte. 749

(VARIABLE WIDTH)

NOTE: PROPERTY ACROSS ASHBURTON AVENUE IS INCLUDED IN LOTS 16 AND 21 OF THE HANERHILL WEST SUB DB 11026, PG 10A; ZONE-PDH; USE-SFD

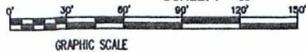
NOTE: WITH THE SUBDIVISION PLAN SUBMISSION, A BMP PLANTING SCHEDULE, AS PART OF THE BMP REQUIREMENT, SHALL BE DEVELOPED AND INCLUDED IN THE PLAN SET. THE BMP PLANTING SCHEDULE SHALL INCLUDE A PLANT LIST; SHALL IDENTIFY SPECIES AND QUANTITIES TO BE PROVIDED AND SIZES OF NURSERY STOCK; SHALL IDENTIFY THE TIMING FOR PLANTING, WEED AND DEER CONTROL MEASURES, AS WELL AS WATERING, MULCHING, ETC. THE BMP PLANTING PLAN AND SCHEDULE SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE URBAN FOREST MANAGEMENT DIVISION (UFMD) OF FAIRFAX COUNTY PRIOR TO SUBDIVISION PLAN APPROVAL.



- PV Virginia Pine (1" cal.; 6' = 150 sf) - 10 total
- ILO American Holly (1" cal.; 6' = 75 sf) - 18 total
- JV Eastern Red Cedar (1" cal. = 75 sf) - 16 total
- QP Willow Oak (1" cal. = 150 sf) - 3 total
- QF Southern Red Oak (1" cal. = 150 sf) - 8 total
- 47 Ex. Tree To Be Preserved; See Sheets 3 and 4.

LANDSCAPE PLAN

SCALE: 1" = 30'



GRAPHIC SCALE

LOT 1

NOTE: DOES NOT INCLUDE VEGETATIVE SWALE PLANTINGS.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	% TOTAL QTY.	SIZE	PFM CLASS	BS. FT. COVER	TOTAL	CONDITION
CANOPY TREE									
QP	QUERCUS PHellos	WILLOW OAK	3	100%	1 IN. CAL.	CAT IV DEC.	150	450	B & B
QP	QUERCUS FALCATA	SOUTHERN RED OAK	2	6%	1 IN. CAL.	CAT IV DEC.	150	300	B & B
EVERGREEN TREE									
ILO	ILEX OPACA	AMERICAN HOLLY	4	31%	1 IN. CAL. MIN. 6'	CAT II EG.	75	300	B & B
PV	PINUS VIRGINIANA	VIRGINIA PINE	4	31%	1 IN. CAL. MIN. 6'	CAT IV EG.	150	600	B & B
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2	15%	1 IN. CAL. MIN. 6'	CAT II EG.	75	150	B & B
TOTAL TREES			13					1,500	

TREE COVER COMPUTATIONS:

LOT 1

REQUIRED TREE COVER		LOT 1	
SITE ZONING:	R-1		
REQUIRED TREE COVER PER ZONING:	30%		
SITE AREA:	38,000	S.F. =	0.83 AC.
% REQUIRED:	30%		
COVER REQUIRED:	10,807	S.F. =	0.25 AC.
PROVIDED TREE COVER		LOT 1	
EXISTING TREE COVER TO REMAIN (AREA 1):	11,808	SF	
TREE CONSERVATION CREDIT	0.34	1.25 AC	11,808
			14,760 SF

DESCRIPTION	QUANTITY	10 YEAR TREE COVER (SFT)	TOTAL TREE COVER (SFT)
CAT. IV DECIDUOUS (1" CALIPER)	3	150	450
CAT. IV EVERGREEN (1" CALIPER; MIN. 6' HEIGHT)	4	150	600
CAT. II EVERGREEN (1" CALIPER; MIN. 6' HEIGHT)	8	75	450
TOTAL TREE COVER PLANTED			1,500

TOTAL PROVIDED TREE COVER: 14,760 SF + 1,500 SF = 16,260 SF
 WHICH IS GREATER THAN 150% OF REQUIRED 12,606 SF

LOT 2

NOTE: DOES NOT INCLUDE VEGETATIVE SWALE PLANTINGS.

KEY	BOTANICAL NAME	COMMON NAME	QTY.	% TOTAL QTY.	SIZE	PFM CLASS	BS. FT. COVER	TOTAL	CONDITION
CANOPY TREE									
QP	QUERCUS PHellos	WILLOW OAK	8	100%	1 IN. CAL.	CAT IV DEC.	150	1,200	B & B
QP	QUERCUS FALCATA	SOUTHERN RED OAK	2	6%	1 IN. CAL.	CAT IV DEC.	150	300	B & B
EVERGREEN TREE									
ILO	ILEX OPACA	AMERICAN HOLLY	14	33%	1 IN. CAL. MIN. 6'	CAT II EG.	75	1,050	B & B
PV	PINUS VIRGINIANA	VIRGINIA PINE	6	14%	1 IN. CAL. MIN. 6'	CAT IV EG.	150	900	B & B
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	14	33%	1 IN. CAL. MIN. 6'	CAT II EG.	75	1,050	B & B
TOTAL TREES			42					4,200	

TREE COVER COMPUTATIONS:

LOT 2

REQUIRED TREE COVER		LOT 2	
SITE ZONING:	R-1		
REQUIRED TREE COVER PER ZONING:	30%		
SITE AREA:	31,548	S.F. =	1.18 AC.
% REQUIRED:	30%		
COVER REQUIRED:	15,554	S.F. =	0.36 AC.
PROVIDED TREE COVER		LOT 2	
EXISTING TREE COVER TO REMAIN (AREA 2):	12,484	SF	
TREE CONSERVATION CREDIT	0.36	1.25 AC	12,484
			15,616 SF

DESCRIPTION	QUANTITY	10 YEAR TREE COVER (SFT)	TOTAL TREE COVER (SFT)
CAT. IV DECIDUOUS (1" CALIPER)	8	150	1,200
CAT. IV EVERGREEN (1" CALIPER; MIN. 6' HEIGHT)	8	150	900
CAT. II EVERGREEN (1" CALIPER; MIN. 6' HEIGHT)	28	75	2,100
TOTAL TREE COVER PLANTED			4,200

TOTAL PROVIDED TREE COVER: 15,616 SF + 4,200 SF = 19,816 SF
 WHICH IS GREATER THAN 125% OF REQUIRED 15,800 SF

Hish and Company
 CIVIL ENGINEERING PROFESSIONALS
 DATE: MARCH 2012
 REV. THRU: 12/19/2012

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LANDSCAPE PLAN
 SPECIAL EXCEPTION (SE) PLAT
 3027 ASHBURTON AVENUE
 TAX MAP 35-2 (1J) PARCEL 4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SE 2012-SU-002
 COUNTY PLAN NUMBER

PROFESSIONAL SEAL OF VIRGINIA
 Gerald A. Hish, Sr.
 Lic. No. 9988
 PROFESSIONAL ENGINEER
 PLAN STATUS

DATE	DESCRIPTION
GAH	GAH GAH
DESIGN	DRAWN CHKD
SCALE	GRAPHIC
JG	GRAPHIC
JOB No.	11001-01
DATE:	MARCH 2012
FILE No.	

DATE	DESCRIPTION	REVIEW	APPROVED	DATE

STORM DRAINAGE, SWM AND BMP NARRATIVES

EXISTING CONDITIONS

THE SUBJECT PROPERTY IS A 2.3 ACRE RESIDENTIALLY DEVELOPED PARCEL WITH THE HORSEPEN RUN DRAINAGE SHED. CURRENTLY THE PROPERTY INCLUDES ONE SINGLE FAMILY RESIDENCE WHICH IS SERVED BY A SEPTIC SYSTEM FOR SANITARY SEWER AND PRIVATE WELL. ACCESS TO THE PROPERTY IS DIRECTLY FROM ASHBURTON AVENUE. PUBLIC WATER AND SEWER SERVICE IS AVAILABLE TO THE PROPERTY FROM MAIN LINES LOCATED WITHIN ASHBURTON DRIVE AND CONNECTIONS FOR THE EXISTING HOUSE ARE CURRENTLY BEING MADE BY THE LANDOWNER. WITH THE PROPOSED PLAN, ACCESS TO THE NEW LOTS WILL BE VIA A COMMON DRIVEWAY OUTSIDE OF THE RPA ON THE SITE AND RELOCATED TO THE SOUTHEAST FOR GREATER SIGHT DISTANCE. THE LAND DRAINS INTO TWO (2) SEPARATE MINOR TRIBUTARIES OF HORSEPEN RUN AND THE OUTFALLS FROM THE PROPERTY ARE VIA GRASSED CHANNELS INDICATED AS OUTFALLS A AND B (OUT-A & OUT-B) ON THE DRAINAGE DIVIDE MAPS. OUTFALL A INCLUDES THE MAJORITY OF THE SITE (1.71-.8 ACRES) AND THE DISCHARGE IS TO DUAL 18" CULVERTS BENEATH THE NEIGHBORS DRIVEWAY TO THE SOUTH. BOTH OUTFALLS DRAIN DIRECTLY TO HORSEPEN RUN AND ARE LOCATED APPROXIMATELY 250' FROM THE MAIN CHANNEL. AT THE CONFLUENCE OF OUTFALL A (THE MOST DOWNSTREAM DISCHARGE) WITH THE STREAM VALLEY, THE OFF-SITE CONTRIBUTING AREA IS 450 ACRES WHILE THE TOTAL DRAINAGE AREA TO OUTFALL A (ON-SITE AND OFF-SITE) IS 2.33 ACRES (ON-1 + ON-2 + OFF-4 + OFF-5 + OFF-6). THE TOTAL DRAINAGE AREA TO OUTFALL B IS 0.68 ACRES (ON-3 + OFF-7 + OFF-8). EXISTING CHANNELS ACROSS THE ADJOINING PROPERTY TO THE STREAM ARE GRASS LINED AND DO NOT INDICATE ANY NOTICEABLE EROSION DUE TO STORM CONVEYANCE. THE DOWNSTREAM CHANNELS ARE BROAD, GENTLY SLOPING CONVEYANCES WHICH RESULT IN SHEET FLOW DISCHARGES FOR EACH OUTFALL.

OUTFALL ADEQUACY

IN ACCORDANCE WITH PFM SECTION 4-0202.6, EXISTING SHEET FLOW DISCHARGES FROM THE SITE MAY CONTINUE SO LONG AS: (A) THE PEAK RATE AFTER DEVELOPMENT DOES NOT EXCEED THE PREDEVELOPMENT PEAK RATE; OR (B) THE DIRECTOR DETERMINES THAT ANY INCREASE IN PEAK DISCHARGE CAUSED BY THE DEVELOPMENT WILL NOT (1) HAVE ANY ADVERSE IMPACT ON LOWERLYING PROPERTIES OR (2) AGGRAVATE AN EXISTING DRAINAGE PROBLEM OR CAUSE A NEW DRAINAGE PROBLEM DOWNSTREAM.

AS SHOWN IN THE TABLES ON SHEET 7 OF THIS PLAN SET, THE PRE-DEVELOPMENT PEAK DISCHARGES FOR THE SITE (TABLE 1) ARE 4.75 CFS FOR THE 2-YEAR STORM AND 6.37 CFS FOR THE 10-YEAR EVENT. ALL DRAINAGE AREAS UNDER PRE-DEVELOPMENT RUNOFF CONDITIONS ARE ASSIGNED A 5 MINUTE TIME OF CONCENTRATION (TO BASED UPON PHYSICAL CONDITIONS). FOR THE POST-DEVELOPMENT ANALYSIS, SIX SEPARATE DRAINAGE SHEDS ARE EVALUATED DUE TO THE PROPOSED ROADWORK, SITE GRADING FOR RESIDENCES AND THE CONSTRUCTION OF BMP FACILITIES FOR WATER QUALITY IMPROVEMENT. OF THESE SHEDS, FIVE OF THEM (ON-2, ON-3, ON-4, ON-5 AND ON-6) MAINTAIN A 5 MINUTE T_c. THE POST-DEVELOPMENT PEAK DISCHARGES FOR THESE AREAS ARE CALCULATED IN TABLE 2 ON SHEET 7. RUNOFF FROM DRAINAGE AREA ON-1 IS CONVEYED THROUGH THE PROPOSED MAJOR VEGETATIVE SWALE ON OUTLOT "A" WHICH HAS BEEN DESIGNED TO CAPTURE AND TREAT THE FIRST 1" OF RUNOFF AS THE WATER QUALITY VOLUME FOR THE FACILITY. A COMPUTATION OF THE RESULTANT HYDROGRAPH FROM THIS DRAINAGE AREA WITH THE DETENTION OF THE FIRST 1" OF RUNOFF INDICATES THAT THE WATER QUALITY VOLUME ACCRUES OVER APPROXIMATELY THE FIRST 23 MINUTES OF THE STORM. AS A CONSERVATIVE ESTIMATE, THEN, THE T_c FOR DRAINAGE AREA ON-1 HAS BEEN ASSIGNED AT 10 MINUTES FOR ANALYSIS PURPOSES. THE RESULTANT 2-YEAR AND 10-YEAR PEAK HYDROGRAPHS FOR THIS AREA ARE INCLUDED IN TABLE 3 ON SHEET 7. A COMBINED HYDROGRAPH FOR THE ENTIRE 2.30 ACRE SITE HAS BEEN DEVELOPED THROUGH HYDROGRAPH ADDITION OF TABLES 2 AND 3 AND IS REFLECTED IN TABLES 4 AND 5 ON SHEET 7. AS SHOWN, THE POST-DEVELOPMENT PEAK DISCHARGES FOR THE 2-YEAR AND 10-YEAR STORMS ARE 4.70 CFS AND 6.21 CFS, RESPECTIVELY. SINCE BOTH OF THESE PEAK RUNOFF VALUES ARE LESS THAN THE PRE-DEVELOPMENT PEAK, WE CONCLUDE THAT THE CHANNEL OUTFALLS FROM THE SITE ARE ADEQUATE UNDER COUNTY REGULATIONS, AND THAT THE PEAK ATTENUATION OF THE VEGETATIVE SWALE IS A FUNCTIONAL STORMWATER MANAGEMENT FACILITY FOR QUANTITY CONTROL ON THIS SITE.

STORMWATER MANAGEMENT (SWM)

AS NOTED IN THE ADEQUATE OUTFALL NARRATIVE ABOVE, THE POST-DEVELOPMENT PEAK DISCHARGES FROM THE SITE ARE LESS THAN THE PRE-DEVELOPMENT CONDITIONS FOR BOTH THE 2-YEAR AND 10-YEAR DESIGN STORM EVENTS. AS SHOWN ON SHEET 7 OF THIS PLAN SET, AS A RESULT OF THESE ANALYSES, IT IS THE OPINION OF THE ENGINEER THAT THE STORMWATER MANAGEMENT REQUIREMENTS OF THE PFM ARE SATISFIED BY THE PROPOSED DEVELOPMENT ON THE SITE AND THE PEAK ATTENUATION PROVIDED BY THE PROPOSED MAJOR BMP VEGETATIVE SWALE.

BEST MANAGEMENT PRACTICES (BMP) WATER QUALITY ANALYSIS

AS SHOWN ON THE PLAN, BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPERTY IS BEING PROVIDED THROUGH THE CONSTRUCTION OF VEGETATIVE SWALES WITHIN THE PROPOSED OUTLOT "A". GEOTECHNICAL TESTING TO DETERMINE INFILTRATION POTENTIAL WAS ACCOMPLISHED FOR THE SITE AND ELIMINATED THE POTENTIAL FOR BIORETENTION GARDEN OR FILTER TYPE FACILITIES DUE TO HIGH BEDROCK AND GROUNDWATER. OUTLOT "A" WILL CONVEY TO THE HOMEOWNERS ASSOCIATION (HOA) OF WHICH THE PROPOSED TWO LOTS WILL BE MEMBERS AND THE BMP FACILITIES ON OUTLOT "A" WILL BE MAINTAINED BY THE HOA. SHEET 8 OF THIS PLAN SET INCLUDES A CONCEPTUAL PROFILE OF THE MAJOR VEGETATIVE SWALE PROPOSED ON THE OUTLOT. AS DESIGNED, THE VEGETATIVE SWALE (INCLUDING THE 2" DEEP BASE BENEATH THE UNDERDRAIN) IS LOCATED A MINIMUM OF 24" ABOVE THE MEASURED GROUNDWATER ELEVATION. THE MINOR SWALE SHOWN WILL CONSIST OF THE SELF-SAME ELEMENTS, MODIFIED FOR TOPOGRAPHIC VARIANCES. THE EXISTING FLOODPLAIN ON THE SITE WILL BE INCLUDED IN A FLOODPLAIN EASEMENT AS SHOWN ON SHEET 1 AND THE DRAINAGE AREA UPSTREAM OF THE NEW DRIVEWAY BUT DOWNSTREAM OF THE VEGETATIVE SWALES IS PROPOSED AS A CONSERVATION AREA TO BE MAINTAINED FOR WATER QUALITY IMPROVEMENT PURPOSES ONCE EXISTING DRAINAGE DEFICIENCIES ARE CORRECTED AND WATER QUALITY PLANTINGS ARE INSTALLED. THE ENTIRETY OF OUTLOT "A" WILL BE SUBJECT TO SEVERE RESTRICTIONS AND PROTECTED FROM MODIFICATION WITHOUT FAIRFAX COUNTY REVIEW AND APPROVAL.

THE BMP COMPUTATIONS FOR THE SITE ARE INCLUDED ON SHEET 8 AND INDICATE THAT A 43.3% PHOSPHORUS REDUCTION IS ACHIEVED WITH THE SWALES AND CONSERVATION AREAS. THIS EXCEEDS THE REQUIRED 40% REMOVAL AND SATISFIES THE PFM CRITERIA FOR THE PROPOSED DEVELOPMENT OF THESE TWO RESIDENTIAL DWELLINGS.

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

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 21 & 22) Special Exceptions (8-011 21 & 22)
 Cluster Subdivision (16-012 10 & 10) Commercial Re-development Districts (16-022 2A (12) & (14))
 Development Plan PRC District (16-302 3 & 4) PRC Plan (16-303 1E & 1Q)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10G)

- 1. Plat is at a minimum scale of 1" = 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100). Plat is included on Sheet 1 at a scale of 1" = 30'.

- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond setbacks, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets 1 & 5.

Stormwater Quality Control (SWQ) is provided through vegetative swales on Outlot "A", as shown on Sheet 1. As indicated in the SWM Narrative on Sheet 6, post-development peak discharges for the 2-year and 10-year storms are less than or equal to the pre-development peaks due to peak attenuation by the BMP facility. Accordingly, the SWM requirements are satisfied by the vegetative swale on Outlot "A" for this project.

Facility Name/Type	On-site area (acres)	Off-site area (acres)	Drainage area (acres)	Footprint (sq ft)	Storage Volume (cu ft)	If pond, dam height (ft)
OUTLOT "A" - Vegetative Swales (Private Maintenance)	0.06	0.42	1.40	4,377	2,375	N/A
Total	0.06	0.42	1.40	4,377	2,375	

- 3. On-site drainage channels, outfalls and pipe systems are shown on Sheets 1, 6, 7 & 8.

Pond inlet and outlet pipe systems are shown on Sheet N/A. No proposed ponds. Sheet flow conditions to be maintained throughout the site.

- 4. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, pebble gravel, etc.).

- 5. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheets 3, 4 and 5.

- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 6. SWM detention is provided with the attenuation of the first 1" of runoff from Drainage Area ON-1 as shown on Sheet 7.

- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (840 acres) is provided on Sheet 6. The narrative and maps on Sheets 6 & 7 include the findings that post-development sheet flow from the site will be less than pre-development values for the design storms.

- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6. See the Stormwater Management Narrative and Adequate Outfall Narrative on Sheet 6.

- 10. Existing topography with minimum contour interval of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 1. See General Note 10 on Sheet 1.

- 11. A submission waiver is requested for NONE.

- 12. Stormwater management is not required because: Water quality stormwater management (BMP), associated with vegetative swale and conservation areas on Outlot "A". Quality control detention facilities are provided in the form of the vegetative swale along the post-development peak discharge from the site, all of them. The post-development peaks, as shown on Sheet 7 and Sheet 8, is maintained.



PREPARED BY:

NO.	DATE	DESCRIPTION	REVIEW	APPROVED	DATE
DESIGN APPROVED BY DIVISION OF DESIGN REVIEW					

Hish and Company
 CIVIL ENGINEERING PROFESSIONALS
 DATE: MARCH 2012
 REV. THRU: 12/19/2012

Hish and Company, LLC
 3027 Ashburton Avenue
 Suite 200
 Fairfax, Virginia 22031
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 www.hishandcompany.com

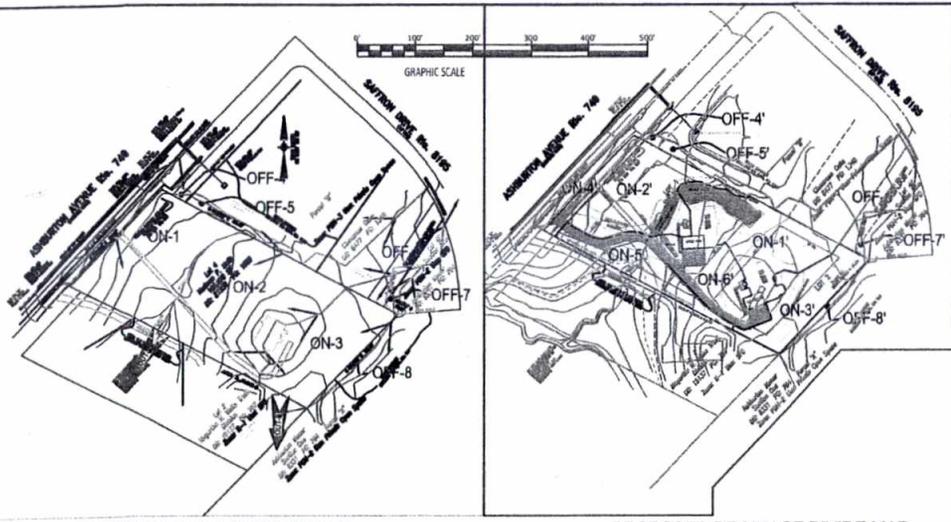
SWM & BMP NARRATIVES & FORM SPECIAL EXCEPTION (SE) PLAT
 3027 ASHBURTON AVENUE
 TAX MAP 35-2 (11) PARCEL 4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SE 2012-SU-002
 COUNTY PLAN NUMBER



PLAN STATUS

DATE	DESCRIPTION
GAH	GAH
DESIGN	DRAWN
SCALE	GRAPHIC
JOB No.	11001-01
DATE:	MARCH 2012
FILE No.	



EXISTING DRAINAGE DIVIDE MAP
SCALE: 1" = 100'

PROPOSED DRAINAGE DIVIDE MAP
SCALE: 1" = 100'



HORSEPEN RUN DRAINAGESHED MAP
SCALE: 1" = 500'

Hish and Company
CIVIL ENGINEERING PROFESSIONALS
DATE: MARCH 2012
REV. THRU: 12/19/2012

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SWM & OUTFALL ADEQUACY
SPECIAL EXCEPTION (SE) PLAN
3027 ASHBURTON AVENUE
TAX MAP 35-2 (11) PARCEL 4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SE 2012-SU-002
COUNTY PLANNING BOARD
Gerald A. Hish, Sr.
Lic. No. 9988
PROFESSIONAL ENGINEER
PLAN STATUS

DATE: 11/01/01
DESCRIPTION: SWM & OUTFALL ADEQUACY
DESIGN: GH
DRAWN: CHRD
SCALE: H: GRAPHIC
JOB No.: 11001-01
DATE: MARCH 2012
FILE No.:
SHEET 7 OF 8

EXISTING DRAINAGE SHEDS					
AREA I.D.	C	SF	A	C x A	COMMENT
DN-1	0.37	37,071	0.74	0.27206	IMPERV.
	0.00	1,177	0.03	0.00433	PERV. - LAWN
	0.35	35,894	0.71	0.24823	PERV. - LAWN
DN-2	0.38	43,142	0.86	0.32612	IMPERV.
	0.00	2,952	0.06	0.00479	PERV. - LAWN
	0.34	40,490	0.83	0.32633	PERV. - LAWN
DN-3	0.36	24,843	0.57	0.20389	IMPERV.
	0.00	1,819	0.04	0.00264	PERV. - LAWN
	0.35	22,877	0.53	0.18451	PERV. - LAWN
OFF-4	0.54	4,380	0.07	0.27389	IMPERV.
	0.00	1,950	0.03	0.00564	PERV. - LAWN
	0.33	2,854	0.07	0.02263	PERV. - LAWN
OFF-5	0.33	2,877	0.08	0.02115	IMPERV.
	0.00	9	0.00	0.00000	PERV. - LAWN
	0.35	2,877	0.09	0.03115	IMPERV.
OFF-6	0.30	17,763	0.41	0.12387	PERV. - LAWN
	0.30	1,076	0.02	0.00864	PERV. - LAWN
	0.30	18,839	0.52	0.11483	PERV. - FOREST
OFF-7	0.09	7,071	0.07	0.04874	PERV. - LAWN
	0.30	1,900	0.04	0.03245	PERV. - LAWN
	0.30	1,161	0.03	0.00249	PERV. - FOREST
OFF-8	0.00	0	0.00	0.00000	IMPERV.
	0.30	1,751	0.04	0.01383	PERV. - LAWN
TOTAL		130,899			

PROPOSED DRAINAGE SHEDS					
AREA I.D.	C	SF	A	C x A	COMMENT
DN-1'	0.48	27,386	0.84	0.31248	IMPERV.
	0.30	7,137	0.16	0.14733	PERV. - LAWN
	0.35	20,355	0.47	0.16518	PERV. - LAWN
DN-2'	0.35	23,845	0.65	0.18150	IMPERV.
	0.30	6	0.00	0.00000	PERV. - LAWN
	0.35	23,845	0.65	0.18150	PERV. - LAWN
DN-3'	0.35	15,382	0.38	0.13250	IMPERV.
	0.30	4,589	0.08	0.12026	PERV. - LAWN
	0.30	1,850	0.04	0.00000	PERV. - LAWN
DN-4'	0.71	4,732	0.11	0.07678	IMPERV.
	0.30	3,010	0.07	0.08343	PERV. - LAWN
	0.35	1,781	0.04	0.01338	PERV. - LAWN
DN-5'	0.43	13,043	0.30	0.12790	IMPERV.
	0.30	7,859	0.04	0.03781	PERV. - LAWN
	0.35	11,313	0.30	0.06708	PERV. - LAWN
DN-6'	0.58	18,138	0.35	0.19388	IMPERV.
	0.30	8,914	0.13	0.11723	PERV. - LAWN
	0.35	9,514	0.22	0.07645	PERV. - LAWN
OFF-4'	0.63	8,081	0.21	0.13191	IMPERV.
	0.30	4,968	0.11	0.08448	PERV. - LAWN
	0.35	4,412	0.10	0.03545	PERV. - LAWN
OFF-5'	0.35	2,370	0.08	0.02708	IMPERV.
	0.30	6	0.00	0.00000	PERV. - LAWN
	0.35	3,770	0.08	0.02708	PERV. - LAWN
OFF-6'	0.35	18,364	0.42	0.14817	PERV. - LAWN
	0.30	6	0.00	0.00000	PERV. - FOREST
	0.35	1,759	0.02	0.03350	PERV. - FOREST
	0.30	18,359	0.38	0.11480	PERV. - FOREST
OFF-7'	0.48	3,981	0.07	0.03446	IMPERV.
	0.30	771	0.02	0.01903	PERV. - LAWN
	0.35	2,710	0.06	0.01886	PERV. - LAWN
OFF-8'	0.35	1,921	0.04	0.01303	PERV. - LAWN
	0.30	6	0.00	0.00000	PERV. - LAWN
	0.35	1,721	0.04	0.01383	PERV. - LAWN
TOTAL		109,831			

TOTAL SITE AREA POST & PRE PEAK COMPARISON 2 YEAR STORM EVENT

HYDROGRAPH ADDITION FOR POST-DEVELOPMENT SITE
PEAK DISCHARGE = 4.70 CFS

TIME	2 YEAR		COMB	PRE
	ON-2' + ON-3' + ON-4'	ON-1'		
0:00	0.00	0.00	0.00	0.00
5:00	3.90	0.80	4.70	4.70
10:00	2.51	1.44	3.95	3.08
15:00	1.86	1.06	2.92	2.28
20:00	1.49	0.74	2.23	1.82
25:00	1.23	0.57	1.80	1.51
30:00	1.04	0.47	1.51	1.28
35:00	0.92	0.39	1.31	1.12
40:00	0.79	0.33	1.12	0.96
45:00	0.72	0.28	1.00	0.88

TABLE 4
POST-DEVELOPMENT PEAK
PRE-DEVELOPMENT PEAK

TOTAL SITE AREA POST & PRE PEAK COMPARISON 10 YEAR STORM EVENT

HYDROGRAPH ADDITION FOR POST-DEVELOPMENT SITE
PEAK DISCHARGE = 6.21 CFS

TIME	10 YEAR		COMB	PRE
	ON-2' + ON-3' + ON-4'	ON-1'		
0:00	0.00	0.00	0.00	0.00
5:00	5.20	1.02	6.21	6.21
10:00	3.35	1.85	5.20	4.10
15:00	2.47	1.42	3.89	3.03
20:00	1.98	0.98	2.96	2.43
25:00	1.64	0.76	2.40	2.01
30:00	1.39	0.62	2.01	1.70
35:00	1.20	0.52	1.72	1.47
40:00	1.05	0.44	1.49	1.28
45:00	0.94	0.38	1.31	1.15

TABLE 5
POST-DEVELOPMENT PEAK
PRE-DEVELOPMENT PEAK

HYDROGRAPH TABULATION -- PRE-DEVELOPMENT SITE 2-YEAR & 10-YEAR DRAINAGE AREAS ON-1, ON-2 & ON-3 Tc: 5 MINUTES
AREA: 2.30 ACRES c(2): 0.38
c x A = 0.88 c(10): 0.38

TIME	2 YEAR		10 YEAR	
	I2	I10	I2	I10
0:00	0.00	0.00	0.00	0.00
5:00	5.45	4.78	7.27	5.37
10:00	3.51	3.08	4.68	4.10
15:00	2.60	2.28	3.46	3.03
20:00	2.08	1.82	2.77	2.43
25:00	1.72	1.51	2.29	2.01
30:00	1.46	1.28	1.84	1.70
35:00	1.28	1.12	1.68	1.47
40:00	1.10	0.96	1.47	1.28
45:00	1.00	0.88	1.31	1.15

TABLE 1

HYDROGRAPH TABULATION -- POST-DEVELOPMENT SITE 2-YEAR & 10-YEAR DRAINAGE AREAS ON-2', ON-3', ON-4', ON-5' & ON-6' Tc: 5 MINUTES
AREA: 1.66 ACRES c(2): 0.43
c x A = 0.72 c(10): 0.43

TIME	2 YEAR		10 YEAR	
	I2	I10	I2	I10
0:00	0.00	0.00	0.00	0.00
5:00	5.45	3.90	7.27	5.20
10:00	3.51	2.51	4.68	3.35
15:00	2.60	1.86	3.46	2.47
20:00	2.08	1.49	2.77	1.98
25:00	1.72	1.23	2.29	1.64
30:00	1.46	1.04	1.94	1.39
35:00	1.28	0.92	1.68	1.20
40:00	1.10	0.79	1.47	1.05
45:00	1.00	0.72	1.31	0.94

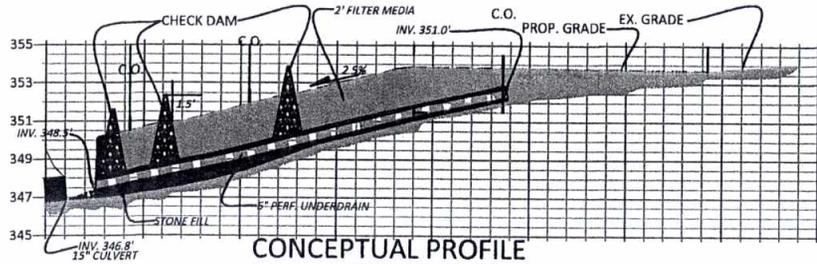
TABLE 2

HYDROGRAPH TABULATION -- POST-DEVELOPMENT SITE 2-YEAR & 10-YEAR DRAINAGE AREA ON-1' Tc: 10 MINUTES
AREA: 0.64 ACRES c(2): 0.49
c x A = 0.31 c(10): 0.49

TIME	2 YEAR		10 YEAR	
	I2	I10	I2	I10
0:00	0.00	0.00	0.00	0.00
5:00	2.57	0.80	3.25	1.02
10:00	1.60	1.44	2.04	1.85
15:00	1.06	1.06	1.53	1.42
20:00	0.74	0.74	1.14	0.98
25:00	0.57	0.57	0.86	0.76
30:00	0.47	0.47	0.62	0.62
35:00	0.39	0.39	0.52	0.52
40:00	0.33	0.33	0.44	0.44
45:00	0.31	0.31	0.38	0.38

TABLE 3

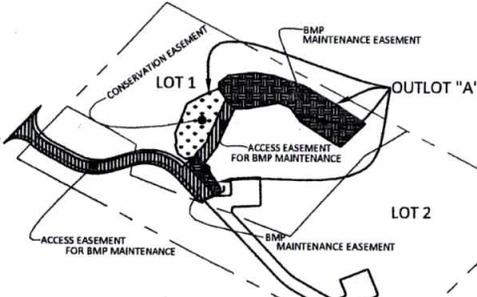
NOTE: FOR DRAINAGE, SWM AND OUTFALL NARRATIVES, SEE SHEET 6.



NOTE: FOR BMP NARRATIVE, SEE SHEET 6.

SITE EASEMENTS:

1. THE TWO VEGETATIVE SWALES INCLUDED ON OUTLOT "A" SHALL BE COMPLETELY CONTAINED WITHIN BMP MAINTENANCE EASEMENTS AS REQUIRED BY COUNTY REGULATIONS AND ORDINANCES.
2. THE PROPOSED BMP CONSERVATION AREA ON OUTLOT "A" SHALL BE INCLUDED WITHIN THE NECESSARY CONSERVATION EASEMENT AS SET FORTH BY FAIRFAX COUNTY AND SHALL NOT BE DISTURBED (AFTER ITS ESTABLISHMENT) UNLESS APPROVED BY THE COUNTY.
3. ACCESS EASEMENTS FOR BMP MAINTENANCE SHALL BE PROVIDED TO EACH OF THE VEGETATIVE SWALE AREAS (AND THEIR MAINTENANCE EASEMENT AREAS) IN A LOCATION AND IN CONFORMANCE WITH COUNTY REQUIREMENTS DURING THE PRELIMINARY AND FINAL SUBDIVISION PHASES OF THE PROJECT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES).
4. EASEMENTS SHALL BE GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA) AND FAIRFAX COUNTY TO ALLOW THE PRIVATE MAINTENANCE, ACCESS AND CONSERVATION NEEDS OF THE OUTLOT TO BE FULLY SATISFIED, AS DETERMINED BY FAIRFAX COUNTY DURING SUBDIVISION PLAN REVIEW.
5. THE CONFIGURATION AND LOCATION OF NECESSARY EASEMENTS SHALL BE DETERMINED DURING THE FINAL SUBDIVISION PLAN PREPARATION AND SHALL BE SUBJECT TO THE APPROVAL OF FAIRFAX COUNTY.



TOTAL SITE -- ASHBURTON AVENUE PROJECT

PART 1B: WATERSHED INFORMATION

LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	C	A
(1) ONSITE CONTROLLED BY VEGETATED SWALE (ON-1 + ON-6)	0.51	0.584
(2) ONSITE CONSERVATION AREA	0.30	0.051
(3) ONSITE UNCONTROLLED (ON-2 + ON-3 + ON-4 + ON-5 + CONSERVATION)	0.40	1.262
(4) OFFSITE CONTROLLED BY VEGETATED SWALE (OFF-6)	0.35	0.419

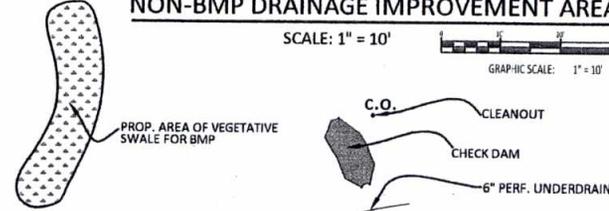
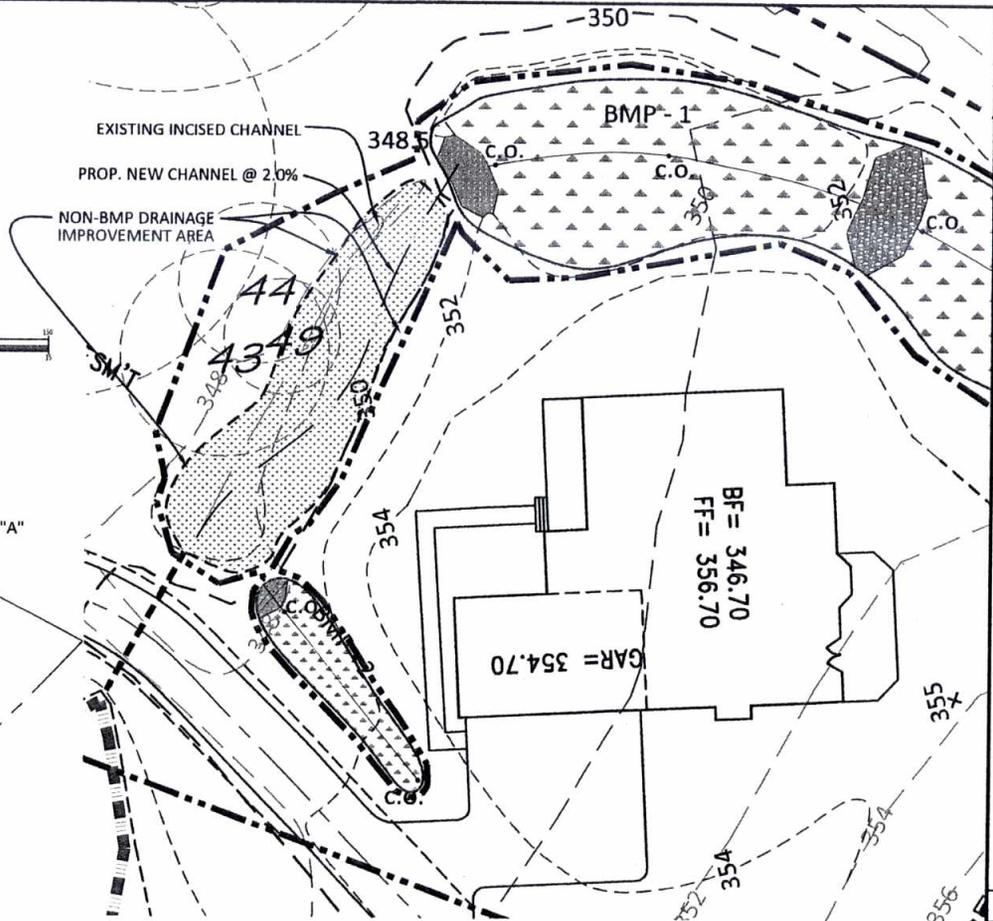
PART 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) TOTAL AREA OF THE SITE	C	AC	C x AC	ACRES =	C x A
(1) ONSITE CONTROLLED BY VEGETATED SWALE (ON-1 + ON-6)	0.51	0.88	0.453	0.506	
(2) ONSITE CONSERVATION AREA	0.30	0.05	0.015	0.015	
(3) ONSITE UNCONTROLLED (ON-2 + ON-3 + ON-4 + ON-5 + CONSERVATION)	0.40	1.28	0.512	0.506	
(4) OFFSITE CONTROLLED BY VEGETATED SWALE (OFF-6)	0.35	0.42	0.147	0.148	
TOTAL =	2.30	2.63	1.127	1.028	
WEIGHTED AVERAGE "C" FACTOR FOR THE SITE =	1.03	2.30	0.45		

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUB AREA	BMP TYPE	DESCRIPTION	REMOVAL EFFICIENCY	CREDIT	AREA RATIO	C-VALUE RATIO	%
(1)	VEGETATED SWALE	ONSITE CONTROLLED	65	1.00	0.98 / 2.30 = 0.43	0.51 / 0.45 = 1.15	32.0
(2)	CONSERVATION	ONSITE CONTROLLED	100	0.70	0.05 / 2.30 = 0.02	1.00 / 0.45 = 2.22	1.8
(3)	NONE	ONSITE UNCONTROLLED	0	0.00	1.28 / 2.30 = 0.55	0.40 / 0.45 = 0.90	0.0
(4)	VEGETATED SWALE	OFFSITE CONTROLLED	65	1.00	0.42 / 2.30 = 0.18	0.35 / 0.45 = 0.78	9.4

SURFACE AREA OF VEGETATED SWALES = 43,377 SF = 42.9%
 STORAGE REQUIRED = 0.654 IMPERV. ACRES X 43,377 SF = 28,503 SF X 0.06 FT. (1") = 2,375 CF
 HENCE, AVERAGE DEPTH = 2,375 / 43,377 = 0.54 FT = 6.5 IN.



NOTES:

- (1) NON-BMP AREA SHALL BE PLANTED WITH WATER QUALITY IMPROVEMENT VEGETATION UPON COMPLETION OF DRAINAGE CHANNEL CONSTRUCTION.
- (2) ALL WORK WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES 43, 44 & 49 ALONG THE CHANNEL SHALL BE COORDINATED WITH THE PROJECT ARBORIST AND THE FAIRFAX COUNTY URBAN FORESTRY MANAGEMENT DIVISION TO PRESERVE THESE TREES.

Hish and Company
 CIVIL ENGINEERING PROFESSIONALS
 DATE: MARCH 2012
 REV. THRU: 12/19/2012

Hish and Company, LLC
 3301 Lakeside Mall, Suite 200
 McLean, VA 22101
 Phone: (703) 338-4104
 Fax: (703) 338-4348
 www.hishandcompany.com

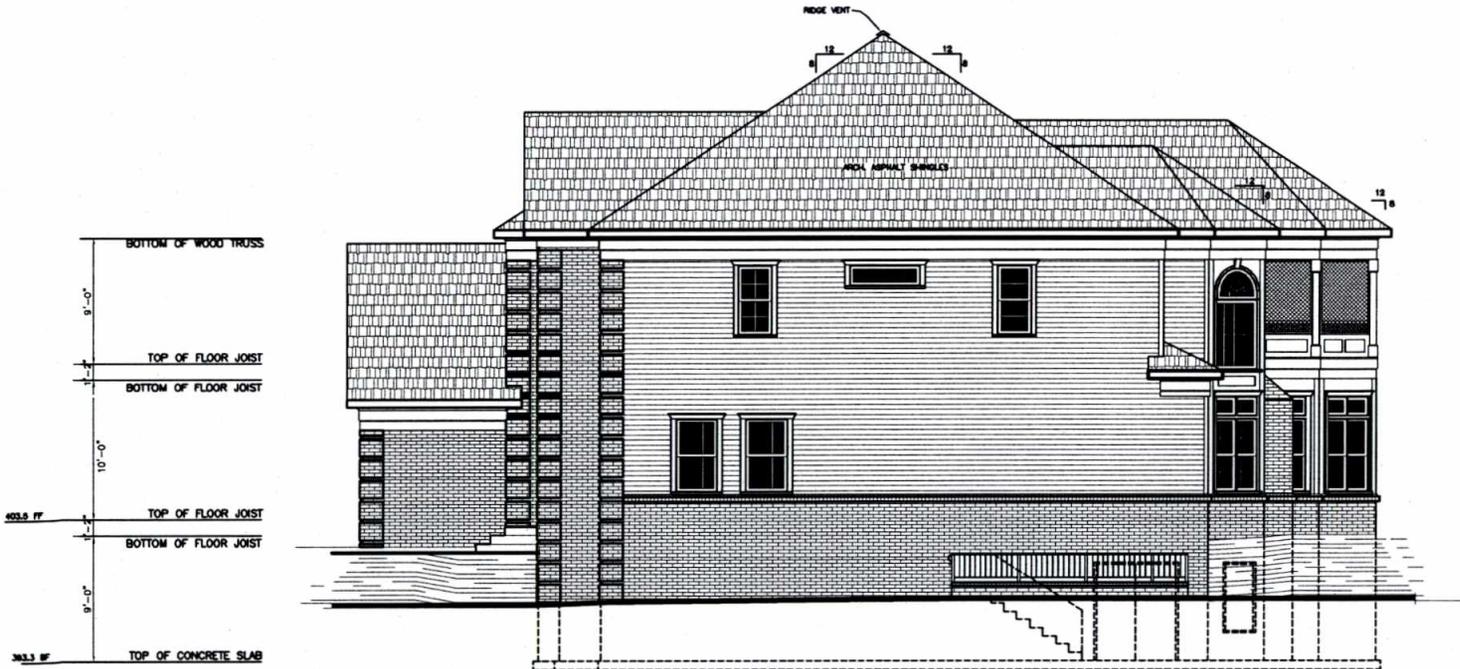
BMP DETAILS & COMPUTATIONS
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 TAX MAP 35-2 (11) PARCEL 4
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 FAIRFAX COUNTY, VIRGINIA

SE 2012-SU-002
 COUNTY PLAN NUMBER

Gerold A. Hish, Sr.
 Lic. No. 9588
 PROFESSIONAL ENGINEER
 PLAN STATUS

DATE	DESCRIPTION
GAH	GAH
DESIGN	DRAWN
SCALE	BY
	GRAPHIC
JOB No.	11001-01
DATE:	MARCH 2012
FILE No.	

Click Here & Upgrade
Expanded Features
Unlimited Pages



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

GeoEnV Engineers
10875 Main Street, Fairfax,
Virginia, 22030
Tel. (703)591-7170

REV. DATE	DESCRIPTION	BY



RIGHT SIDE ELEVATION
GRAND WELLINGTON
2637 FOX HILL ROAD, RESTON, VA 20191

TAX MAP #	
DATE:	05/24/11
PREPARED BY:	CS
CHECKED BY:	L.C.
PROJECT #	2011-
SCALE:	1/4" = 1'-0"
SHEET NO.	A-06

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

DESCRIPTION OF THE APPLICATION

This application is a request for a Category 6 Special Exception to permit a waiver of minimum lot width requirement in order to subdivide a 2.3 acre lot zoned R-1, into two lots, with lot widths of 150 feet and 76 feet. (This represents a reduction of 74 feet from the minimum required lot width in the R-1 District for Lot 2) The existing single-family detached dwelling on the parcel would be demolished and two new single-family detached dwellings would be constructed on proposed Lots 1 and 2. The resulting density would be 0.8 du/acre.

The applicant's affidavit and statement of justification can be found in Appendices 2-3, respectively.

LOCATION AND CHARACTER

Site Description:

The 2.3 acre subject property is zoned R-1 and is located on the south side of Ashburton Avenue, surrounded on the east by the Cinnamon Oaks and Ashburton Manors Subdivisions, on the south and west by the Ashburton Manors Subdivision, and on the north by the Haverhill West Subdivision. The existing single-family detached dwelling was constructed in 1950. An existing asphalt driveway provides access to the dwelling from Ashburton Avenue; the driveway surface then changes to a gravel surface near the dwelling. The asphalt driveway would be removed and relocated, outside of the floodplain, as shown on the plat. An ingress/egress easement was reserved for the subject property during the subdivision of Cinnamon Oaks, to the east, providing a future connection to Saffron Drive. This easement has never been improved, and would be vacated. An existing storm water pond abuts the subject parcel to the east. The site is wooded and relatively flat.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family detached (Haverhill West)	R-3, PDH-3	Residential; .5-1 du/acre
South	Single-family detached (Ashburton Manors)	R-1	Residential; .5-1 du/acre
East	HOA open space, Single-family detached (Cinnamon Oaks storm water pond)	R-3	Residential; .5-1 du/acre
West	Single-family detached (Ashburton Manors)	R-1, PDH-3	Residential; .5-1 du/acre

BACKGROUND

Records indicate the existing single-family detached dwelling was constructed in 1950.

The current application (SE 2012-SU-002) was originally filed as VC 2011-SU-013, which was deferred indefinitely by the applicant to permit conversion of the variance to a special exception request.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area III, Upper Potomac Planning District
Planning Sector:	UP7-West Ox Community Planning Sector
Plan Map:	Planned Residential, Residential; .5-1 du/ac

In the Fairfax County Comprehensive Plan, 2011 Edition, AREA III, Upper Potomac Planning District, Amended through July 27, 2010, UP7-West Ox Community Planning Sector Pages 188 and 189, the Plan states:

“The West Ox Community Planning Sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan...

11. The land east of Ashburton Avenue and south of West Ox Road is planned for residential development at .5-1 dwelling unit per acre. As an option, development at 1-2 dwelling units per acre may be considered for this area which includes parcels 35-1 ((2)) 2, 2A, 4 and 5; 35-2 ((1)) 3, 4, 5 and 31. This option may be appropriate if the following conditions are met:

- Substantial consolidation is achieved to facilitate high quality development;
- The site is developed with single-family detached units on lot sized which are comparable with surrounding residential development;
- The bridge on Ashburton Avenue is improved as soon as possible;
- Necessary measures for EQC protection and preservation are taken;
- Wetlands are protected in accordance with Federal policies under Section 40 of the Clean Water Act;
- Ashburton Avenue, including the bridge along the frontage of the property is improved to a two-lane collector status; and
- A regional Stormwater detention facility is constructed on Parcel 31 if deemed necessary by the Department of Public Works.”

Special Exception Plat (copy at front of staff report)

Title of SE Plat: Special Exception (SE) Plat, 3027 Ashburton Avenue, Tax Map 35-2 ((1)) Parcel 4

Prepared By: Hish and Company

Original and Revision Dates: Dated August 19, 2012 as revised through December 19, 2012.

Plat Description:

The submitted materials consist of seven (7) sheets.

Special Exception (SE) Plat, 3027 Ashburton Avenue	
Sheet #	Description of Sheet
1 of 6	Special Exception Plat
2 of 6	Existing Conditions Plan
3 of 6	Existing Vegetation Map (EVM)
4 of 6	Tree Inventory Plan
4A of 6	Landscape Plan
5 of 6	SWM & Outfall Adequacy
6 of 6	BMP Narrative & Form with Computations

The SE Plat consists of the following features:

Site Layout: The SE Plat depicts two lots; Lot 1 is 40,490 square feet and Lot 2 is 54,865 square feet, each consisting of one single-family detached dwelling with a garage. Both dwellings are proposed to be oriented toward a shared internal driveway which accesses Ashburton Avenue.

Access: The SE Plat indicates that ingress/egress to the subject site will be provided via a relocated driveway. The existing asphalt driveway will be removed and a new driveway, using porous pavers, will be a shared driveway between the two proposed residential lots. An existing ingress/egress reservation in the eastern portion of the subject property that connects to Saffron Drive is to be vacated with this application in order to preserve an existing forested area adjacent to the subject parcel.

Parking: A minimum of two garage and two driveway/off-street parking spaces are provided for each of the single-family detached dwellings.

Stormwater Management/Best Management Practices: Proposed rain gardens and vegetative swales are shown to be provided on each of the proposed lots, around the dwellings.

Utilities: The proposed dwellings on the subject property will be served by public water and public sewer, connecting into existing mains in the Ashburton Avenue right of way.

Street Dedication: Twenty (20) feet of additional right of way is shown for dedication along the frontage of Ashburton Avenue.

ANALYSIS

Land Use Analysis

The subject 2.3 acre property is located within the Upper Potomac Community Planning Sector. The Comprehensive Plan map shows portions of the site as planned for residential use at a density of .5-1 du/ac. The applicant is requesting a waiver of minimum lot width requirement in order to subdivide a 2.3 acre lot into two lots, with lot widths of 150 feet and 76 feet. The existing single-family detached dwelling on the parcel would be demolished and two new single-family detached dwellings would be constructed on proposed Lots 1 and 2. The resulting density would be 0.8 du/acre. The adjacent properties to the north and east are zoned R-3 and PDH-3 and the properties to the south and west are zoned R-1 and PDH-3. The lot sizes of the properties to the east and north range from approximately 60 feet to 100 feet and the properties to the south have average lot widths of approximately 80 feet. Properties to the west vary in width from 77 to 280 feet. Staff believes that the proposed density of 0.8 du/ac is in harmony with the Comprehensive Plan and the character of the surrounding neighborhood.

Environmental Analysis (See Appendix 4)

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

Issue: Environmental Quality Corridor (EQC)

The Cedar Run Stream Valley traverses in an east-west direction on the south side of the property; an unnamed tributary branches off from Cedar Run and traverses the front of the property in a north-south direction. This drainage way is a non-tidal wetland as well as an Environmental Quality Corridor (EQC). The EQC extends to the east beyond the limits of the 100 year flood plain and Resource Protection Area per floodplain study by Dewberry and Davis (October 1991) as depicted on the SE plat. In accordance with Policy Plan guidance, this EQC should not be disturbed. However, a segment of the limits of clearing and grading and best management practice facility #1 encroach into the EQC.

Resolution:

Staff has proposed a development condition to require dedication of a conservation easement over the area of the EQC. The applicant provided a wetlands study which confirms there are no wetlands on site. A floodplain study shows the limits of the floodplain on the property which encroaches slightly into the western portion of the property. The applicant would remove the existing driveway and relocate the new driveway outside the area of the floodplain. The applicant will install porous pavers within the area of the EQC where the driveway is proposed to cross. Therefore this issue has been resolved.

Issue: Resource Protection Area (RPA)/100 Year Flood Plain

The limits of the Resource Protection Area and 100-Year Flood Plain are depicted on the SE plat based upon a study by Dewberry and Davis in October 1991. These limits may not take into consideration current conditions and are subject to review and approval by DPWES. The limits may need to be modified to encompass a larger area; this issue will be addressed at site plan review; changes which are not in substantial conformance with the SE plat will require an SEA.

Resolution:

Staff has proposed a development condition which would require a 4.0 foot high cast aluminum (or equivalent low maintenance material) protective fence to be placed around the proposed BMPs and reforestation areas. Exhibit A of the development conditions depicts the proposed location.

Issue: Soil Constraints

Note #41 on the special exception plat states that problem soils exist on the site, but does not reference the current 2011 Official County Soils Map. The agent for the applicant is encouraged to provide specific information regarding soil constraints based on the 2011 Soils Map. This will help to inform the appropriate location of structures, bmp facilities and limits of clearing and grading.

Resolution:

The applicant updated the plat to provide soils information. Further, the applicant provided soil borings and analysis which confirms the best type of BMP that can be utilized on site. The applicant modified the site plan and BMP facilities based on the information provided in the soil boring analysis. This issue is resolved.

Issue: Green Building Certification

This 2.3-acre site is planned for residential development at .5 -1 dwelling unit per acre. While the Comprehensive Plan considers residential use at 1-2 dwelling units per acre, the higher density option can be exercised only under very specific conditions, which have not been addressed by this application. The current proposal seeks approval for two dwelling units at an overall density of 0.8 dwelling unit per acre which is at the high end of planned density range, (.5-1.0 dwelling unit per acre.) Therefore, to be in conformance with the Policy Plan's green building guidance, the applicant should provide a commitment to attain Energy Star Qualified Homes, Earthcraft House or LEED for Homes prior to the issuance of a residential use permit (RUP) for each dwelling unit.

Resolution:

The applicant has agreed to a development condition requiring Energy Star Qualifications to be met. This issue is resolved with the imposition of the proposed development conditions.

Issue: Tree Preservation/Restoration

The subject property is characterized by mostly healthy evergreen and deciduous trees around the periphery of the property. A complete tree inventory has been provided on page 4 of the special exception plat. Any redevelopment of the property should maximize tree preservation and new tree plantings. The applicant should work with the Urban Forestry Management staff in developing a tree preservation plan.

Resolution:

The applicant agrees to abandon the existing ingress/egress easement connection to Saffron Drive in a heavily forested area in order to permanently preserve existing trees. Additionally, the applicant proposes to plant numerous trees throughout the site to replace those lost and to provide screening between the proposed dwellings. This issue is resolved.

Issue: Trails Plan Map

The Countywide Trails Plan depicts a minor paved trail immediately adjacent to the subject property. The special exception plat does not depict the sidewalk as recommended on this map.

Resolution:

There is no existing trail in the area for connection. The applicant agrees to escrow the equivalent cost of the construction of the trail. A development condition requiring an escrow for the equivalent construction cost addresses this issue.

Urban Forest Management Analysis (See Appendix 5)**Issue:**

It appears planting for fulfillment of BMPs along with the non-BMP drainage improvement area being proposed lacks any planting details such as species provided, sizes of nursery stock, timing for planting, weed and deer control methods, watering, mulching, etc.

Resolution:

A development condition has been proposed to address this concern.

Issue:

The SE application mentions abandoning the existing gravel driveway and seeding it. This is of concern, since trees along the driveway, some of which are being used towards meeting the 10-year canopy coverage requirement and are proposed to be preserved and it is unclear how much soil will be brought in and placed over the critical root zones of trees shown to be preserved. This work should also be done by hand since it is not within the limits of clearing and grading.

Resolution:

A development condition has been proposed to address this concern.

Issue:

Some of the proposed tree-save areas contain abundant invasive plant species such as Japanese honeysuckle, which threaten the long term health of tree preservation areas.

Resolution:

A development condition requiring an Invasive Species Management Plan (ISMP) has been proposed to address this concern.

Transportation Analysis (See Appendix 6)**Issue: Site Access**

Proposed Lots 1 and 2 will require an access easement over the driveway that is to be shared.

Resolution:

Staff has proposed a development condition to ensure that an access easement is provided over Lots 1 and 2 for the shared driveway. With the adoption of that development condition, this issue will be resolved.

Issue: Right-of-Way Dedication

The Transportation Department determined that right-of-way should be dedicated for 35 feet from centerline of Ashburton Avenue along the property's frontage.

Resolution:

The SE Plat now shows a proposed right-of-way dedication 35 feet from the centerline of Ashburton Avenue along the subject site's Ashburton Avenue frontage and a development condition addresses this dedication; therefore this issue has been resolved.

Stormwater Management Analysis (See Appendix 7)**Issue: Chesapeake Bay Preservation Ordinance (CBPO)**

Though there is no Resource Protection Area (RPA) on this site based on the Fairfax County guidance map, presence of major floodplain causes the RPA to extend to this lot (CBPO 118-1-7(b)). A separate RPA delineation plan approval shall be required before the subdivision plan approval. A development condition has been proposed to address this concern.

Water quality controls are required for this development (PFM 6-0401.2A). Applicant is proposing vegetated swales and conservation easements to meet the BMP requirement for this development. Conservation easements for BMPs cannot be on the individual lots. For purposes of BMP efficiencies, "open space" in residential areas is defined as perpetually undisturbed Homeowners Association (or "common") areas placed in floodplain or conservation easements and without other encumbrances (PFM Footnote № 5 of Table 6.3).

The DPWES Director may approve the location of vegetated swales on individual buildable single-family detached lots for subdivisions creating no more than 3 lots where it can be demonstrated that the requirement is not practical or desirable due to constraints imposed by the dimensions or topography of the property and where adequate provisions for maintenance are provided. Such approval by the Director shall be in writing and shall specify such conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities (PFM 6-1308.2A). PFM modifications approval for the location of BMP facilities on individual buildable single family detached lots is required (PFM 6-1308.2A) before the subdivision plan approval.

The applicant needs to clearly demonstrate that the requirement of 40% phosphorus removal efficiency is achieved for BMP; a development condition has been proposed, requiring a minimum of 40% phosphorus removal.

Issue: Floodplain

There is a major floodplain on the property. A floodplain study, #7570-FP-001-2, was approved on October 1, 1991. No encroachment has been proposed within the floodplain.

The applicant has shown that both houses are located more than 15 feet from the floodplain horizontally. However, the applicant also needs to demonstrate that the lowest structures of the lowest floor of the houses (basement slabs of the dwellings for this project) are more than 18 inches above the 100-year floodplain elevation. A development condition has been proposed to address this concern.

Issue: Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The applicant is claiming that the 2- and 10-yr detention requirements are met through the vegetative swales. However, vegetated swales are BMP facilities and the applicant has not demonstrated the storage and control structures required for the 2- and 10-yr detention.

Resolution:

A development condition has been proposed to address this concern.

Issue: Stormwater Management

Applicant is proposing a dwelling just downstream of an existing stormwater management pond. However, the applicant has demonstrated that the proposed house is not within the dam breach inundation zone of the existing pond. A detailed calculation of the dam breach zone needs to be provided on the subdivision plan. A drainage study and storm drainage easement to cover the 100-yr drainage way must be provided as per PFM 6-1401.2.

Resolution:

These concerns will be addressed at site plan.

Health Department Analysis (Appendix 8)

Issue: Existing well

There is an existing well on site that has not been abandoned. Proper abandonment of the well under a permit from the Health Department will be required prior to a demolition permit being approved for the project.

Resolution:

A development condition has been added to address this issue.

Park Authority Analysis (Appendix 9)

Issue: Cultural Significance

According to aerial photography, the existing single family detached dwelling was built prior to 1953; therefore staff recommends the structure be evaluated for potential architectural significance by a historic architect. The parcel also has moderate potential for Native American sites, so a Phase I archaeological survey is recommended. If significance is found, a Phase II study would be recommended; if sites are found, avoidance or Phase III data recovery is recommended.

Resolution:

A development condition has been added to address this issue.

ZONING ORDINANCE PROVISIONS (See Appendix 10)

Bulk Standards (R-1 Zoning)			
Standard	Required	Proposed Lot 1	Proposed Lot 2
Min. Lot Area	36,000 sq. ft.	40,490 sq. ft.	54,865 sq. ft.
Lot Width	150 ft.	150 ft.	76 ft.
Building Height	35 ft.	32 ft.(Proposed Bldg.)	32 ft. (Existing Bldg.)
Front Yard	40 ft.	138 ft.	290 ft.
Side Yard	20 ft.	45 ft.	40 ft.
Rear Yard	25 ft.	25 ft.	65 ft.
Density	1.0 du/ac	1.07 du/ac	0.79 du/ac
Open Space	n/a	n/a	n/a
Parking Spaces	2 spaces/unit = 4 total	6 spaces	6 spaces

OTHER ZONING ORDINANCE REQUIREMENTS:

Special Exception Requirements (See Appendix 10)

General Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, the resulting density of the

proposed development of the subject site would be 0.8 du/acre. Staff believes that the proposed density of 0.8 du/ac is in harmony with the Comprehensive Plan and the character of the surrounding neighborhood. Therefore, this Standard has been met.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The application satisfies all applicable Zoning Ordinance provisions, other than the lot width requirement.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. There are no screening requirements associated with the application, as all abutting properties are zoned residential and developed with single-family detached dwellings. The maximum height proposed for all dwellings on the subject site is 32 feet which is in accordance with the Zoning Ordinance provisions for the R-1 District. The adjacent properties are zoned R-1, R-3 and PDH-3. Properties to the north, east and south range in width from approximately 60 feet to 150 feet and properties to the west range in width from approximately 80 feet to 280 feet. Staff believes the proposed application will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. Therefore this standard has been met.

Par. 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The proposed application would not create any significant additional impacts on the surrounding public street system. As previously discussed, the SE Plat shows a proposed right-of-way dedication along Ashburton Avenue as requested by the Fairfax County Department of Transportation. Additionally, the existing driveway access is improved because the drive access is proposed to be relocated to an area with better and safer sight distance; therefore staff finds that this standard has been satisfied.

Par. 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. There are no screening requirements associated with the application, as the abutting properties to the north and east are zoned residentially and developed with single-family detached dwellings. The tree cover requirement in the R-1 District is 20%. Staff recommends several development conditions to address the tree requirements.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. This standard is not applicable, as there is no requirement for open space in the R-1 District for conventional subdivisions.

Par. 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. As discussed previously, the applicant intends to apply for a modification of PFM requirements to allow bioretention/LID facilities on individual lots as shown on the SE Plat to meet the SWM/BMP requirements for each lot, subject to the approval of the Department of Public Works and Environmental Services (DPWES). If DPWES does not approve these waivers, or if the installation of the SWM/BMP facilities per the PFM is not in substantial conformance with the SE plat, the applicant may be required to apply for a Special Exception Amendment (SEA) to provide the required facilities. The final determination of any water quantity and water quality waivers and/or facilities will be made by DPWES during subdivision plan review. Six off-street parking spaces are provided for each of the single-family detached dwellings shown on the SE Plat. Therefore with the adoption of the proposed development conditions, this standard will be met.

Par. 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. This standard is not applicable as there are no signs proposed with this application.

Provisions for Waiving Minimum Lot Size Requirements (Sect. 9-610)

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the waiving of the minimum district size and/or lot width requirement for an R District, except for all cluster subdivisions, the minimum lot area and/or lot width requirements for a C district or the minimum district size requirement for the C-9 District, and the minimum district size, lot area and/or lot width requirements for an I district, but only in accordance with the following:

Par. 1 states that such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance. The subject property has not been reduced in width or area since the effective date of the Zoning Ordinance; therefore this standard has been met.

Par. 2 states that the applicant shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact. As discussed previously, the subject property is characterized by a dense canopy of deciduous and evergreen vegetation throughout the 2.3 acres. The special exception plat provides a detailed tree

survey. The application proposes to preserve as much of the existing vegetation as possible. Staff has proposed development conditions in consultation with the applicant, which ensure that a tree preservation plan shall be submitted for review and approval by DPWES as part of the first and all subsequent submissions of the subdivision plan for the subject site. In addition development conditions have been proposed to address adherence to the limits of clearing and grading, the marking of the limits of clearing and grading, and the limiting use of motorized equipment in tree preservation areas to hand-operated equipments such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment such as tree transplanting spades, skid loaders, tractors or trucks or any accessory equipment shall not occur unless pre-approved by Urban Forest Management. With the tree preservation shown on the SE Plat and the development conditions proposed in coordination with the applicant, staff believes the applicant has worked to provide significant tree preservation with the proposed development. The application provides for reduced impervious surface by proposing a shared driveway onto the subject site as opposed to two separate driveway entrances, and the driveway is proposed to have a pervious surface within the area of the RPA. The applicant is also abandoning an existing ingress/egress easement over a heavily forested area in an effort to limit the removal of many trees. With the provisions shown on the SE Plat and the adoption of the proposed development conditions, staff believes this standard will be met.

Par. 3 states that it shall be demonstrated that development of the subject lots will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways. Staff has proposed a development condition to ensure that tree preservation practices such as root pruning and substantial tree protection fencing along the limits of clearing line where significant off-site and co-owned trees are located, to the satisfaction of the Urban Forest Management.

The proposed application will abandon an existing easement for a ingress/egress that would cause many mature trees in a forested area to be removed. The application improves this situation by removing the possibility of this connection and loss of forested area.

The proposed application would not create any significant additional impacts on the surrounding public street system. As previously discussed, the applicant will relocate the drive access to an area with better and safer sight distance. Additionally, the SE Plat shows a proposed right-of-way dedication along the frontage of Ashburton Avenue as requested by the Fairfax County Dept. of Transportation; therefore staff finds that with the adoption of the proposed development conditions, this standard will be satisfied.

Par. 4 states that such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied. As discussed previously, the application satisfies all applicable Zoning Ordinance provisions other than the lot width requirement.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As previously discussed, this application is a request for a Category 6 Special Exception to permit a waiver of minimum lot width requirement in order to subdivide a 2.3 acre lot zoned R-1, into two lots, with lot widths of 150 ft. and 76 ft. The existing single-family detached dwelling on the east side of the parcel would be demolished and two new single-family detached dwellings would be constructed on proposed Lots 1 and 2. The resulting density would be 0.8 du/acre. Staff believes that the application is in harmony with the land use recommendations of the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SE 2012-SU-002 subject to the proposed Development Conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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.

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Comprehensive Plan Citations and Environmental Analysis
5. Urban Forest Management Analysis
6. Transportation Analysis
7. Stormwater Management/Best management Practices Analysis
8. Health Department Analysis
9. Park Authority Analysis
10. Zoning Ordinance Provisions
11. Glossary of Terms

DEVELOPMENT CONDITIONS

SE 2012-SU-002

January 10, 2013

If it is the intent of the Board of Supervisors to approve SE 2012-SU-002 located at 3027 Ashburton Avenue, Tax Map 35-2 ((1)) 4 to permit a waiver of minimum lot width requirement, pursuant to Sect. 9-610 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.
3. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception plat entitled Special Exception (SE) Plat, 3027 Ashburton Avenue, Tax Map 35-2 ((1)) Parcel 4, dated August 19, 2012, as revised through December 19, 2012, and these conditions.
4. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. Prior to the approval of the residential use permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning from a home energy rater certified through the Residential Energy Services network (RESNET) program that the dwelling unit has attained the ENERGY STAR for homes qualifications.
5. The first and all subsequent site plans shall include a planting plan, which shall incorporate a planting schedule to identify species and quantities to be provided, sizes of nursery stock, timing for planting, weed and deer control, watering, mulching, etc., all subject to review and approval of the Urban Forest Management Division (UFMD).
6. An invasive species management program shall be created and implemented per the tree conservation ordinance, to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) which clearly identifies targeted species; details removal and treatment techniques; proposed replanting with herbaceous and woody material, monitoring; program duration; etc., subject to review and approval of UFMD.

7. Tree Preservation: A Tree Preservation Plan and narrative shall be submitted as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 35 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, and others as necessary, shall be included in the plan.

8. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
9. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of

DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

10. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.
11. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

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

1. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
2. Root pruning shall take place prior to any clearing and grading, or demolition of structures.

3. Root pruning shall be conducted with the supervision of a certified arborist.
 4. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
12. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
 13. A plan shall be created for the abandonment of the existing gravel driveway that details how any work within this area will be done by hand such as spreading topsoil and seeding without causing any significant impacts to the critical root zones of trees shown to be preserved within this area subject to the review and approval of UFMD.
 14. A reforestation plan shall be provided for areas shown on the SE plat and Exhibit A that are going to be reforested through the use of native species. The reforestation areas shall be planted at a density of one seedling for each 100 square feet of area and one shrub with a minimum height of 18 inches shall be planted for each 40 square feet of disturbed area. Soil preparation, soil amendments, and/or seed mix shall be required as determined by UFMD. The plan shall include a landscape schedule that details the amount of species each species, size and type of nursery stock, timing for planting, weed and deer control methods, watering, mulching, and any other items as may be determined necessary by UFMD.
 15. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of 35 feet from the centerline along the Application Property's Ashburton Avenue frontage as shown on the SE plat. Dedication of right-of-way shall be made at time of recordation of the final subdivision plat or upon demand of either Fairfax County or VDOT, whichever occur first.

16. An ingress/egress access easement in a form approved by the County Attorney shall be placed and recorded in land records by the applicant, over Lots 1 and 2, and the existing driveway that is to be shared. The easement shall also allow access to and from the outlots for BMP maintenance.
17. The BMPs shall be filed against the deeds of the properties along with a BMP maintenance agreement, approved by Fairfax County.
18. The existing ingress/egress access easement connection to Saffron Drive from the subject parcel across Lot 48, Section 1, Ashburton Manors shall be vacated at the time of subdivision plan approval.
19. Porous pavers, such as UNI Eco-Stone or an approved equivalent as determined by DPWES shall be utilized for the driveway serving Lots 1 and 2.
20. A minimum of 40% phosphorus removal shall be achieved by BMP's on the property, as reviewed and approved by DPWES. Stormwater Management or Best Management Practices measures may be provided in infiltration/percolation trenches as shown on the SE plat as determined by DPWES, which shall be privately maintained. If a modification of the PFM to permit the proposed stormwater management/best management practices as shown on the SE plat is not granted by DPWES, and SWM/BMP facilities in substantial conformance with the SE Plat cannot be provided, then a Special Exception Amendment (SEA) shall be filed to provide water quantity and quality control measures in accordance with the PFM as determined by DPWES.
21. At the time of site plan, it shall be demonstrated that both houses are located more than 15 feet from the floodplain horizontally and that the lowest floor of the lowest structures of the houses (basement slabs of the dwellings for this project) are more than 18 inches above the 100-year floodplain elevation subject to the review and approval of DPWES.
22. Prior to record plat approval, the necessary residential covenants shall be established governing the maintenance of the infiltration/percolation trenches and shared driveway on the proposed lots as shown on the SE Plat. Residential covenants shall be recorded which disclose to the existing and all subsequent property owners the maintenance obligations of the infiltration/percolation trenches and shared driveway.
23. Adequate Outfall shall be demonstrated in accordance with the Public Facilities Manual (PFM) as determined by DPWES at the time of Subdivision plan review.
24. Proper abandonment of the well under a permit from the Health Department is required prior to a demolition permit being approved for the site.

25. Prior to any land disturbing activities on the property, a Phase I archaeological study shall be conducted, and the results of such studies shall be provided to the Cultural Resource Management and Protection Section of the Fairfax County Park Authority (CRMPS). If deemed necessary by CRMPS, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by CRMPS. The studies shall be conducted by a qualified archaeological professional approved by CRMPS, and shall be reviewed and approved by CRMPS. The studies shall be completed prior to subdivision plat recordation.
26. The applicant shall provide a 4.0 foot high fence (Cast aluminum or equivalent low maintenance fencing) around the proposed BMPs as depicted on Exhibit A in order to protect the BMPs.
27. The applicant shall escrow funds as determined by DPWES in lieu of the paving of the future trail.
28. No portion of the limits of clearing and grading or any BMP facilities shall extend into the EQC.
29. The RPA/FP shall be verified to the satisfaction of DPWES at time of site plan review; minor adjustments to lot lines to remove from RPA/FP may be permitted without SEA if determined to be in general conformance with the SE plat.
30. Annexation into HOA. Prior to record plat approval, the Applicant shall either: 1) annex the development into the Ashburton Manors HOA in accordance with §2-700 of the Zoning Ordinance for the purpose of establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete certain maintenance obligations and other provisions noted in these proffer conditions or, 2) form a new Homeowner's Association for the development for the specific purpose of maintaining the common open space/BMPs in the outlot as shown on the SE. In either case, residential covenants shall be recorded which disclose to the residents of the HOA the maintenance obligations of the open space and BMPs.

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 responsible for obtaining the required 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 or construction has commenced and been diligently prosecuted. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 23, 2012
 (enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 117584

in Application No.(s): SE 2012-SU-002
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

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)
Nadeem P. Malik	3027 Ashburton Ave. Herndon, VA 20171	Applicant/Title Owner
Keith C. Martin Tramonte, Yeonas, Roberts & Martin PLLC	8245 Boone Boulevard Suite 400 Vienna, VA 22182	Attorney/Agent Attorneys/Agent
Hish and Company LLC	1831 Wiehle Ave Suite 105 Reston, VA 20190	Engineers/Agents
Gerald A. Hish, Sr.		Engineer/Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 23, 2012
(enter date affidavit is notarized)

117564

for Application No. (s): SE 2012-SU-002
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Blvd Suite 400
Vienna, VA 22182

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)

Vincent A. Tramonte II
George P. Yeonas
Jill J. Roberts
Keith C. Martin

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

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

Special Exception Attachment to Par. 1(b)

DATE: August 23, 2012
(enter date affidavit is notarized)

117584

for Application No. (s): SE 2012-SU-002
(enter County-assigned application number (s))

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

Hish and Company LLC
1831 Wiehle Ave Suite 105
Reston, VA 20190

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)

Gerald A. Hish, Sr.

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: August 23, 2012
(enter date affidavit is notarized)

117584

for Application No. (s): SE 2012-SU-002
(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)

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

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

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "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 AFFIDAVIT

DATE: August 23, 2012
(enter date affidavit is notarized)

117584

for Application No. (s): SE 2012-SU-002
(enter County-assigned application number(s))

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

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2012-SU-002
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 23, 2012
(enter date affidavit is notarized)

117584

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

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

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 23rd day of August 20 12, in the State/Comm. of Virginia, County/City of Fairfax

Teresa F. Rankin
Notary Public

My commission expires: 1-31-2014



TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

August 23, 2012

Ms. Rebecca Horner
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Re: SE 2012-SU-002

Dear Ms. Horner:

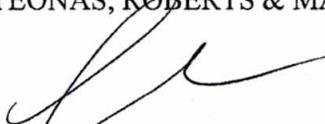
The following is provided as an addendum to the statement of justification relating to paragraph 2 of Section 9-610 of the Zoning Ordinance. It is submitted that the waiver results in a two lot development that preserves existing vegetation, topography and other environmental features; provides for reduced impervious surface; and improves stormwater management as follows:

- the SE Plats provide limits of clearing and grading that preserve approximately 19 mature trees on site and 19 trees off site in an ingress easement and an 8000 square foot increase in canopy cover. Several trees to be removed have been deemed by the Urban Forester to be in poor condition.
- clearing and grading has been carefully designed to preserve the EQC and small area of floodplain in their natural state.
- a shared segment of driveway using pervious pavement will reduce impervious surface. Any portions of the existing driveway that are not needed for access will be carefully removed and restored to a natural condition to increase pervious surface. Extensive additional landscaping using native species will also be provided.
- low impact development stormwater management is shown to improve stormwater management when there is none existing.

Based on the above analysis, it is submitted that the proposed development clearly satisfies paragraph 2 of Section 9-610 justifying a recommendation of approval. A single lot development would not require stormwater management or tree preservation.

Very truly yours,

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC



Keith C. Martin



County of Fairfax, Virginia

MEMORANDUM

DATE: September 19, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SE 2012-SU-002
Malik Property (Ashburton Avenue)

This memorandum, prepared by Lauren Bowes, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception application revised through August 19, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, AREA III, Upper Potomac Planning District, as amended through March 6, 2012, UP7-West Ox Community Planning Sector, on pages 188 and 189 states:

“The West Ox Community Planning Sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan...

11. The land east of Ashburton Avenue and south of West Ox Road is planned for residential development at .5-1 dwelling unit per acre. As an option, development at 1-2 dwelling units per acre may be considered for this area which includes Parcels 35-1((1)) 2, 2A, 4 and 5; 35-2((1)) 3, 4, 5 and 31. This option may be appropriate if the following conditions are met:

- Substantial consolidation is achieved to facilitate high quality development;
- The site is developed with single-family detached units on lot sizes which are comparable with surrounding residential development;
- The bridge on Ashburton Avenue is improved as soon as possible;
- Necessary measures for EQC protection and preservation are taken;
- Wetlands are protected in accordance with Federal policies under Section 404 of the Clean Water Act;
- Ashburton Avenue, including the bridge along the frontage of the property is improved to a two-lane collector status; and
- A regional stormwater detention facility is constructed on Parcel 31 if deemed necessary by the Department of Public Works.”

Environment

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7-9 states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements....

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

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation....

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

Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.”

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

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 12 states:

“There are hazards to property in some areas of the County posed by wet or unstable soils. Marine clay soils found in the eastern part of the County and shrink-swell clay soils found primarily in the western area can cause foundation failures, cracked and shifting walls, and in extreme cases, catastrophic slope failure.

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 14-17 states:

Objective 9: **Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.
- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or

flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular

to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible.

In general, stormwater management facilities should not be provided within EQCs unless they meet one of the following conditions:

- They are consistent with recommendations of a watershed management plan that has been adopted by the Fairfax County Board of Supervisors; or
- They will:
 - Either:
 - Be more effective in protecting streams and better support goals of watershed management plans than stormwater management measures that otherwise would be provided outside of EQCs; or
 - Contribute to achieving pollutant reduction necessary to bring waters identified as impaired into compliance with state water quality standards or into compliance with a Municipal Separate Storm Sewer System (MS4) permit in a manner that would be more effective and/or less environmentally-disruptive than approaches that would be pursued outside of EQCs;

and

- Replace, enhance and/or be provided along with other efforts to compensate for any of the EQC purposes, as described above, that would be affected by the facilities.

When stormwater management facilities within the EQC are determined to be appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC.

The following efforts within EQCs support the EQC policy and should be encouraged:

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.

- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.
- Wetland and floodplain restoration efforts.
- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

Other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit. In addition, there should be net benefits relating to most, if not all, of the EQC purposes listed above that are applicable to the proposed disturbances.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered.

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

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 19-20states:

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

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new

development and redevelopment projects. These practices can include, but are not limited to:

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

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

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

Comprehensive Plan Map: Residential at .5-1 dwelling unit per acre

ENVIRONMENTAL ANALYSIS

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

Environmental Quality Corridor (EQC): The Cedar Run Stream Valley traverses in an east-west direction on the south side of the property; an unnamed tributary branches off from Cedar Run and traverses through the front of the property in a north-south direction. This drainage way is a non-tidal wetland as well as an Environmental Quality Corridor (EQC). The EQC extends to the east beyond the limits of the 100 year flood plain and Resource Protection Area per floodplain study by Dewberry and Davis (October 1991) as depicted on the development plan, dated August 30, 2011. In accordance with Policy Plan guidance, this EQC should not be disturbed. However, a segment of the limits of clearing and grading and best management practice facility #1 encroach into the EQC. This issue remains unresolved.

Stormwater Management: The subject property is located in the Horsepen Creek watershed. A visit to the property revealed that a linear shaped, non-tidal wetland crosses roughly north to south on the front portion of the lot. A county stormwater facility, identified as (ID# 1072DP) is located north of the subject property. Two best management practice (bmp) facilities are proposed on the site with bmp facility #1 depicted within a non-tidal wetland area which is part of the EQC. The Policy Plan generally recommends against the location of stormwater management facilities within EQCs. The applicant has not provided any justification for the location of the bmp facility in the EQC in accordance with the EQC policy. The bmp #1 facility should be located outside the EQC. This issue remains unresolved.

The Department of Public Works & Environmental Services (DPWES) determines the adequacy of stormwater management/best management practice measures and outfall adequacy. As noted below in the soil constraints section, soils on site may not be conducive for infiltration to support best management practice facilities.

Resource Protection Area (RPA)/100 Year Flood Plain: The limits of the Resource Protection Area and 100-Year Flood Plain are depicted on the development plan based upon a study by Dewberry and Davis in October 1991. These limits may not take into consideration current conditions and are subject to review and approval by DPWES. The limits may need to be modified to encompass a larger area. This issue remains unresolved.

Soil Constraints: Note #41 on the variance plat states that problem soils exist on the site, but does not reference the current 2011 Official County Soils Map. The agent for the applicant is encouraged to provide specific information regarding soil constraints based on the 2011 Soils Map. This will help to inform the appropriate location of structures, bmp facilities and limits of clearing and grading.

Green Building Certification: This 2.3-acre site is planned for residential development at .5 -1 dwelling unit per acre. While the Comprehensive Plan consideration of residential use at 1-2 dwelling units per acre, that higher density option can be exercised only under very specific conditions which have not been addressed by this application. The current proposal seeks approval for 2 dwelling units at an overall density of 0.8 dwelling unit per acre which is at the high end of planned density range, .5-1 dwelling unit per acre. Therefore, to be in conformance with the Policy Plan's green building guidance, the applicant should provide a commitment to attain Energy Star Qualified Homes, Earthcraft House or LEED for Homes prior to the issuance of a residential use permit (RUP) for each dwelling unit. This issue remains unresolved.

Tree Preservation/Restoration: The subject property is characterized by mostly healthy evergreen and deciduous trees around the periphery of the property. A complete tree inventory has been provided on page 4 of the variance plat. Any redevelopment of the property should maximize tree preservation and new tree plantings. The applicant should work with the Urban Forestry Management staff in developing a tree preservation plan.

Trails Plan Map: The Countywide Trails Plan depicts a minor paved trail immediately adjacent to the subject property. The variance plat does not depict the sidewalk as recommended on this map.



County of Fairfax, Virginia

APPENDIX 5

MEMORANDUM

DATE: December 19, 2012

TO: Rebecca Horner, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: 3027 Ashburton Ave, SE 2012-SU-002

RE: Request for assistance dated by submitting engineer as December 19, 2012

Site Description: The site consists of a grass yard, meadow, and scattered trees. Existing vegetation such as red maples, black cherry, catalapa, pin oak, blackgum, American elm, and tulip poplar are scattered around the site. Japanese honeysuckle is scattered in many areas throughout the site.

This review is based upon revised .pdf's of the special exception emailed from the submitting engineer on December 19, 2012. A site visit was conducted on November 16, 2011.

- 1. Comment:** It appears planting for fulfillment of BMP's along with the non-BMP drainage improvement area being proposed lacks any planting details such as species provided, sizes of nursery stock, timing for planting, weed and deer control methods, watering, mulching, etc.

Recommendation: A development condition should be created that states: "As part of the site plan, a planting plan, in fulfillment of the BMP requirement and the non-BMP drainage improvement area shall include a planting schedule to identify species and quantities to be provided, sizes of nursery stock, timing for planting, weed and deer control, watering, mulching, etc., all subject to review and approval of the Urban Forest Management Division (UFMD)."

- 2. Comment:** The SE application mentions abandoning the existing gravel driveway and seeding it. This is of concern, since trees along the driveway, some of which are being used towards meeting the 10-year canopy coverage requirement and are proposed to be preserved and it is unclear how much soil will be brought in and placed over the critical root zones of trees shown to be preserved. This work shall also be done by hand since it is not within the limits of clearing and grading.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: A development condition should be created that “At the time of site plan submission, the applicant provide notes and details discussing how the existing gravel driveway area will be abandoned and a thin layer of topsoil spread by and seeded without disturbing the existing gravel driveway base and causing any detrimental impacts to the trees critical root zones along the driveway shown to be preserved subject to review and approval of UFMD.”

- 3. Comment:** Some of the proposed trees save areas contain abundant invasive plant species such as Japanese honeysuckle, which threaten the long term health of tree preservation areas.

Recommendation: It is recommended that the applicant agree to a development condition to “Create and implement an invasive species management program for the tree conservation ordinance to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc., subject to review and approval of UFMD.”

- 4. Comment:** Given the nature of tree cover on this site, several development conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: In addition to some of the above recommended condition language, the following development condition language is necessary to ensure effective tree preservation:

Tree Preservation: “The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 35 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown

pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, and others as necessary, shall be included in the plan.”

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

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

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

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed



correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

If further assistance is desired, please contact me at 703-324-1770.

NJD/

UFMID #: 170000

cc: RA File



County of Fairfax, Virginia

MEMORANDUM

DATE: July 9, 2012

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

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

FILE: 3-5 (SE 2012-SU-002)

SUBJECT: Transportation Impact

REFERENCE: SE 2012-SU-002 – Nadeem P. Malik
Land Identification Map: 35-2 ((1)) 4

MAD for AKR

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application, a Special Exception for Waiving Minimum Lot Width Requirement. These comments are based on plats made available to this office dated March 2012, and a Plan Layout Sketch dated May 17, 2012. The applicant wishes to subdivide a 2.305 acre lot into two lots (Lot 1 being 40,867 square feet and Lot 2 being 54,498 square feet) with a lot width of 150 feet for Lot 1 and 76 feet for Lot 2. The May 17 plan shows a shared driveway access to Ashburton Avenue. The applicant has shown that adequate sight distances exist for the access to Ashburton Avenue.

- Although the parking requirement of two spaces per dwelling unit has been met by the three-car (?) garages plus there are additional spaces in front of the garage, there is no real guest parking for a number of people as there would be no parking allowed on the street and parking on the driveway would obstruct traffic.

AKR/LAH/lah



County of Fairfax, Virginia

APPENDIX 7

MEMORANDUM

DATE: August 16, 2012

TO: Rebecca Horner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Application SE 2012-SU-002, 3027 Ashburton Avenue, SE Plat dated July 30, 2012, LDS Project #8219-ZONA-002-2, Tax Map #035-2-01-0004, Sully District

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

Chesapeake Bay Preservation Ordinance (CBPO)

Though there is no Resource Protection Area (RPA) on this site based on the Fairfax County guidance map, presence of major floodplain causes the RPA to extend to this lot (CBPO 118-1-7(b)). Separate RPA delineation plan approval shall be required before the subdivision plan approval.

Water quality controls are required for this development (PFM 6-0401.2A). Applicant is proposing vegetated swales and conservation easement to meet the BMP requirement for this development. Conservation easement for BMP cannot be on the individual lots. For purposes of BMP efficiencies, "open space" in residential areas is defined as perpetually undisturbed Homeowners Association (or "common") areas placed in floodplain or conservation easements and without other encumbrances (PFM Footnote № 5 of Table 6.3).

The DPWES Director may approve the location of vegetated swales on individual buildable single-family detached lots for subdivisions creating no more than 3 lots where it can be demonstrated that the requirement is not practical or desirable due to constraints imposed by the dimensions or topography of the property and where adequate provisions for maintenance are provided. Such approval by the Director shall be in writing and shall specify such conditions deemed necessary to ensure the effectiveness, reliability, and maintenance of the proposed facilities (PFM 6-1308.2A). PFM modifications approval for the location of BMP



Rebecca Horner, Staff Coordinator
SE Application # SE 2012-SU-002, 3027 Ashburton Avenue
August 16, 2012
Page 2 of 2

facilities on individual buildable single family detached lots is required (PFM 6-1308.2A) before the sub-division plan approval.

The applicant needs to clearly demonstrate on the SE plat that the requirement of 40% phosphorus removal efficiency is achieved for BMP.

Floodplain

There is a major floodplain on the property. A floodplain study, #7570-FP-001-2, was approved on October 1, 1991. No any encroachment has been proposed within the floodplain.

Applicant has shown that both houses are located more than 15 feet from the floodplain horizontally. However, applicant also needs to demonstrate that the lowest structures of the lowest floor of the houses (basement slabs of the dwellings for this project) are more than 18 inches above the 100-year floodplain elevation. Provide 100-yr floodplain elevation on the plat and demonstrate that the proposed dwellings meet the 18 inches vertical separation requirement (ZO 2-905.2).

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Applicant is claiming that the 2- and 10-yr detention requirements are obtained through the vegetative swales. However, vegetated swales are BMP facilities and applicant has not demonstrated the storage and control structures required for the 2- and 10-yr detention.

Site Outfall

An outfall narrative has been provided.

General

Applicant is proposing a dwelling just downstream of an existing Stormwater management pond. However, applicant has demonstrated that the proposed house is not within the dam breach inundation zone of the existing pond. Detail calculation of the dam breach zone needs to be provided on the subdivision plan.

A drainage study and storm drainage easement to cover the 100-yr drainage way must be provided as per PFM 6-1401.2.

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

SR/

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



County of Fairfax, Virginia

DATE: May 7, 2012

TO: Rebecca Horner, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application No. SE 2012-SU-002

After reviewing the application, we have only one comment to be considered. Health Department records indicate that there is an existing well on 3027 Asburton Ave, Lot 4, which has not been abandoned. Proper abandonment of the well under a permit from the Health Department will be required prior to a demolition permit being approved for this project. Owners should contact the Health Department for additional information on the abandonment of the well should this project move forward.





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: May 23, 2012

SUBJECT: SE 2012-SU-002, 3027 Ashburton Avenue (Malik)
Tax Map Number: 35-2((1))4

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated March 1, 2012, for the above referenced application. The Development Plan shows two single-family detached dwelling units on a 2.3-acre parcel zoned R-1 and proposed to be subdivided into two respective lots. Based on an average single-family detached household size of 3.36 in the Upper Potomac Planning District, the development could add about three new residents (2 new units – 1 existing = 1 x 3.36) to the Sully Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

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

The Upper Potomac Planning District recommendations in the Area III Plan describe the importance of community parks, outdoor recreational facilities, and natural and cultural resource protection. In addition, recommendations for the sub-unit containing this application site specifically cite the importance of community parks and outdoor recreation (Area III, Upper Potomac Planning District, Area-Wide Recommendations, Parks and Recreation, pp. 26 and 193).

Finally, text from the Upper Potomac Planning District chapter of the Great Parks, Great Communities Park Comprehensive Park System Plan echoes recommendations in the

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

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Rebecca Horner

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

9-006 General Standards

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

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

9-610 Provisions for Waiving Minimum Lot Size Requirements

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the waiving of the minimum district size and/or lot width requirement for an R District, except for all cluster subdivisions, the minimum lot area and/or lot width requirements for a C district or the minimum district size requirement for the C-9 District, and the minimum district size, lot area and/or lot width requirements for an I district, but only in accordance with the following:

1. Such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance.
2. The applicant shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced

impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact.

3. It shall be demonstrated that development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways.

4. Such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied.

9-613 Provisions for Waiving Minimum Lot Width, Minimum Yard and Privacy Yard Requirements for Single Family Attached Dwelling Units

The Board may approve, either in conjunction with the approval of a rezoning or a special exception, the waiving of the minimum yard and/or privacy yard requirements for single family attached dwelling units. Such waiver may be approved only if it will further the intent of the Ordinance, and the intent and implementation of the adopted comprehensive plan and other adopted policies.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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