



APPLICATION ACCEPTED: December 21, 2012
PLANNING COMMISSION: April 25, 2013
BOARD OF SUPERVISORS: April 30, 2013 at 3:30 PM

County of Fairfax, Virginia

April 10, 2013

STAFF REPORT

APPLICATION RZ/FDP 2012-MA-022

MASON DISTRICT

APPLICANT: CG Peace Valley, LLC

PRESENT ZONING: R-3 (Residential 3 dwelling units per acre (du/ac)) and Highway Corridor (HC)

REQUESTED ZONING: PDH-4 (Planned Development 4 du/ac) and HC

PARCEL(S): 61-1 ((1)) 7

ACREAGE: 1.89 acres

OPEN SPACE: 30%

PLAN RECOMMENDATION: Residential at 3 to 4 du/ac

PROPOSAL: The applicant seeks to rezone 1.89 acres from R-3 to PDH-4 to permit the development of seven single family detached dwelling units at an overall density of 3.71 du/ac.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2012-MA-022, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2012-MA-022.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve a modification of the PFM to allow the construction of sidewalks shown on the CDP/FDP to be located on one side of the private street.

William O'Donnell

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/



Staff recommends approval of a waiver of two acre minimum district size for the PDH district, to allow a district of 1.89 acres.

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

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\ZED\Rezoning\RZ 2012-MA-022 Peace Valley\report\RZ 2012-MA-022 - Peace Valley - Staff Report 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).

Final Development Plan

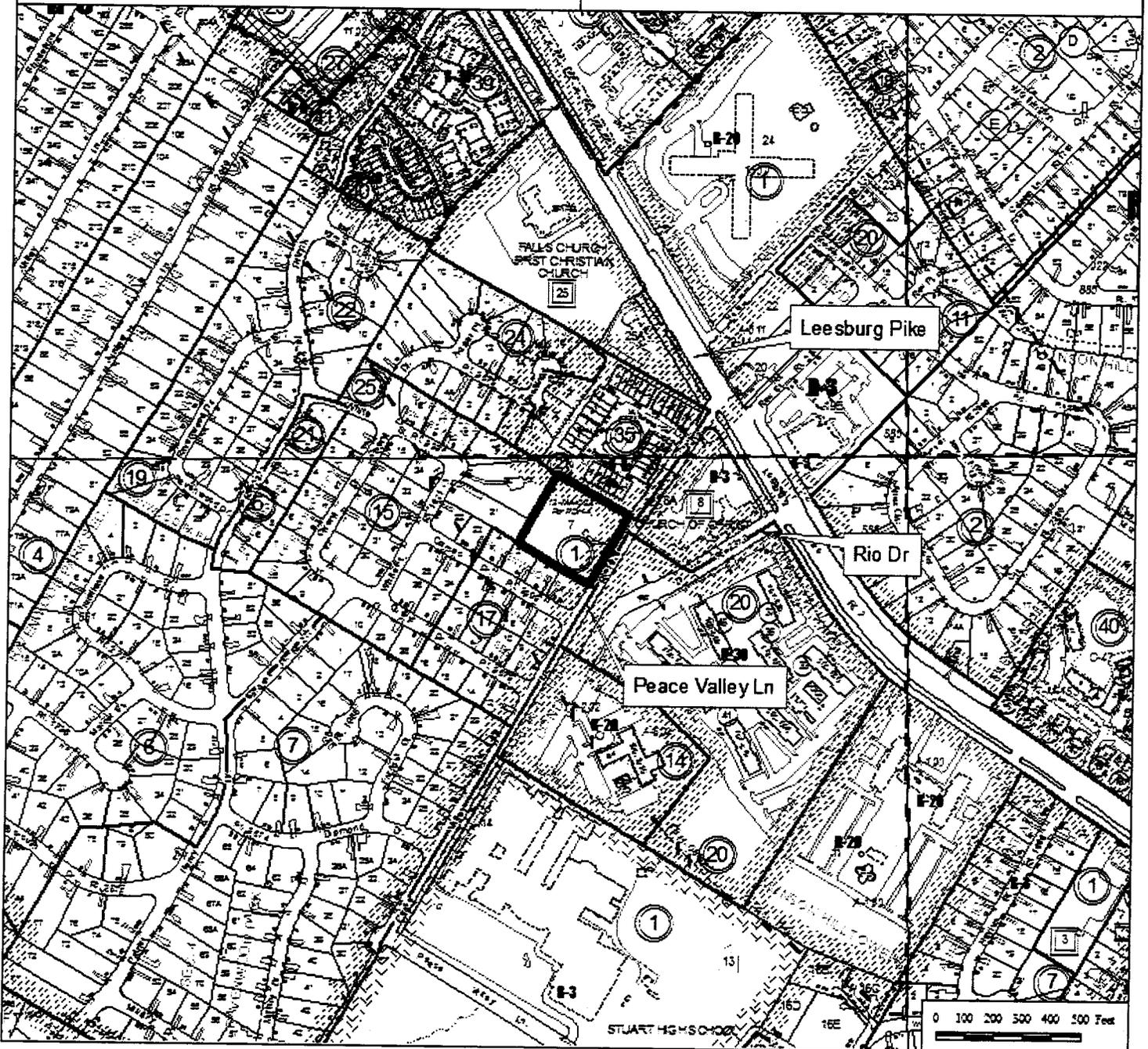
FDP 2012-MA-022

Applicant: CG PEACE VALLEY LLC
Accepted: 12/21/2012
Proposed: RESIDENTIAL
Area: 1.89 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:
Located: 3236 PEACE VALLEY LANE, FALLS CHURCH, VA 22044
Zoning: PDH- 4
Overlay Dist: HC
Map Ref Num: 061-1- /01/ /0007

Rezoning Application

RZ 2012-MA-022

Applicant: CG PEACE VALLEY LLC
Accepted: 12/21/2012
Proposed: RESIDENTIAL
Area: 1.89 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:
Located: 3236 PEACE VALLEY LANE, FALLS CHURCH, VA 22044
Zoning: FROM R- 3 TO PDH- 4
Overlay Dist: HC
Map Ref Num: 061-1- /01/ /0007



ADDITION TO PEACE VALLEY

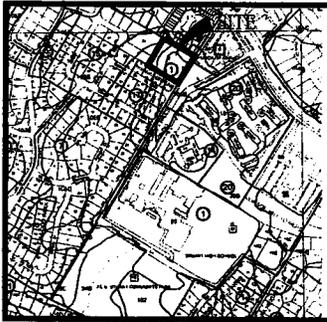
CONCEPTUAL DEVELOPMENT / FINAL DEVELOPMENT PLAN

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ/FDP-2012-MA-022

OCTOBER 19, 2012
DECEMBER 7, 2012
FEBRUARY 12, 2013
MARCH 8, 2013
MARCH 22, 2013

APRIL 4, 2013



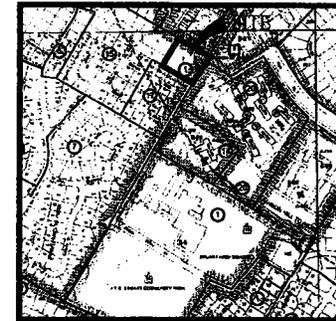
SOIL MAP
SCALE: 1"=500'

SOILS CLASSIFICATION

SOIL NO.	SOIL NAME	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
1	CLAYEY SAND	10	10	10	10	10	10
2	SANDY CLAY	10	10	10	10	10	10
3	CLAYEY SAND	10	10	10	10	10	10
4	SANDY CLAY	10	10	10	10	10	10
5	CLAYEY SAND	10	10	10	10	10	10
6	SANDY CLAY	10	10	10	10	10	10
7	CLAYEY SAND	10	10	10	10	10	10
8	SANDY CLAY	10	10	10	10	10	10
9	CLAYEY SAND	10	10	10	10	10	10
10	SANDY CLAY	10	10	10	10	10	10

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES & TABULATIONS
- 3 EXISTING CONDITIONS PLAN
- 4 CONCEPTUAL/FINAL DEVELOPMENT PLAN
- 5 EXISTING VEGETATION MAP
- 6 CONCEPTUAL LANDSCAPE/DETAILS PLAN
- 6A SCHEMATIC SITE SECTION
- 7 CONCEPTUAL STORM WATER MANAGEMENT PLAN
- 7A CONCEPTUAL STORM WATER MANAGEMENT PLAN
- 7B CONCEPTUAL STORM WATER MANAGEMENT PLAN
- 8 ADEQUATE OUTFALL PLAN & NARRATIVE
- 9 CONCEPTUAL ARCHITECTURAL ELEVATIONS
- 9A CONCEPTUAL ARCHITECTURAL ELEVATIONS
- 9B MODEL 'A' REAR ELEVATION
- 10 MODEL 'B' REAR ELEVATION



VICINITY MAP
SCALE: 1"=500'

LAND USE ATTORNEY

WALSH, COLUCCI, LUBBELEY, EMBICH & TERPAK PC
COURTHOUSE PLAZA
2200 CLARENDON BOULEVARD, 13TH FLOOR
ARLINGTON, VA 22201-3358
CONTACT: ELIZABETH A. NICHOLSON
(703) 528-4700

APPLICANT/DEVELOPER

GO PEACE VALLEY, LLC
6707 DEMOCRACY BLVD.
BETHESDA, MD, 20817
CONTACT: MR. WILL COLLINS
(703) 821-3356

CIVIL ENGINEER & LANDSCAPE ARCHITECT

VKA, INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: BOB COCHRAN & JEFF KREPS
(703) 442-7800



NOTES

- 1) THE PROPERTY SHOWN HEREIN IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 061-1-01-0007.
- 2) THE SUBJECT PROPERTY IS CURRENTLY ZONED R-3. THE PROPERTY IS TO BE REZONED TO PDH-4.
- 3) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF CG PEACE VALLEY, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21705 AT PAGE 0246 AND BEING RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 4) THE DATUM INFORMATION SHOWN HEREON IS AS FOLLOWS:
 A) HORIZONTAL DATUM: VCS NAD83 DATUM BASED ON FAIRFAX COUNTY CONTROL MONUMENT # GPS 149 N 6.999,558.07, E 11.873,648.49
 B) THE VERTICAL DATUM IS BASED ON A FIELD BENCH LOOP USING THE FOLLOWING TWO BENCHMARKS: NGVD29
 # 705 EL. 318.068 # 706 EL. 326.645
- 5) A TITLE REPORT HAS BEEN FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY (COMMITMENT NO. W6500800) DATED FEBRUARY 20, 2009 AND HAS BEEN INCORPORATED IN THE SURVEY.
- 6) THE SUBJECT PROPERTY LIES IN ZONE 277 (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 515225 00B7.D. FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 9, 1990.
- 7) THE CONTOUR INTERVAL SHOWN IS 2' - 0" AND BASED ON A FIELD-RUN SURVEY PERFORMED BY VKA, INC.
- 8) THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF FIELD RUN BOUNDARY SURVEY PERFORMED BY VKA, INC. JULY 20, 2006.
- 9) THE SUBJECT PROPERTY LIES WITHIN AREA "A" OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, RAILEY'S PLANNING DISTRICT, SUB AREA 95 (BARCOPT COMMUNITY PLANNING SECTION).
- 10) PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- 11) STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED IN AN INfiltrATION TRENCH ACCORDING TO THE APPLICABLE ORDINANCES AND STANDARDS OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF GENERAL ADEQUATE STORM DRAINAGE SYSTEMS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL, STANDARDS AND DESIGN CRITERIA. WILL BE PROVIDED ALTERNATE OR ADDITIONAL FACILITIES MAY BE PROVIDED AT FINAL SITE PLAN.
- 12) TO THE BEST OF OUR KNOWLEDGE, NO OTHER UTILITIES OR STRUCTURES MARKING A SURVEY ARE PRESENT ON THE SUBJECT PROPERTY.
- 13) TO THE BEST OF OUR KNOWLEDGE, HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- 14) THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY BY WAY OF BACKGROUND, AN UNOCCUPIED SINGLE FAMILY HOME ON THE SITE WAS DEMOLISHED IN JANUARY 2011 PRIOR TO WHICH THE HOME HAD OCCUPIED THE LOT FOR APPROXIMATELY THREE YEARS.
- 15) THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LINES OF CLEARING AND GRADING SHOWN ON THE CDP/UDP AS DETERMINED BY THE URBAN FORESTER.
- 16) FOR MAXIMUM BUILDING HEIGHT SEE SITE TABULATION THIS SHEET.
- 17) DEVELOPMENT WILL COMMENCE IN A SINGLE PHASE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. PHASE OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
- 18) TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- 19) THE LANDSCAPING SHOWN HEREON MAY BE MODIFIED IN CONFORMANCE WITH ASSOCIATED PROFFERS (AND PROVIDED THAT PLANT QUANTITIES ARE NOT DECREASED) AT THE TIME OF FINAL SITE ENGINEERING. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE / SUBDIVISION PLAN.
- 20) THE BUILDING FOOTPRINTS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES. BY ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN--BUILDING FOOTPRINTS MAY BE ALTERED, MOVED, INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL ENGINEERING WITHOUT THE NEED TO AMEND THE CDP/UDP SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED, MINIMUM OPEN SPACE (AS PROVIDED IN THE TABULATION) AND YARD REQUIREMENTS ARE NOT DIMINISHED. ADDITIONALLY, SUCH MODIFICATIONS SHALL NOT REDUCE BUILDING SETBACKS FROM INDIVIDUAL PROPERTY LOT LINES AS SHOWN ON THE CDP/UDP OR DECREASE LANDSCAPING AND TREE SAVE AS SHOWN.
- 21) IN ACCORDANCE WITH ARTICLE 10, SECTION 10-102, ACCESSORY USES/STRUCTURES SUCH AS PATIOS, GAZEBOS, TRELLISES, FENCES, FLAGPOLES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED WITHIN THE CDP/UDP MAY BE PROVIDED--WITHOUT THE NEED TO AMEND THE CDP/UDP.

- 22) ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA.
- 23) AS PERMITTED BY ARTICLE 2 OF THE ZONING ORDINANCE, CERTAIN ENCROACHMENTS INTO REQUIRED MINIMUM YARDS ARE PERMITTED AND MAY BE PROVIDED IN CONFORMANCE WITH THE TYPICAL LOT LAYOUT SHOWN ON SHEET 4) WITHOUT REQUIRING MODIFICATION OF THE CDP/UDP. THESE ENCROACHMENTS MAY INCLUDE--BUT ARE NOT LIMITED TO--THE FOLLOWING:
 1. ACCESSORY STRUCTURES.
 2. CANOPIES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
 3. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOODS.
 4. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
 5. BAY WINDOWS, PORCHES AND CHIMNEYS.
 6. ACCESSIBILITY IMPROVEMENTS.
 7. ON-DOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
 8. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE FINISHED GRADE.
 SUCH FEATURES MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOODS SHOWN ON THE CDP/UDP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED.
- 24) TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-315 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
- 25) THE DEVELOPER RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER DURING CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH SECTION 8-808 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- 26) THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- 27) THERE ARE NO WAIVER CRITERIA ELEMENTS IN EXCESS OF 25 FEET IN WIDTH ON THIS SITE.
- 28) OWNER RESERVES THE RIGHT TO INSTALL PERIMETER FENCING WITH THE FINAL SUBDIVISION PLAN.
- 29) THE OPEN SPACE PATIOS SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 30) THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDH-4 ZONE. THE NUMBER OF "N" ZONE REQUIREMENTS AT THE TIME OF REZONING AND SHALL BE PROVIDED IN A COMBINATION OF SURVEY, PARKING AND INDIVIDUAL GARAGE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE NUMBER OF RESIDENTIAL UNITS CONSTRUCTED.
- 31) NO FLOODING AND RPA, FEMA OR ENVIRONMENTAL QUALITY CORRIDOR CONCERNS ARE KNOWN TO THIS PROJECT.
- 32) SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE UNLESS WAIVED OR MODIFIED BY THE BOARD.
- 33) THERE ARE NO SOCIAL ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DESIGNATION AS A "S" WILL IN WAIVE TO PRESERVE THE LAND (SFD/DM) OR TREE LOCATED ON THE PROPERTY AS SHOWN AND NOTED, HEREIN.
- 34) TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE BASED ON THE NUMBER OF RESIDENTIAL UNITS CONSTRUCTED.
- 35) LANDING WITHIN ON THE CDP/UDP IS CONCEPTUAL AND MAY BE MODIFIED DURING THE SITE PLAN REVIEW PROCESS.

SITE TABULATIONS

EXISTING ZONING:	R-3
PROPOSED ZONING:	PDH-4
TOTAL SITE AREA:	82,712 S.F. OR 1.9981 ACRES
MAXIMUM DENSITY PERMITTED:	4 DWELLING UNITS PER ACRE (4 UNITS)
PROVIDED:	7 SINGLE FAMILY DETACHED/DWELLING UNITS (1 1/2 DWELLING UNITS /ACRE) (COMPLIATION BASED ON GROSS AREA TRACT)
OPEN SPACE REQUIRED: 20%	16,542 SF OR 0.379 ACRES
OPEN SPACE PROVIDED: 30%	24,914 SF OR 0.5696 ACRES
MINIMUM LOT AREA REQUIRED:	NONE
MINIMUM DISTRICT SIZE:	2 ACRES - (SEE WAIVER REQUEST)
AVERAGE LOT AREA REQUIRED:	NONE (NOTE: ALL LOT AREAS SHOWN ON CDP/UDP ARE APPROXIMATE. FINAL LOT AREAS WILL BE COMPUTED AT FINAL SUBDIVISION PLAN.)
AVERAGE LOT AREA PROVIDED:	APPROXIMATELY 5,200 S.F.
MAXIMUM BUILDING HT:	35'
RESIDENTIAL SETBACKS (INTERIOR)	
NOTE: SEE SHEET 4 FOR TYPICAL LOT LAYOUT AND PRODUCTIONS INTO YARDS.	
MINIMUM LOT WIDTH REQUIRED:	NONE
MINIMUM FRONT YARD REQUIRED:	NONE
PROVIDED:	29' MIN. (10' FEET @ 15' AT GARAGE)
MINIMUM SIDE YARD REQUIRED:	NONE
PROVIDED:	15' MIN.
MINIMUM REAR YARD REQUIRED:	NONE
PROVIDED:	17' MIN. (AREAWAYS ENKROACH INTO REAR YARDS)
SCREENS AND/OR BUFFERS	
BUFFER REQUIRED:	NONE
BUFFER PROVIDED:	NONE (EXISTING VEGETATION AT THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE EXTENT POSSIBLE. SUPPLEMENTAL PLANTINGS WILL ALSO BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. (SEE SHEET 5 OF 10)
SCREEN REQUIRED:	NONE
SCREEN PROVIDED:	NONE

ADU CALCULATION:

THE DEVELOPMENT DOES NOT INCLUDE AFFORDABLE DWELLING UNITS, AND, THEREFORE IS NOT SUBJECT TO THE REQUIREMENTS OF THE AFFORDABLE DWELLING UNIT ORDINANCE.

PARKING TABULATION (SINGLE FAMILY):

PARKING SPACES REQUIRED (SINGLE FAMILY DETACHED) 21 (3 SPACES/LOT (3 x 7 + 21))
 DETACHED: 21 (3 SPACES/LOT)
 PROVIDED: 28 (DRIVEWAY & GARAGE)

TREE COVER CALCULATIONS:

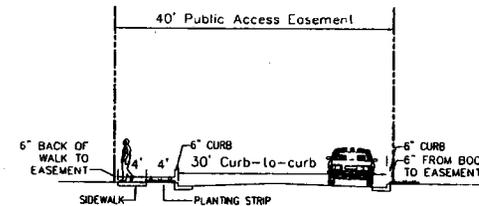
NOTE FINAL TREE COVER CALCULATION SHALL BE PROVIDED WITH FINAL SUBDIVISION PLAN FOR COMPLYING CALCULATIONS. SEE EXISTING VEGETATION MAP, SHEET 5 OF 10.

ZONING ORD. WAIVERS & MODIFICATIONS REQUESTED

1. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT RESERVES THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT.
2. THE APPLICANT REQUESTS A WAIVER OF THE MINIMUM DISTRICT SIZE OF TWO (2) ACRES OR LARGER PER ZONING ORDINANCE SECTIONS 2-306.4 & 6-107.2

PFM WAIVERS & MODIFICATIONS REQUESTED

1. PER SECTION 8-0101.6 OF THE PFM AND SECTION 101-2-2 OF THE SUBDIVISION ORDINANCE, A MODIFICATION OF THE REQUIREMENT TO PROVIDE SIDEWALKS ALONG ALL FRONTAGES IS REQUESTED IN FAVOR OF THAT WHICH IS SHOWN ON THE CDP/UDP.
2. A WAIVER OF PFM SECTION 9-0200 (9-0202.2(1))--RELATED TO EMERGENCY VEHICLE ACCESS TO THE BUILDINGS--IS HEREBY REQUESTED IN FAVOR OF THAT WHICH IS SHOWN ON THE PLANS.



PROPOSED PRIVATE ROAD SECTION

SCALE: 1/8" = 1'-0"

VKA

VIRGINIA K&A ARCHITECTS & ENGINEERS & SURVEYORS, INC.

1100 COMMONWEALTH BLVD., SUITE 200, FALLS CHURCH, VA 22044
 (703) 441-7800 FAX (703) 441-7897
 WWW.VKA.COM

ADDITION TO
PEACE VALLEY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES & TABULATIONS

COMMONWEALTH OF VIRGINIA
 JAMES H. AMATELLO
 4146
 PROFESSIONAL ENGINEER

VKA REVISIONS

DATE	DESCRIPTION	BY
APRIL 4, 2013		
MARCH 22, 2013		
MARCH 6, 2013		
FEBRUARY 12, 2013		
OCTOBER 7, 2012		
DATE: OCT. 14, 2012		
DES.	VKA	DMM
SCALE:	AS SHOWN	
PROJECT/FILE NO.	V80017	
SHEET NO.	2 OF 10	



VKA REVISIONS

NO.	DATE	DESCRIPTION

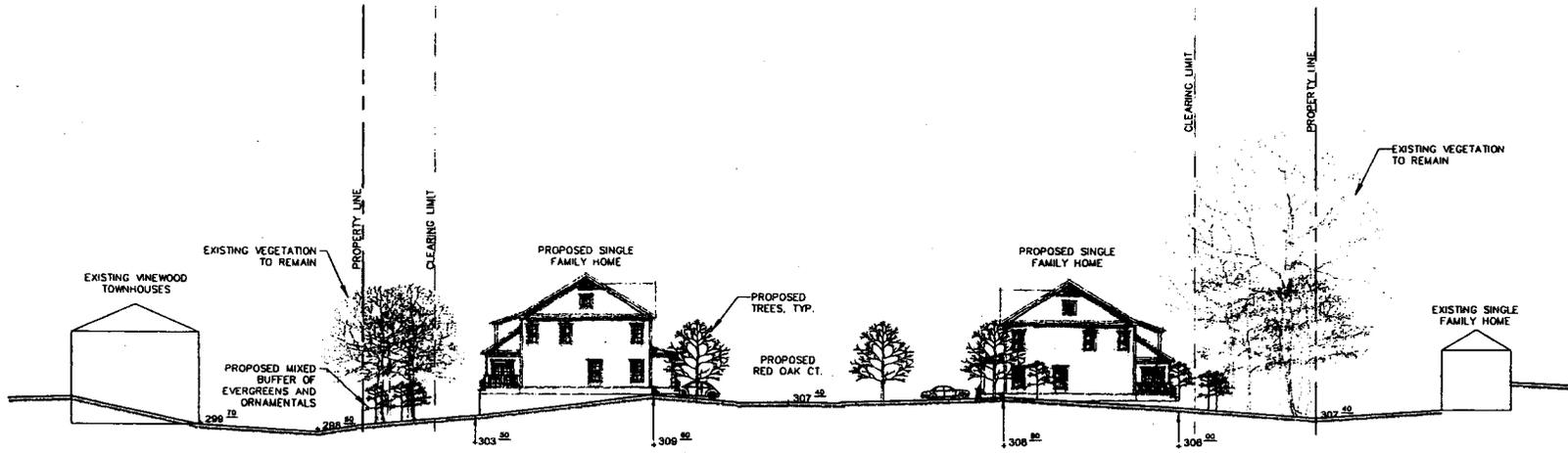
APRIL 4, 2013
 MARCH 22, 2013
 MARCH 8, 2013
 FEBRUARY 15, 2013
 DECEMBER 7, 2012
 DATE: OCT 18, 2012

DES: VKA DIM: VKA

SCALE: AS SHOWN

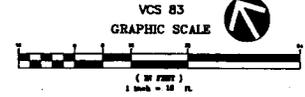
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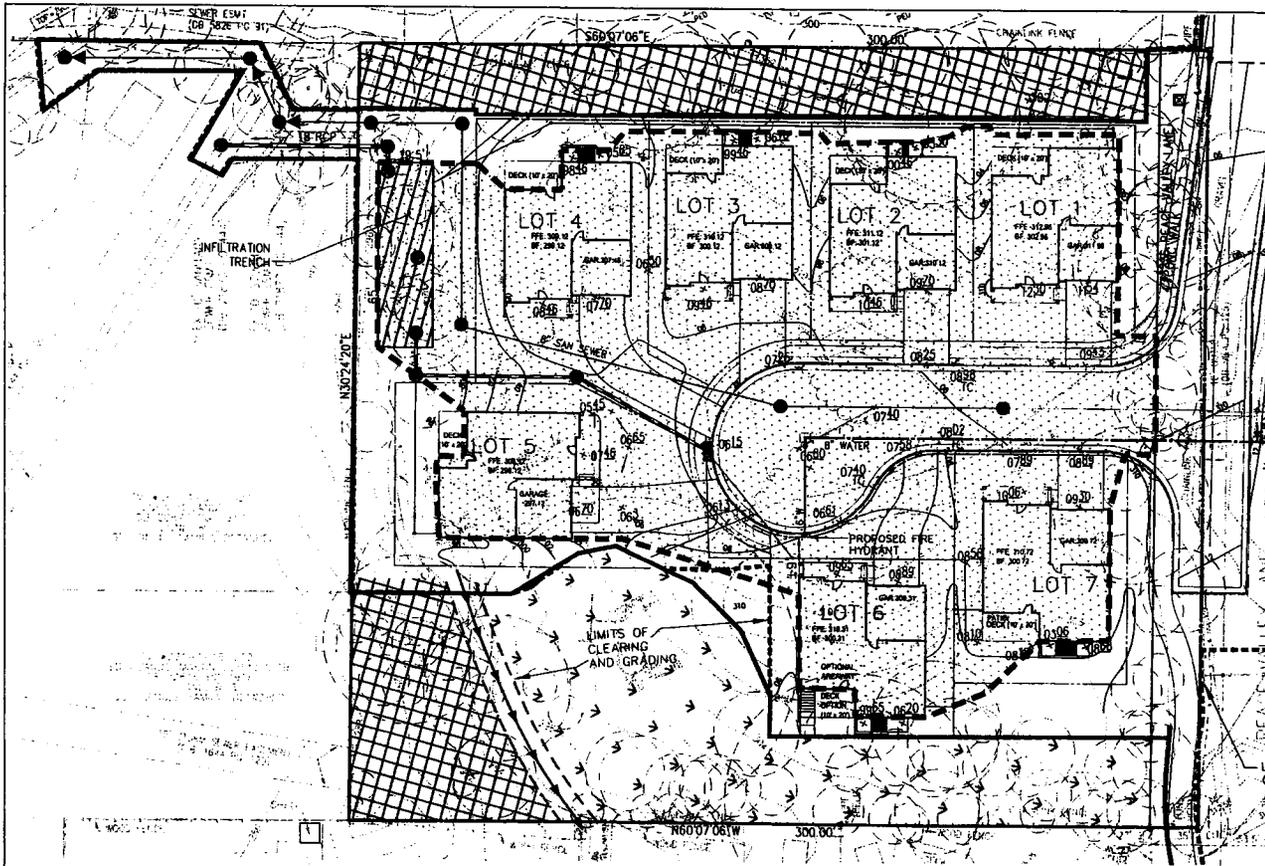
SHEET NO. 6A OF 10



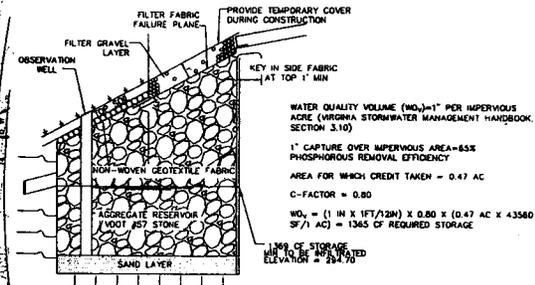
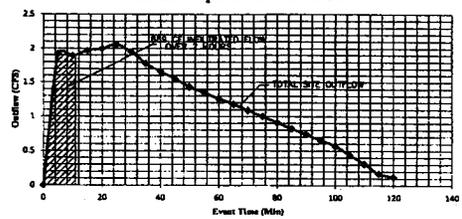
VIEW TO THE EAST

- NOTES:
1. DRAWING IS FOR ILLUSTRATIVE PURPOSES, ONLY, TO SHOW GENERAL RELATIONSHIP OF THE PROPOSED DEVELOPMENT IN CONTEXT.
 2. EXISTING BUILDING HEIGHTS ARE APPROXIMATE.
 3. EXISTING OFF-SITE GRADING IS APPROXIMATE AND TAKEN FROM RECORD INFORMATION.





10 YEAR HYDROGRAPH
Post Development Site Outflow



INFILTRATION TRENCH DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT NARRATIVE

IN THE EXISTING CONDITION, THERE ARE NO STORMWATER MANAGEMENT CONTROLS IN PLACE AS SUCH IN ORDER TO MEET THE PFM, THE POST DEVELOPED RUNOFF MUST BE LESS THAN OR EQUAL TO THE EXISTING (CURRENT) RUNOFF. AS PART OF THIS DEVELOPMENT, 0.52 ACRES OF THE SITE REMAIN UNDISTURBED. WITH THIS DEVELOPMENT WE ARE PROPOSING AN UNDERGROUND INFILTRATION TRENCH THAT CAPTURES 0.94 ACRES OF THE SITE. 0.47 ACRES OF THE TOTAL DRAINAGE AREA TO THE TRENCH WILL BE INFILTRATED INTO THE SURROUNDING SOIL. THIS WILL BE ACCOMPLISHED BY SETTING THE TRENCH OUTFLOW PIPE AT AN ELEVATION WHICH WILL ENSURE THE WATER QUALITY VOLUME WILL BE BELOW THE OUTFLOW PIPE INVERT. THE INFILTRATION TRENCH WILL PROVIDE A TOTAL STORAGE VOLUME OF APPROXIMATELY 2788 CF TO ADEQUATELY CAPTURE/CONTROL THE POST-DEVELOPED 2-YR AND 10-YR, 2-HR DESIGN STORMS. 888 CF WILL INFILTRATE INTO THE UNDERLYING SOIL DURING THE 10-YR, 2-HR DESIGN STORM (SEE POST DEVELOPMENT SITE OUTFLOW HYDROGRAPH THIS SHEET). A MINIMUM OF 1369 CF OF RUNOFF VOLUME WILL BE INFILTRATED INTO THE UNDERLYING SOIL BASED SOLELY ON THE VOLUME OF STORAGE BELOW THE OUTFALL PIPE. THE REALITY IS MORE RUNOFF VOLUME WILL INFILTRATE OVER TIME AS THE TRENCH WILL BEGIN INFILTRATING WATER IMMEDIATELY, ALLOWING SPACE FOR RUNOFF TO CONTINUE COLLECTING IN THE TRENCH. THE REMAINING UNINFILTRATED RUNOFF WILL ENTER THE EXISTING CLOSED CONDUIT SYSTEM VIA THE TRENCH OUTFLOW PIPE.

THE PEAK FLOW OF THE EXISTING SITE IS 3.45 CFS. POST DEVELOPMENT FLOW OF THE TOTAL SITE IS DECREASED TO A PEAK OF 2.08 CFS. THE OVERLAND FLOW DECREASES FROM A PEAK FLOW OF 3.45 CFS TO 1.81 CFS—THIS IS THE SAME AS THE UNDETAINED FLOW. THIS ALLOWS LESS OVERLAND RUNOFF ONTO OFFSITE AREAS IN THE POST DEVELOPED CONDITION THAN IN EXISTING CONDITIONS. THE TOTAL SITE OUTFLOW (UNDETAINED AND TRENCH OUTFLOW PIPE) IS ALSO DECREASED RELATIVE TO EXISTING CONDITIONS. THE SIZE AND LOCATION OF THE TRENCH MAY BE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

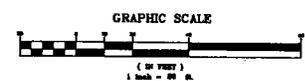
BMP TREATMENT FOR THE DEVELOPED AREA WILL BE PROVIDED THROUGH THE USE OF INFILTRATION AS WELL AS CONSERVATION AREAS. THE INFILTRATION TRENCH CAPTURES 0.94 ACRES OF THE SITE AND CONTROLS/TREATS 0.47 ACRES OF THAT CAPTURED AREA THROUGH INFILTRATION. AS SEEN IN THE INFILTRATION TRENCH DETAIL ABOVE, THE OUTFLOW PIPE IS LOCATED HIGH ENOUGH TO ALLOW THE NEEDED INFILTRATION TO OBTAIN THE 65% PHOSPHOROUS REMOVAL EFFICIENCY WHICH (IN COMBINATION WITH CONSERVATION AREAS) WILL MEET THE 40% PHOSPHOROUS REMOVAL REQUIREMENTS. FINAL DESIGN, LOCATION, AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATES ALLOWED BY THE PFM.

POST DEVELOPMENT/PRE DEVELOPMENT OUTFLOW COMPARISON TABLE
(OVERALL SITE)

Event Time (MIN)	Pre Development Flow (CFS)	Infiltration Trench Outflow (Pipe and Infiltration) (CFS)	Undeveloped Overland Outflow (CFS)	Total Post Development Outflow (CFS)	Infiltrated Outflow (CFS)
0	0.00	0.00	0.00	0.00	0.00
5	3.45	0.11	1.81	1.92	0.10
10	2.22	0.72	1.17	1.89	0.12
15	1.84	1.11	0.85	1.97	0.13
20	1.32	1.51	0.65	2.00	0.14
25	1.09	1.49	0.57	2.06	0.14
30	0.92	1.47	0.48	1.95	0.14
35	0.80	1.36	0.42	1.76	0.14
40	0.70	1.29	0.37	1.66	0.14
45	0.62	1.22	0.33	1.55	0.14
50	0.56	1.14	0.29	1.43	0.14
55	0.51	1.06	0.27	1.36	0.13
60	0.47	1.01	0.25	1.26	0.13
65	0.43	0.95	0.23	1.18	0.13
70	0.39	0.89	0.21	1.09	0.13
75	0.35	0.82	0.18	1.00	0.13
80	0.31	0.75	0.16	0.91	0.13
85	0.28	0.69	0.14	0.82	0.13
90	0.24	0.62	0.12	0.74	0.12
95	0.19	0.55	0.10	0.65	0.12
100	0.16	0.49	0.09	0.57	0.12
105	0.12	0.36	0.06	0.44	0.12
110	0.08	0.27	0.04	0.31	0.12
115	0.04	0.15	0.02	0.17	0.12
120	0.00	0.12	0.00	0.12	0.12

LEGEND

- DRAINAGE AREA TO THE INFILTRATION TRENCH = 0.94 AC
- APPROXIMATE LOCATION OF TRENCH
- UNDISTURBED AREA = 0.26 AC
- UNDISTURBED AREA TO EX STORM SEWER SYSTEM = 0.26 AC



NO.	DESCRIPTION	DATE	APPROVED

REVISION APPROVED BY
SITE PLAN REVIEW AND INSPECTIONS DIVISION

DESIGNED BY: JAMES H. HARRIS, P.E.
CHECKED BY: JAMES H. HARRIS, P.E.
DRAWN BY: JAMES H. HARRIS, P.E.
SCALE: AS SHOWN
DATE: OCT 18, 2012
PROJECT/FILE NO: VCS01F
SHEET NO: 7A OF 10

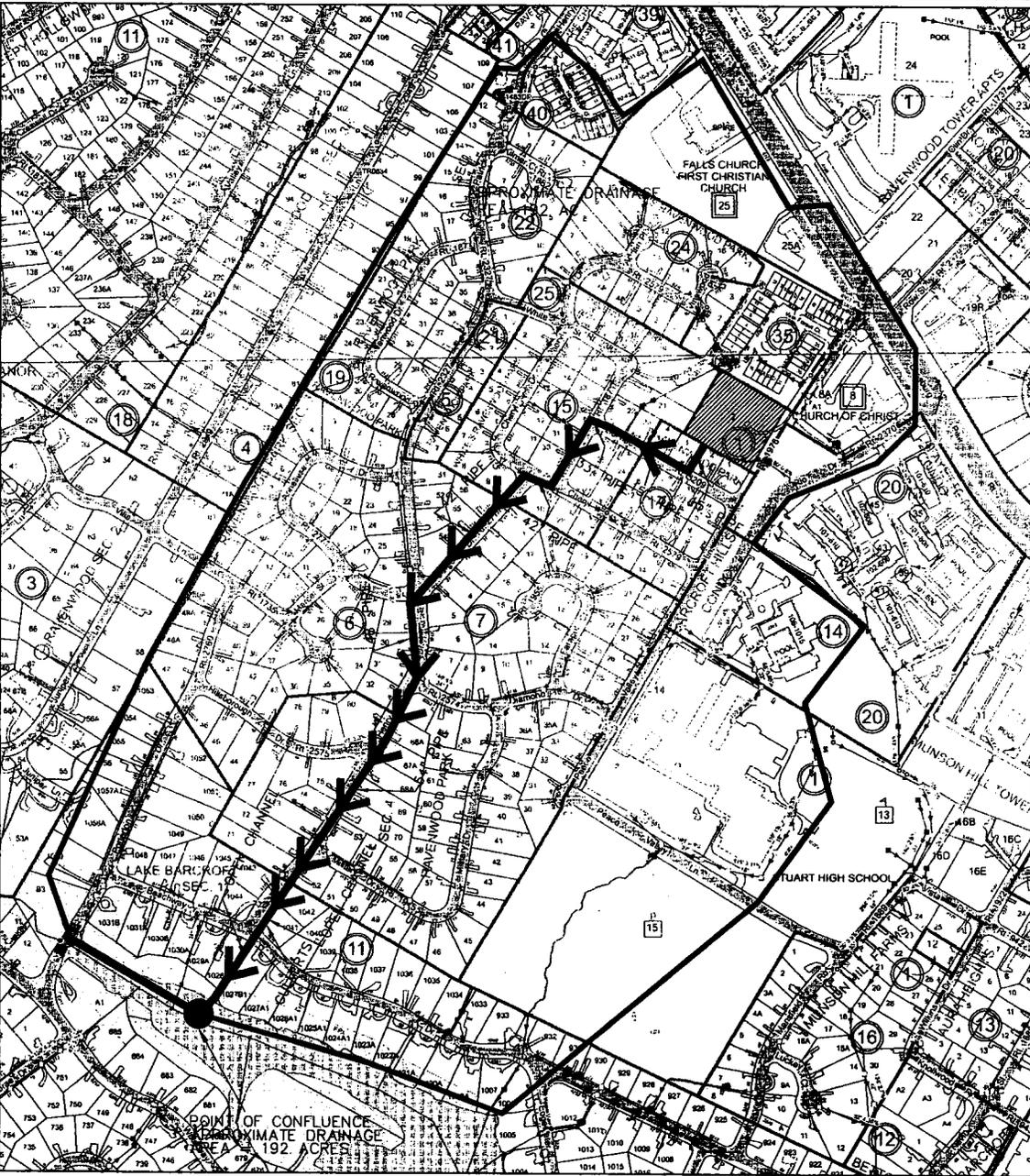
PEACE VALLEY LANE
PROPERTY
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL
STORMWATER
MANAGEMENT PLAN



MKA REVISIONS

APRIL 4, 2013
MARCH 22, 2013
MARCH 8, 2013
FEB 12, 2013
DEC 7, 2012
DATE: OCT 18, 2012
DES: CC DWN: LW
SCALE: 1" = 20'
PROJECT/FILE NO: VCS01F
SHEET NO: 7A OF 10



ADEQUATE OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 061-1 (011) 0007, AND IS LOCATED ON THE EASTERN SIDE OF FAIRFAX COUNTY NEAR BAILEYS CROSSROADS. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-3 BUT WILL BE ZONED PDH-4 AND IS BORDERED BY RESIDENTIAL DEVELOPMENTS.

THERE IS ONE OUTFALL ASSOCIATED WITH THE SITE LOCATED AT THE SOUTHERN SIDE OF THE SITE. A MAJORITY OF THE WATER FLOWS INTO AN EXISTING 15" PIPE AT THIS LOCATION, WHERE IT LEAVES THE PROPERTY VIA AN EXISTING CLOSED CONDUIT STORM SYSTEM. THE WATER CONTINUES TO FLOW SOUTH UNTIL IT DISCHARGES INTO BARCROFT LAKE. THE AREA OF THE SITE THAT OUTFALLS TO THIS LOCATION IS 1.90 ACRES. THE TOTAL AREA THAT DISCHARGES INTO TRIPPS RUN AT THIS POINT IS 192 ACRES, SATISFYING THE FAIRFAX COUNTY ZONING ORDINANCE AND PFM SECTION 6-0203.2B REQUIREMENT OF THE OUTFALL HAVING A DRAINAGE AREA OF AT LEAST 100 TIMES THE SITE AREA (190 AC).

THE SUBJECT PLAN PROPOSES TO INFILTRATE A SIGNIFICANT AMOUNT OF RUNOFF VOLUME FROM THE POST DEVELOPED SITE REDUCING THE PEAK RELEASE RATE RELATIVE TO THE EXISTING CONDITION.

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

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011.2.1 & 2.1) Special Exceptions (9-011.2.2 & 2.1)
 Cluster Subdivision (9-615.1G & 14H) Commercial Re-visualization Districts (9-822.2A (12) & (14))
 Development Plans PRC District (16-302.3 & 4), PRC Plan (16-303.1E & 10)
 FDP/P Districts (except PRC) (16-302.1F & 10) Amendments (7-8-202.10F & 10I)

- 1 Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- 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 spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A (TRENCH)
- 3 Provide

Facility Name/Type & No	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond can't height (ft)
TRENCH	0.47	0	0.24	1265	2769	N/A
Totals						
- 4 Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-8
Pond inlet and outlet pipe systems are shown on Sheet C-8
- 5 Maintenance access (roads) to stormwater management facility(ies) are shown on Sheet N/A (TRENCH)
Type of maintenance access road surface noted on the plat is N/A (asphalt, pebble, gravel, etc.)
- 6 Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A (TRENCH)
- 7 A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-7A
- 8 A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-8
- 9 A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C-8
- 10 Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-3
- 11 A submission waiver is requested for _____
- 12 Stormwater management is not required because _____



NO.	DESCRIPTION	DATE	APPROVED

REVISION APPROVED BY
SITE PLAN REVIEW AND INSPECTIONS DIVISION

CONSULTING ENGINEERS & ARCHITECTS
 WEA, ARCHITECTS, LLC
 6141 CHATELAIN DRIVE, SUITE 200 • FORT MYERS, FLORIDA 33907
 WWW.WEA-ARCHITECTS.COM

PEACE VALLEY LANE
 REZONING DISTRICT
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL
 PLAN AND
 NARRATIVE



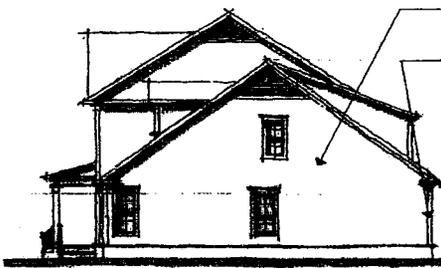
VKA REVISIONS

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MARCH 6, 2013			
FEB 13, 2013			
DEC 7, 2012			
DATE: OCT 19, 2012			
DES:	CC	DWN:	KB
SCALE:	1" = 200'		
PROJECT/FILE NO.	VS901F		
SHEET NO.	8	OF 10	

- CONTINUOUS RIDGE VENT, TYP.
- ARCHITECTURAL SHINGLES, TYP.
- 6" SYN. BOARD FASCIA, TYP.
- PREFORMED FRIEZE CROWN MOULDING, TYP.
- STANDING SEAM METAL ROOF, TYP.
- 6" CEMENTITIOUS SIDING, TYP.
- 5/4 X 6 SYN. CORNER BOARD, TYP.
- SYNTHETIC COLUMN SURROUND, TYP.
- 6-PANEL DOOR, TYP.



FRONT



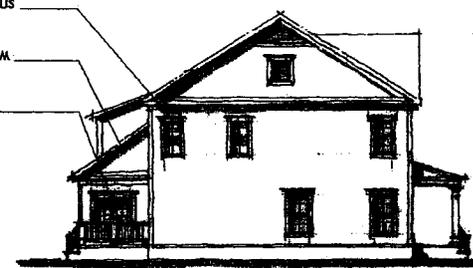
TYP. LEFT SIDE

- 6" CEMENTITIOUS SIDING, TYP.
- SYNTHETIC TRIM BOARD, TYP.
- BRICK WATER TABLE, TYP.



TYP. REAR

- 6" CEMENTITIOUS SIDING, TYP.
- SYNTHETIC TRIM BOARD, TYP.
- SYNTHETIC RAIL, TYP.



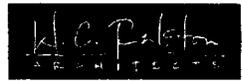
TYP. RIGHT SIDE

CONCEPTUAL ELEVATION

EVERGREENE HOMES - PEACE VALLEY



NOT TO SCALE



CONCEPTUAL ARCHITECTURAL ELEVATIONS
 FOR THE ADDITION TO PEACE VALLEY
 HANSON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



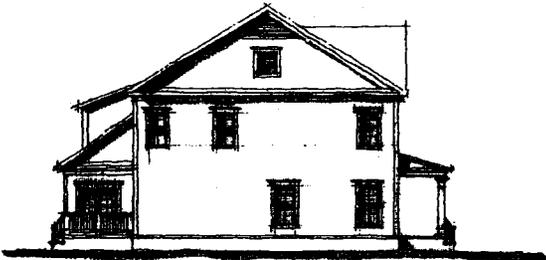
VKA REVISIONS

DES.	N/A	DWN.	N/A
SCALE:	AS SHOWN		
PROJECT/FILE NO.	VKB01F		
SHEET NO.	9A OF 10		

- CONTINUOUS RIDGE VENT, TYP.
- ARCHITECTURAL SHINGLES, TYP.
- 6" SYN. BOARD FASCIA, TYP.
- PREFORMED FRIEZE CROWN MOULDING, TYP.
- STANDING SEAM METAL ROOF, TYP.
- BRICK VENEER, TYP.
- SYNTHETIC COLUMN SURROUND, TYP.
- 6-PANEL DOOR, TYP.



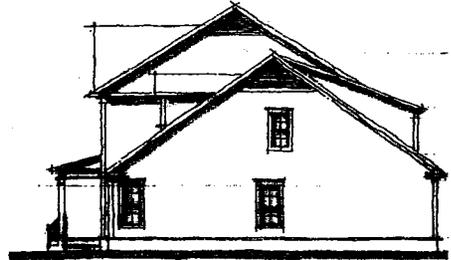
FRONT



TYP. LEFT SIDE



TYP. REAR



TYP. RIGHT SIDE

CONCEPTUAL BRICK ELEVATION
 EVERGREENE HOMES - PEACE VALLEY



NOT TO SCALE



1000 COMMONWEALTH BLVD, SUITE 200 | CHARLOTTE, NC 28202
 P: 704.366.5900 | F: 704.366.5910 | WWW.WCPATTON.COM

VIKAS ARCHITECTS & INTERIORS, INC. (VKA) IS AN EQUAL OPPORTUNITY FIRM. © 2013

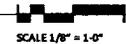


MODEL A - REAR ELEVATION

PEACE VALLEY



100 COMMONWEALTH BLVD. SUITE 100
 FARMINGTON, VT 05475
 P: 802.253.7800 | F: 802.253.7801 | WWW.HCPATTON.COM



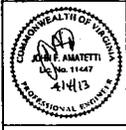
SCALE 1/8" = 1'-0"

A8

VIVA
 PROJECTS & PLANNING ARCHITECTS & PLANNERS & INTERIORS, LLC
 VVA INCORPORATED
 100 UNIVERSITY AVENUE, SUITE 200
 FAIRFAX COUNTY, VIRGINIA 22031
 WWW.VIVA.LOV

ADDITION TO
 PEACE VALLEY
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL
 ARCHITECTURAL
 ELEVATIONS



VIVA REVISIONS

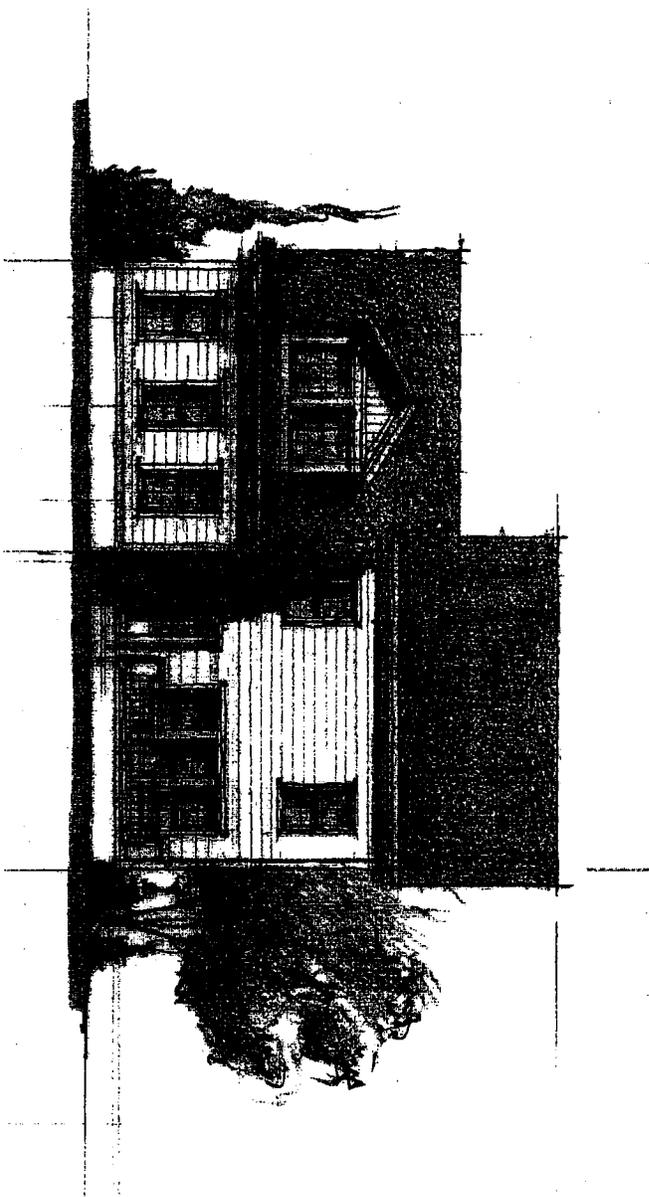
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FEBRUARY 12, 2013	
DECEMBER 7, 2012	
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DES. N/A	DWG. N/A
SCALE: AS SHOWN	
PROJECT/FILE NO. V80017	
SHEET NO. 9B OF 10	

VIVA PROJECTS & PLANNING ARCHITECTS & PLANNERS & INTERIORS, LLC (ARCHITECT) 8/11/12

W&A Architects

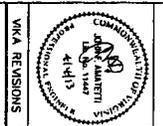
W&A ARCHITECTS, INC. 11400 GREENBOND DRIVE, SUITE 200 W FREDERICKS JUNCTION, VIRGINIA 22102
 (703) 443-7800 FAX (703) 781-2287
 WWW.WA.COM

MODEL B - REAR ELEVATION
PEACE VALLEY



A9

DATE	DESCRIPTION
APRIL 1, 2011	FINAL
MAY 1, 2011	REVISION
JULY 1, 2011	REVISION
SEPTEMBER 1, 2011	REVISION
NOVEMBER 1, 2011	REVISION
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JANUARY 1, 2050	REVISION



CONCEPTUAL
 ARCHITECTURAL
 ELEVATIONS

ADDITION TO
 PEACE VALLEY
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

W&A
 ARCHITECTS & PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN
 W&A INCORPORATED
 9100 GREENBOND DRIVE, SUITE 200 W FREDERICKS JUNCTION, VIRGINIA 22102
 (703) 443-7800 FAX (703) 781-2287
 WWW.WA.COM

SHEET NO. 10 OF 10

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

DESCRIPTION OF THE APPLICATION

- Applicant:** CG Peace Valley, LLC
- Location:** 3236 Peace Valley Lane (Tax Map 61-1 ((1)) 7)
- Request:** To rezone 1.89 acres from R-3 to PDH-4 to permit the development of seven single-family detached dwelling units at an overall density of 3.71 du/ac.
- Waivers/Modifications:** Modification of the PFM to allow the construction of sidewalks shown on the CDP/FDP to be located on one side of the private street
- Waiver of the two acre minimum district size for the PDH district to allow a district of 1.89 acres

A reduced copy of the proposed Conceptual Development Plan and Final Development Plan (CDP/FDP) is included in the front of this report. The proffers, Affidavit and the statement of justification are included as Appendices 1 through 3.

LOCATION AND CHARACTER

Site Description

Graphic 1: Aerial Image



Private property with access easement for subject property

Public property previously dedicated for public street (DB 1446 PG 157)



The subject property consists of one parcel located on the west side of Peace Valley Lane, north of Colmac Drive and south of Leesburg Pike (Route 7). Access is provided by an access easement through private property (previously abandoned right-of-way) that connects to Peace Valley Lane and Leesburg Pike. No through connection from Leesburg Pike to Colmac Drive is provided. However, there is existing dedicated right-of-way (to VDOT and the Board of Supervisors) located along the eastern boundaries of the subject property and Tax Map 61-1((17)) 1 to the south, that is currently not improved. The subject property is vacant and was previously developed with a single-family detached home with accessory buildings. These buildings were demolished in September 2010 under Fairfax County's blight ordinance. Significant land disturbance is located in the center of the property where the dwelling unit was located. The southern and western edges of the property are landscaped with grass, trees, shrubs, flowers and vines, and include alterations from minor terracing, infilling and construction of retaining walls. The northern portion of the property is unmodified and contains a broad swale. Drainage is generally to the north and west into Long Branch and Tripps Run.

	Use	Zoning	Plan
North	Single-family Attached (Vinewood Townhomes)	R-8	Residential, 5-8 du/ac
East	Church of Christ Multifamily (Lafayette Park Condominiums)	R-3 R-30	Public Facilities and Institutional Residential, 16-20 du/ac
South & West	Single-family Detached (Ravenwood Park Subdivision)	R-3	Residential, 2-3 du/ac

BACKGROUND

On May 11, 1956, right-of-way located along the eastern boundary line, (which is the frontage of the subject property on Peace Valley Lane) was dedicated for public streets (Deed Book 1446 Page 157), but is currently not improved. (See Graphic 1 below)

On October 6, 1980, the Board of Supervisors approved RZ 79-M-076 to rezone Tax Map 51-3((1)) 18 (which is the adjacent Vinewood Townhomes to the north) from R-3 to R-8 to permit single-family attached dwelling units at a density of 7.9 du/ ac. As part of this application, an approximately 200 foot long by 50 foot wide portion of Peace Valley Lane was vacated along the east side of the property and the applicant conveyed an ingress/egress access easement to the owner subject property.

On February 27, 1984, the Board of Supervisors abandoned a portion of Peace Valley Lane (approximately 200 foot long by 50 foot wide) located to the northeast of the current application property. The subject property continues to have an ingress/egress access easement through the abandoned section of

Peace Valley Lane. (See Graphic 1 below)

On May 22, 2012, the Board of Supervisors approved APR S11-I-B1 to add a development option to the Comprehensive Plan recommendation (Residential use at 2-3 du/ac) for the subject property, which includes single-family detached units at a density of 3-4 du/ac. ***The applicant is proposing to implement this development option.***

COMPREHENSIVE PLAN PROVISIONS

Plan Area/Planning District: Area I; Bailey's Planning District

Planning Sector: B5-Barcroft Community Planning Sector

Plan Recommendation:

Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District, as amended through June 19, 2012, B5-Barcroft Community Planning Sector, pages 161-162:

"5. Parcel 61-1((1))7 is planned for residential use at 2-3 du/ac. As an option, single-family detached units may be appropriate at a density of 3-4 du/ac. The traffic impact associated with this option does not require the through connection of Peace Valley Lane. The following are conditions for this option:

- Clearing and grading at the site periphery is minimized to preserve trees, subject to the approval by the Urban Forester; supplemental plantings should be provided and houses should be placed a minimum of 35' from the rear property line to maximize the existing quality vegetation and preserve mature trees;
- Vehicular access to Leesburg Pike is preferred;
- A trail for pedestrians and bicyclists is provided to connect existing segments of Peace Valley Lane. The trail should be designed and constructed in a manner which maximizes existing quality trees and vegetation; and
- A phase one archaeological survey is conducted to document any on-site cultural resources before development occurs."

ANALYSIS

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

Title: Addition to Peace Valley

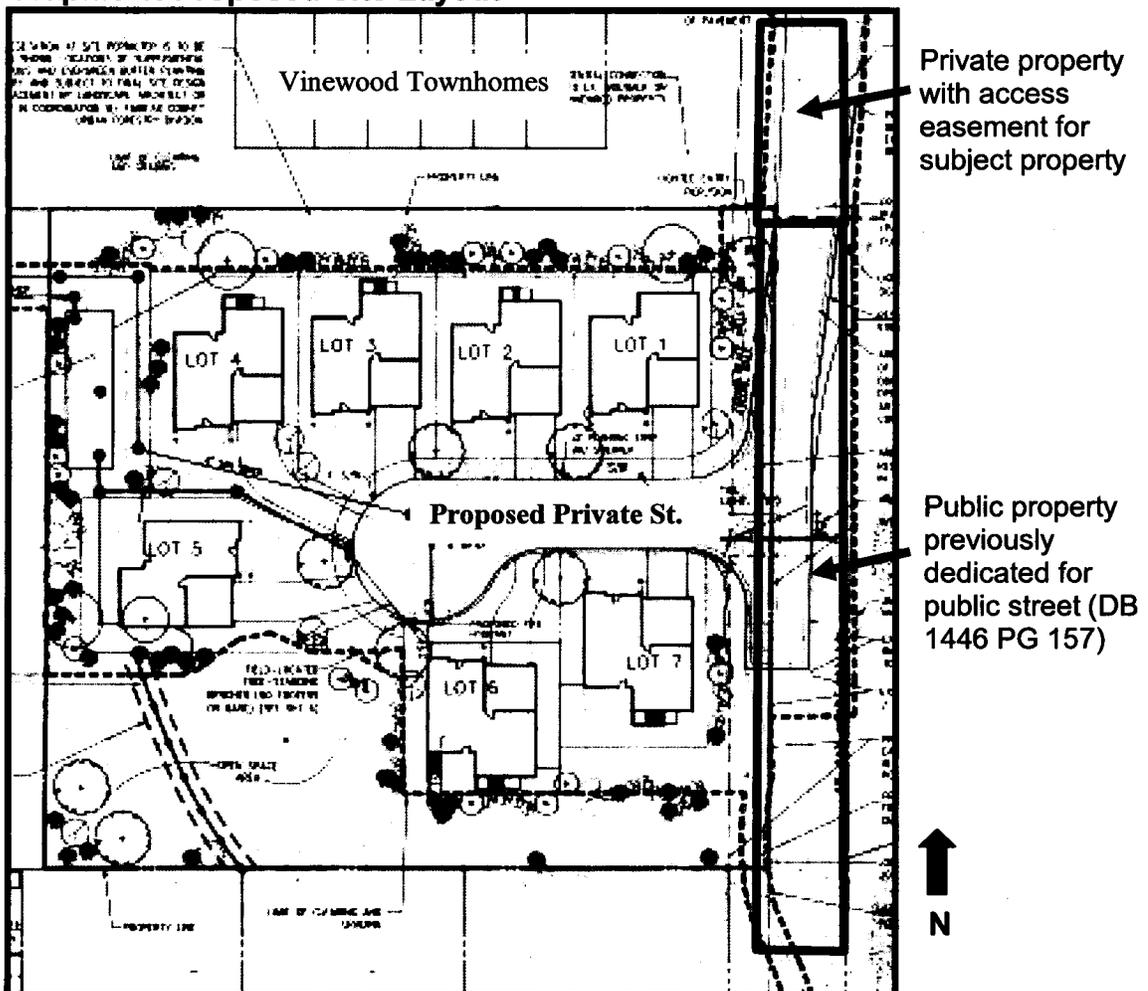
Prepared By: Vika, Inc

Original and Revision Dates: October 19, 2012, as revised through March 22, 2013.

The combined CDP/FDP consists of 15 sheets. The following features are depicted on the proposed CDP/FDP:

Site Layout: The subject property consists of one parcel located on the west side of Peace Valley Lane, north of Colmac Drive and south of Leesburg Pike. The applicant seeks to rezone the property from R-3 to PDH-4 to permit seven single-family detached dwelling units, which would yield 3.71 dwelling units per acre (du/ac). The subject property is vacant and was previously developed with a single-family detached home with accessory buildings. Graphic 1 shows the general layout of the proposed redevelopment.

Graphic 1: Proposed Site Layout



As shown on the graphic, access to the property is proposed to be provided from Leesburg Pike and Peace Valley Lane to the northeast. The applicant proposes to construct a private street from Leesburg Pike to the site through 1) private property owned by the Vinewood Townhomes and the Church of Christ (with an

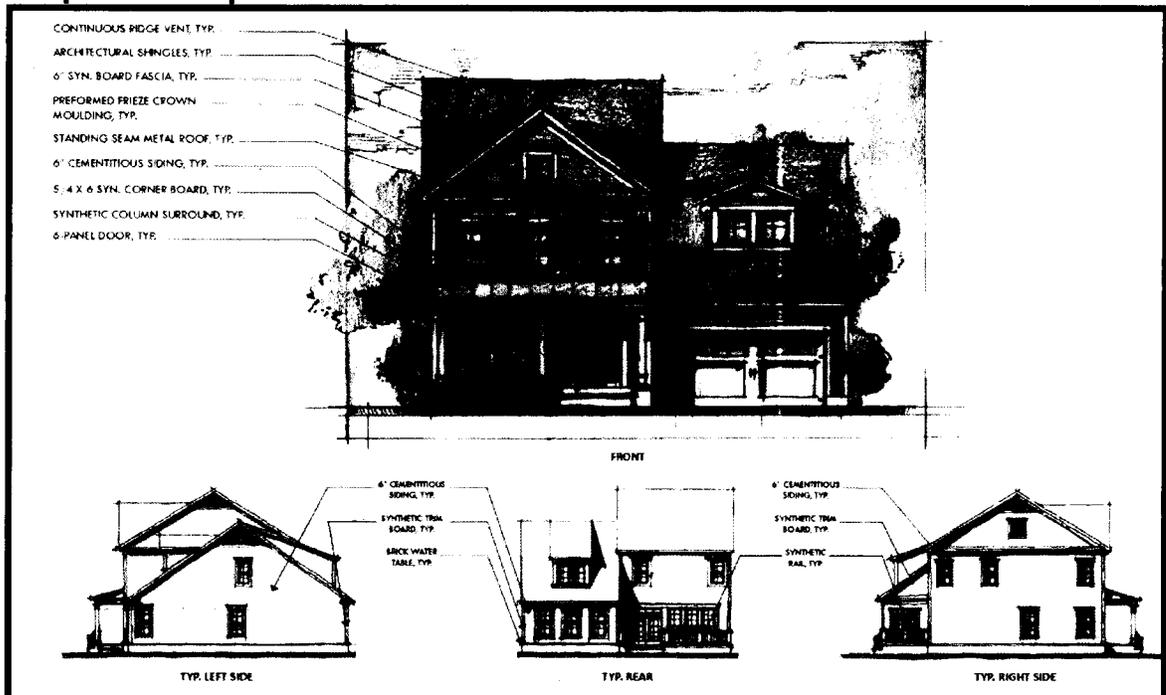
approximately 200 foot long by 50 foot wide access easement for the subject property), and 2) public property dedicated to FCDOT and VDOT for public street purposes, which has not been improved. The applicant has proffered to obtain the necessary public access easements, agreements and permits from the Department of Public Works and Environmental Services (DPWES) in terms agreeable with DPWES and in a form acceptable to the County Attorney. This private street would extend approximately 550 feet from Leesburg Pike into the site along the eastern boundary and make a 90 degree turn into the center of the site, ultimately ending in a cul-de-sac. Seven single-family detached dwelling units are proposed to be located on both sides of the private street segment.

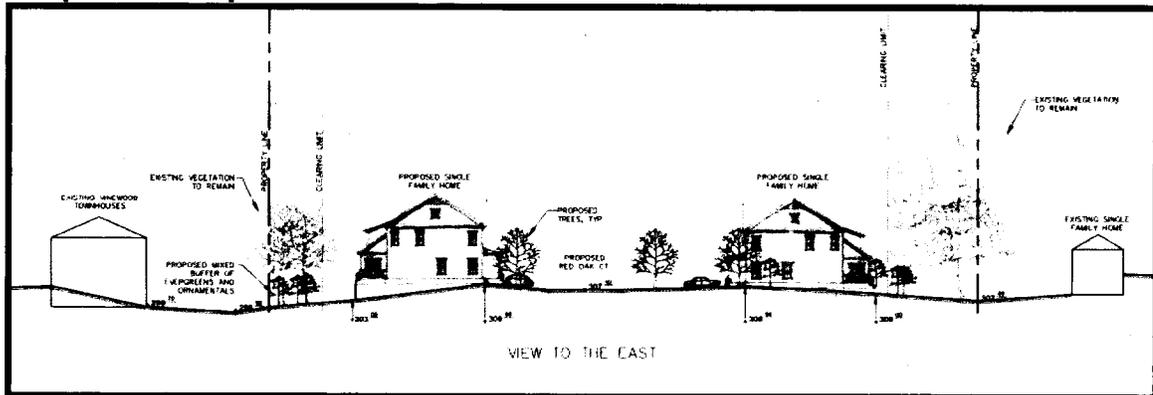
Sheet 4 of the CDP/FDP shows a typical lot layout showing five foot minimum side setbacks (ten feet between units), seven foot minimum rear setbacks, nine foot minimum front setbacks, and 18 foot long driveways. Areas for decks, screened-in porches and windows are shown on the proposed lot typical. The average lot size would also be approximately 5,200 square feet.

A minimum 25 feet of landscaped buffering with tree preservation is proposed along the northern boundary line and a tree preservation area ranging in width from 30 feet to 100 feet is proposed along the western and southern boundaries. A 58-inch caliper Red Oak tree is also proposed to be preserved on the southwest corner of the site with a small pedestrian sitting area located near the tree.

Site sections and architectural elevations are included on Sheets 6A, 9 through 10 of the CDP/FDP and shown in Graphic 2 and 3 below.

Graphic 2: Proposed Architectural Elevations



Graphic 3: Proposed site cross-section with a view to the east

The proposed maximum height for the single-family detached dwelling units is 35 feet and the elevations in Graphic 2 show primarily two story tall units. Graphic 3 shows that the proposed dwelling units on the north and south sides of the private street would be approximately 80 feet from the existing adjacent units to the north and south. The applicant has proffered to design these dwellings in substantial conformance with the bulk, mass and type and quality of materials and elevations shown on the CDP/FDP. Additional commitments for building materials are provided and include a combination of brick, stone, and cementitious siding supplemented with trim and detail features.

Vehicular Access: As previously discussed, access is proposed to be provided from Leesburg Pike and Peace Valley Lane to the northeast. The applicant proposes to construct a private street through: 1) private property owned by the Vinewood Townhomes and the Church of Christ (with an approximately 200 foot long by 50 foot wide access easement for the subject property); and 2) public property dedicated to FCDOT and VDOT for public street purposes, which has not been improved. The applicant has proffered to obtain the necessary public access easements, agreements and permits from the Department of Public Works and Environmental Services (DPWES) in terms agreeable with DPWES and in a form acceptable to the County Attorney.

Parking: The Zoning Ordinance requires three spaces for single-family detached dwelling units with frontage on a private street (7 units requires 21 parking spaces). The applicant is proposing to provide 28 parking spaces (two spaces per garage, two parking spaces in the driveway). Proffers include commitments to construct driveways with a minimum of eighteen feet in length from the garage door to the street (to permit the parking of two vehicles without overhanging onto the sidewalk) and to build garages that will accommodate two vehicles. In addition, four guest spaces could be located on the private street near the cul-de-sac.

Pedestrian Access: Four foot wide sidewalks are shown in front of four single-family detached units on the north side of the cul-de-sac and an eight foot wide asphalt trail is shown on the west side of the private street connecting the subject property to Peace Valley Lane to the north and Colmac Drive to the south. The

applicant has proffered to provide public access easements for all of these trails and sidewalks shown on the CDP/FDP.

Tree Save and Landscaping: The subject property is vacant and was previously developed with a single-family detached home with accessory buildings. Significant land disturbance has occurred in the center of the property where the dwelling unit was located. The southern and western edges of the property are currently landscaped with grass, trees, shrubs, flowers and vines and include alterations from minor terracing, infilling and construction of retaining walls. The northern portion of the property is unmodified and contains a broad swale.

The applicant proposes to retain approximately 30% of the property as open space. A minimum of 25 feet of landscaped buffering with tree preservation is proposed along the northern boundary line and a tree preservation area ranging in width from 30 feet to 100 feet is located along the western and southern boundaries. Sheet 6 of the CDP/FDP provides the proposed plant schedule and tree canopy calculations, yielding approximately 42,290 square feet of tree canopy, with the majority provided through tree preservation. In addition, the applicant proposes to preserve a 58-inch caliper Red Oak tree located in the southwest corner of the site. Proffers to protect and preserve these trees through walk-throughs, monitoring, tree appraisals and tree bonding are provided.

Stormwater Management: There are currently no stormwater controls on the site. According to the Stormwater Management narrative on Sheet 7A of the CDP/FDP, the applicant proposes to provide an underground infiltration trench designed to exceed quality and quantity requirements in the County Public Facility Manual (PFM). Design details for the proposed infiltration trench are included on Sheet 7A. Best Management Practices (BMP) would be provided by the infiltration trench and the proposed preservation area. Approximately 65% phosphorous removal is proposed to be achieved, which will exceed the 40% phosphorous removal requirements. The applicant has proffered to submit a formal geotechnical report referencing this facility to DPWES for review and approval by the Geotechnical Review Board (GRB). Any resulting recommendations would be implemented during final engineering. The report will be prepared per PFM Chapter 4 and Chapter 6-1300 guidelines and will include both a seepage analysis and a slope stability analysis of the area and slope north of the proposed infiltration facility. This additional analysis would also be provided to further demonstrate no adverse impact to the adjoining properties with respect to their stability and usage. If warranted by the GRB and final engineering, minor modifications to the size, location, and configuration of the SWM facility may be made in connection with subdivision plan approval; provided, however, that such changes will not diminish the effectiveness of any required screening, landscaping, and tree preservation shown on the development plan. If the modifications are not approved by DPWES, a Proffered Condition Amendment may be required.

Land Use Analysis (Appendix 4)

The baseline Comprehensive Plan recommendation for the subject property is residential use at 2 to 3 dwelling units per acre (du/ac). The approval of Area Plans Review (APR) Item S11-I-B1 added a development option to the Comprehensive Plan recommendation for the subject property, which includes single-family detached units at a density of 3-4 du/ac, under certain conditions. The applicant is pursuing the Plan option to develop single-family dwellings on the subject property within the recommended 3-4 du/ac density range. To the north, the Vinewood townhomes are developed at a density of 7.9 du/ac and zoned R-8, while the Ravenwood Park community to the south and west is planned and developed for residential use at a density of 2-3 du/ac and is zoned R-3. Higher density multifamily residential uses are located to the east of the site. The proposed density of 3.71 du/ac is compatible with the adjacent residential development.

The site-specific Plan recommendation for the subject property states that clearing and grading along the edges of the site should be minimized to preserve existing trees. Additionally, supplemental vegetation should be provided in these areas and the single-family dwelling units should be placed at least 35 feet from the property line in order to maximize the preservation of mature trees and vegetation. The layout of the single-family dwelling units has been revised to show retention of a 58-inch caliper Red Oak tree located in the southwestern portion of the site, a tree preservation area ranging in width from 30 feet to 100 feet located along the western and southern boundaries, and dwelling units setback a minimum of 35 feet from the northern boundary line with a minimum of 25 feet of additional landscaping. Staff feels that the proposal is consistent with the Plan recommendations.

Residential Development Criteria (Appendix 5)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. For the complete Residential Development Criteria text, see Appendix 5.

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

The Site Design Development Criterion #1 requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities. The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community. The subject

property consists of a vacant 1.89 acre parcel located on the west side of Peace Valley Lane, north of Colmac Drive and south of Leesburg Pike. To the north, the Vinewood townhomes are developed at a density of 7.9 du/ac and zoned R-8, while the Ravenwood Park community to the south and west is developed with single-family detached dwellings at a density of 2-3 du/ac and is zoned R-3. A mid-rise multifamily building is located approximately 300 feet to the east of the subject property, and is separated by an extensive landscaped buffer. No additional consolidation is possible with this application. The applicant proposes to develop seven single-family detached dwelling units on the property along a new private street with a density of 3.71 du/ac. The proposed lot sizes would create a transition from the smaller townhome lots located to the north to larger single-family dwelling unit lots located to the south. Approximately 30% of the property would remain as open space. A minimum of 25 feet of landscaped buffering with tree preservation is proposed along the northern boundary line and a tree preservation area ranging in width from 30 feet to 100 feet is proposed along the western and southern boundaries. With these commitments, staff finds that the proposal would meet this criterion.

Development should also provide for a logical design with appropriate relationships within the neighborhood, including appropriately oriented units and useable yards. Access should be provided to transit facilities where available, and utilities should be identified to the extent possible. Seven single-family detached dwelling units are proposed to be located on both sides of a private street, ending in a cul-de-sac. Sheet 4 of the CDP/FDP shows a typical lot layout with five foot minimum side setbacks (ten feet between units), seven foot minimum rear setbacks, nine foot minimum front setbacks and 18 foot long driveways. Areas for decks, screened-in porches and windows are shown on the proposed lot typical. In addition, a 25 foot wide landscaping area would be provided along the northern property line and a tree preservation area ranging in width from 30 feet to 100 feet would be located along the southern boundary. Staff feels that the proposal meets this criterion. No transit facilities are located near the subject property.

Open space should be useable, accessible, and integrated with the development. Appropriate landscaping should be provided. The applicant has provided approximately 0.56 acres (30 percent) of open space on the 1.89 acre site. The majority of this area would be a landscape buffer, with significant tree preservation along the southern boundary line abutting the existing single-family dwelling units. A 58-inch caliper Red Oak tree located on the southwest portion of the site is also proposed to be preserved. Appropriate proffers have been included to protect and preserve these trees through walk-throughs, monitoring, tree appraisals and tree bonding, which adhere to County Policies. With these commitments, staff feels that the proposal meets this criterion.

Development should fit into the fabric of the community as evidenced in the architectural elevations and materials. Existing two story townhomes and one to two story single-family detached dwelling units are located to the north and south of the subject property. Sheet 2 of the CDP/FDP shows the maximum building height for the proposed single-family dwelling units is 35 feet or two stories.

Sheets 9 through 10 of the CDP/FDP show elevations of the proposed single-family units, and the applicant has proffered to use the same quality, general appearance, style and proportion of materials depicted on the illustrative perspective and elevations on the CDP/FDP. Sheet 6A of the CDP/FDP shows a site section, which demonstrates a relationship in terms of height and setbacks for the proposed dwelling units to the existing adjacent dwelling units located to the north and south. The proposed units would be approximately 80 feet from the existing adjacent dwelling units to the north and south, and would not tower over the existing dwelling units. Staff finds that the proposal would fit into the fabric of the community.

Environment (Development Criterion #3) (Appendix 6)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

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

Stormwater Management and Adequate Outfall

This application proposes a seven lot, single-family, residential subdivision for the 1.89 acre subject property which is located within the Cameron Run Watershed. The stormwater management narrative indicates that no controls currently exist for the site and that an infiltration trench is proposed to meet water quality and quantity control requirements for this development. However, the narrative indicates that approximately half of the subject property will drain to this facility. The applicant was encouraged to consider accommodating water quality and quantity control for a greater portion of the property than what is currently proposed. In addition, the applicant was requested to provide geotechnical information regarding the soils that characterize the subject property because infiltration facilities are dependent upon the infiltration characteristics of the soil in which the facilities are installed. As previously mentioned, the applicant proposes to provide an underground infiltration trench designed to exceed the two and ten year quantity requirements. Design details for the proposed infiltration trench are included on Sheet 7A. Best Management Practices (BMP) would also be provided by the infiltration trench and the proposed preservation area, resulting in approximately 65% phosphorous removal. The applicant has also proffered to submit a formal geotechnical report referencing this facility to DPWES for review and approval by the Geotechnical Review Board (GRB). Further analysis of these stormwater management facilities is provided below in the Department of Public Works and Environmental Services (DPWES) analysis.

Green Building Certification

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

Tree Preservation/Restoration

The current development plan depicts preservation of the 58 inch caliper Red Oak and several other trees in this area; however, the development plan depicts a permanent diversion dike traversing the open space/tree preservation area. Staff is concerned that the diversion dike will disturb the root system of the Red Oak, as well as other trees located in this area. The applicant indicated that the diversion dike is critical to help reduce uncontrolled surface runoff and channelize it towards an existing storm sewer inlet. The CDP/FDP has been revised to shift the location of the diversion dike further away from the critical root system of the Red Oak. In addition, the applicant proffered to install the diversion dike on grade without any disturbance to existing grades by hand under the direct supervision of a certified arborist in order to minimize disturbance to the critical root zones of trees being preserved, subject to review and approval by Urban Forest Management Division (UFMD) of DPWES. Further analysis is provided below in the Tree Preservation criteria.

In summary, staff feels this criterion has been met.

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

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

As previously mentioned, the site is currently vacant. The applicant proposes to retain approximately 30% of the property as open space. A minimum of 25 feet of landscape buffer, with tree preservation, is proposed along the northern boundary line and a tree preservation area ranging in width from 30 feet to 100 feet is located along the western and southern boundaries. Sheet 6 of the CDP/FDP provides the proposed plant schedule and tree canopy calculations, yielding approximately 42,290 square feet of tree canopy, with the majority provided through tree preservation. In addition, the applicant proposes to preserve a 58-inch caliper Red Oak tree located in the southwest corner of the site. The applicant has also proffered to protect and preserve these trees through walk-throughs, monitoring, tree appraisals and tree bonding.

UFMD, DPWES staff have reviewed the application and identified the following generalized concerns (see Appendix 7):

- Proffer IC should include language that would not reduce the tree preservation areas;

- The limits of clearing and grading as proposed along the western property line may cause negative impacts to off-site vegetation;
- The proposed diversion dike located on the southwest corner of the site should be located outside of the proposed tree preservation area and/or the critical root zones of the 58-inch caliper Red Oak tree proposed to be preserved; and
- Removal of the old stone walls located within the critical root zone of the may impact the 58-inch caliper Red Oak tree shown to be preserved.

The applicant has revised the proffers to address these concerns. Additional proffers were added to ensure that: 1) the limits of clearing and grading were revised as much as possible to prevent negative impacts to off-site vegetation along the western boundary (a monetary agreement with the adjacent property owner to the west is included on Sheet 5 of the CDP/FDP to address any impacts that result from proposed disturbance), and 2) all existing stone walls are proposed to be removed by hand under direct supervision of an ISA Certified Arborist or Registered Consulting Arborist and reviewed by UFMD. With regard to the proposed diversion dike, staff was concerned that the proposed diversion dike located on the southwest corner of the site would be installed within the critical root zone of the 58-inch caliper southern Red Oak proposed to be preserved. Staff recommended that the applicant relocate the proposed diversion dike outside of the proposed tree preservation area or use a different type of stormwater control that is not located within this area. If this was absolutely not possible, staff requested an explanation as to why the proposed diversion dike cannot be located outside of the tree preservation area or why another type of device cannot be used outside of this area. The applicant has indicated that the diversion dike is critical to help reduce currently uncontrolled surface runoff leading to adjacent properties to the west and channelize it towards an existing storm sewer inlet to the south. The CDP/FDP has been revised to shift the location of the diversion dike further away from the critical root system of the Red Oak Tree. In addition, the applicant has agreed to a proffer language recommended by UFMD, which would require the installation of the diversion dike, on grade without any disturbance to existing grades, by hand under the direct supervision of the Project Arborist, in order to minimize disturbance to the critical root zones of trees being preserved, subject to review and approval by UFMD. With these commitments, staff feels this criterion has been met. Final determination will be made during subdivision plan review.

Transportation (Development Criterion #5)

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

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

Staff from the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) have reviewed the application and offered the following comments (Appendix 8):

- VDOT and FCDOT prefer to have a continuous public street access to the subject property from Leesburg Pike to Colmac Drive. However, FCDOT will support a private street extension from an existing public street hammerhead. This option was discussed and supported by VDOT in an e-mail dated February 11, 2013.
- The proposed private street, as shown on the CDP/FDP dated February 12, 2013, has a jog in the street near the northeast corner of the site that is not acceptable.
- A channelization device should be provided at the intersection of Peace Valley Lane and Leesburg Pike to restrict turning movements to Leesburg Pike to a right-in/ right-out condition.
- A continuous and unobstructed asphalt surface trail or sidewalk along Peace Valley from Colmac Drive to Leesburg Pike should be provided.
- An initial escrow to allow for the maintenance of the private street should be provided.

The applicant revised the CDP/FDP to remove the jog in the street, include a channelization device at the intersection of Peace Valley Lane and Leesburg Pike that would be reviewed and approved by VDOT, and provide a continuous asphalt and cement trail from Colmac Drive to Leesburg Pike. The applicant also revised the proffers to reflect these improvements and to ensure that the established homeowners association will maintain the new private street. The applicant proffered to contribute an initial escrow of \$12,500 to fund a reserve account for the maintenance of the private street. Staff continues to negotiate with the applicant for additional contributions to the maintenance fund. No other issues remain.

Public Facilities (Development Criterion #6)

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

Fairfax County Park Authority (Appendix 9)

The proposed development would add approximately 20 new residents to the current population of the Mason District. The CDP/FDP shows a pedestrian amenity area near the 58-inch caliper tree proposed to be preserved. The Zoning Ordinance requirement for recreational facilities for the residents of this development is \$1,700 per non-ADU (affordable dwelling unit). In addition, since these funds offset only a portion of the impact to provide recreational facilities for the future residents of this development, the Fairfax County Park Authority requested an additional contribution of \$893 per resident for its “fair share” use of County facilities. The applicant has committed to provide (at the time of the issuance of the first RUP on the property), a contribution of \$17,860 for recreational opportunities as determined in consultation with the Mason District Supervisor. In addition to these commitments, the Fairfax County Park Authority requested tree preservation and other methods of Low Impact Development. As previously mentioned, the applicant has committed to significant tree preservation on the site.

Fairfax County Public Schools (Appendix 10)

The proposed development would be served by Bailey’s Elementary School, Glasgow Middle School and Stuart High School. Student enrollment in Bailey’s Elementary School and Glasgow Middle School is projected to be above capacity through the 2013-2014 school years. If development occurs within the next six years, all three schools are projected to be above capacity. The Fairfax County Capital Improvement Program (CIP) identifies an unfunded need for Eastern Fairfax Area Elementary Schools but does not recommend any funds at this time. However, the CIP does note the potential for capacity improvements or boundary adjustments.

The development proposal is anticipated to add two students: one elementary student; and one high school student (based on the number of dwelling units (seven) shown on the CDP/FDP). Since this an increase students above that generated by the existing zoning district, staff requested that the applicant contribute \$20,972 to offset potential impacts on the schools. The applicant has proffered to contribute this amount and escalate the contribution to reflect future changes to the Fairfax County Public School contribution formula.

Fire and Rescue (Appendix 11)

The subject property would be serviced by the Fairfax County Fire and Rescue Department Station #428, Seven Corners. The requested rezoning currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 12)

The subject property is located within the Cameron Run (I-3) watershed and would be sewerred into the Alexandria Sanitation Authority (ASA). Existing ten inch lines located in the street are adequate for the proposed use.

Fairfax County Water Authority (Appendix 13)

The subject property is located within the Fairfax County Water Authority service area. Adequate domestic water service is available to the site. The applicant will be required to connect to Fairfax County Water Authority service. Final determination of these facilities will be made by the DPWES during subdivision plan review.

Stormwater Management, DPWES (Appendix 14)

Staff has reviewed the proposal and offered the following comments:

Field Visit: A field visit was conducted with Ravenwood Park Citizen Association on February 12, 2013. Based on observations made during field visit, staff identified the following:

1. Several persistently wet areas and even seasonal springs were observed on the site and the immediate surroundings (especially to the north and west). The wetness and springs appear to be from shallow perched groundwater.
2. The project proposes a SWM infiltration facility near the northern corner that is close to the property line with parcel 061-1((1)) 0020 and 061-1((17)) 0004. The impact of the proposed infiltration facility to the off-site slope immediately northwest of the facility as well as other downhill properties to the west and north need to be addressed in a geotechnical report submitted to DPWES for review and approval.
3. Based on an informal review of the 2006 and 2012 geotechnical reports the effect of the shallow springs on the proposed infiltration trench, the impact of the proposed trench on the stability of the slopes immediately downhill, and the impact of the trench on the wetness and usability of the downhill properties, shall be further evaluated in a more detailed geotechnical study.

4. There is a County maintained dry pond (532 DP) to the north of the site which outfalls into a 33 inch reinforced concrete pipe. The development proposes to outfall part of the site into this pipe. An easement on lot 20 for this purpose has already been recorded on Deed Book 21870 Page #444 as a part of preliminary plan that was approved in 2006. Outfall on this pipe will not be allowed unless the adequacy of outfall is provided in accordance with PFM 6-0200. An inadequate outfall may lead to extended detention or drainage improvements.
5. There are several downstream flooding complaints in the past; and detention is mandatory in such cases. The development must not have adverse impact downstream. Applicant has indicated that the infiltration trench will be used to meet detention requirements. But, feasibility of infiltration trench has not yet been justified. A geotechnical analysis is required to justify the suitability of the trench.
6. The plan does not have "Option B" for the following situations: a) if downstream system could not be shown adequate, and b) if the infiltration trench is not suitable due to geotechnical reasons.

In order to address these concerns identified in the field, the applicant indicated that the design of the underground infiltration trench would exceed quality and quantity requirements in the Public Facility Manual (PFM). Design details for the proposed infiltration trench are included on Sheet 7A of the CDP/FDP. The applicant has also proffered to submit a formal geotechnical report referencing this facility to DPWES for review and approval by the Geotechnical Review Board (GRB). Any resulting recommendations would be implemented during final engineering. The report will be prepared per PFM Chapter 4 and Chapter 6-1300 guidelines and will include both a seepage analysis and a slope stability analysis of the area and slope north of the proposed infiltration facility. This additional analysis would also be provided to further demonstrate no adverse impact to the adjoining properties with respect to their stability and usage. If warranted by the GRB and final engineering, minor modifications to the size, location, and configuration of the SWM facility may be made to the SWM facility in connection with subdivision plan approval; provided, however, that such changes shall not serve to diminish the effectiveness of any required screening, landscaping, and tree preservation shown on the development plan. If the modifications are not approved by DPWES, a Proffered Condition Amendment may be required. Final determination would be made with final engineering during subdivision review.

Stormwater Detention: All stormwater detention facilities will be designed in accordance with PFM and detailed evaluation and analysis will be provided on subdivision plan. Proffers have been included to ensure that the facilities are adequate. If the facilities are not adequate, a Proffered Condition Amendment may be required.

Water Quality Control: The applicant indicated on Sheet 7 of the CDP/FDP that 65% phosphorus removal would be met through combination of infiltration trench and conservation easement. The location of infiltration trench has been depicted in the plan and preliminary phosphorous removal computation has been provided. The feasibility of the infiltration trench must be demonstrated with final engineering during subdivision review. If the trench is not feasible, a Proffered Condition Amendment may be required.

Onsite Major Storm Drainage System and Overland Relief: A more detailed overland relief analysis is expected due to complaints of flooding on downstream properties. The applicant must show that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking. The applicant should also provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the subdivision plan submission.

Downstream Drainage System: The outfall narrative has been provided but analysis for adequacy of drainage system is not the part of statement. The adequacy of the outfall will have a direct impact on the size of infiltration trench. Proffers indicate that minor modifications to the size, location, and configuration of the SWM outfall facilities may be made in connection with subdivision plan approval; provided, however, that such changes shall not serve to diminish the effectiveness of any screening and landscaping. The Applicant acknowledges that such minor modifications may result in a loss of density. Adequate outfall shall also be demonstrated in accordance with the PFM, as determined by DPWES.

Drainage Diversion: During the development, the natural drainage divide must be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties.

The plan indicates that a diversion dike is proposed southwestern part of site to divert part of the site into an existing storm sewer inlet. The post development flow to this inlet must not exceed the predevelopment flow.

With the proposed proffers, staff feels that these comments will be addressed during subdivision review.

Affordable Housing (Development Criterion #7)

This Criterion states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of Fairfax County. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

The applicant has proffered to contribute one half of one percent (0.5%) of the aggregate sales price of all units to the Housing Trust Fund prior to the issuance of the first building permit, which is in accordance with Fairfax County policy. The projected sales price of the units will be determined by the applicant in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES through an evaluation of the sales prices of comparable units in the area.

Heritage Resources (Development Criterion #8)

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

No potential for historic or archaeological resources has been identified on the subject property.

ZONING ORDINANCE PROVISIONS (See Appendix 15)

P-District Standards

The requested rezoning of the 1.89 acre site to the PDH-4 District must comply with, among others, the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans, among others.

Article 6

Sect. 6-101 Purpose and Intent

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

The development proposes seven single-family detached dwelling units at an overall density of 3.71 du/ac with approximately 30 percent open space. The proposed open space in the site design, coupled with the use of private streets and the establishment of tree save areas are the applicant's justification for a "P" District. As previously discussed, the proposed average lot size is approximately 5,000 square feet, with a typical yard configuration that includes five foot minimum side setbacks (ten feet between units), seven foot minimum rear setbacks and nine foot minimum front setbacks. When considering that the proposal incorporates 30 percent open space, which includes a minimum of 25 feet of landscaped buffering with tree preservation along the northern boundary line and a tree preservation area ranging in width from 30 feet to 100 feet along the western and southern boundaries, staff finds that the proposal does meet the purpose and intent of the PDH District.

Sect. 6-107 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PDH District. The area of this rezoning application is 1.89 acres. As previously discussed, a waiver of this requirement has been requested and staff supports this request since there is no possibility for future consolidation. This standard has been satisfied.

Sect. 6-109 Maximum Density

This section states that the maximum density for the PDH-4 District is 4 dwelling units per acre (du/ac). The applicant proposes a density of 3.71 du/ac; therefore, this standard has been satisfied.

Sect 6-110 Open Space

Par. 1 of this section requires a minimum of 20% of the gross area as open space in the PDH-4 District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,700/du. The applicant proposes to retain 30% of the site as open space. The applicant has also proffered to provide the required monetary contribution to the FCPA if expenditures on site do not equate to the full amount required by the Zoning Ordinance. This standard has been satisfied.

Article 16

Section 16-101 General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

As discussed earlier in the Comprehensive Plan analysis section of this report, staff believes that the proposed application has satisfied these recommendations and is therefore, in conformance with the Comprehensive Plan.

General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. As previously discussed, the proposal includes 30 percent open space, which includes a minimum of 25 feet of landscaped buffering with tree preservation along the northern boundary line and a tree preservation area ranging in width from 30 feet to 100 feet along the western and southern boundaries. In addition, the applicant proposes to preserve an existing 58-inch caliper Red Oak tree located in the southwest corner of the site. Proffers to protect and preserve these trees through walk-throughs, monitoring, tree appraisals and tree bonding are provided. Staff also feels that a conventional district would not provide the flexibility needed to incorporate both the tree preservation and the recommended density in the Comprehensive Plan.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features. As previously mentioned, Sheet 6 of the CDP/FDP provides the landscaping plan showing plant schedule and tree canopy calculations, which yield approximately 42,290 square feet of tree canopy, with the majority provided through tree preservation. In addition, the applicant proposes to preserve a 58-inch caliper Red Oak tree located in the southwest corner of the site. Proffers to protect and preserve these trees through walk-throughs, monitoring, tree appraisals and tree bonding are provided. Staff feels that this standard has been met.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. The surrounding properties are developed according to the recommendations of the Comprehensive Plan. The applicant is proposing to implement a Plan option to develop the property with all single-family detached dwellings on the subject property at a 3-4 du/ac density range. The proposal includes 30% open space, and compatible building types. Site sections and architectural elevations are included on Sheets 6A, 9 through 10 of the CDP/FDP. The proposed maximum height for the single-family detached dwelling units is 35 feet and the elevations on the CDP/FDP show primarily two story tall units. One site section is provided, which shows that the proposed dwelling units on the north and south sides of the private street would be approximately 80 feet from the existing adjacent units to the north and south. The applicant has also proffered to design these dwellings in substantial conformance with the bulk, mass and type and quality of materials

and elevations shown on the CDP/FDP. Additional commitments for building materials are provided and include a combination of brick, stone, and cementitious siding supplemented with trim and detail features. Staff believes this standard has been met.

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

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. The CDP/FDP depicts a new private street that enters the site from Leesburg Pike and Peace Valley Lane to the north. Sidewalks are provided along the private street and connect existing sidewalks from Colmac Drive to Peace Valley Lane. The applicant has also proffered to provide a public access easement along all of these connections. Staff feels that this standard has been met.

Section 16-102 Design Standards

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The most similar conventional zoning district to the applicant's proposal is the R-4 Cluster District, which requires minimum yards of 16 feet (front), 8 feet (side) and 25 feet (rear) with no requirement for an average lot area. The applicant's PDH-4 development proposes nine foot minimum front setbacks, five foot minimum side setbacks (ten feet between units), seven foot minimum rear setbacks, and 18 foot long driveways with an average lot size of 5,200 square feet. Areas for decks, screened-in porches and windows are shown on the proposed lot typical. While the proposal most closely resembles the R-4 Cluster District but does not meet the requirements, staff feels that the proposal complements development on adjacent properties with tree preservation and open space. With these commitments, staff feels that the proposal meets the Comprehensive Plan recommendations and complements the existing surrounding developments.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The CDP/FDP depicts that 30% of the site remaining as open space, which is comprised of tree save and

landscaped buffers along the perimeter of the site, stormwater management facilities, and walkways. Twenty-eight parking spaces will be provided within the development, with room for four additional on-street parking spaces located on the north side of the private street for guest parking. Staff feels this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. An approximately 30 foot wide by 550 foot long private street is proposed on the site. The applicant has proffered to construct this private street in conformance with the Public Facilities Manual (PFM) and utilize materials and depth of pavement consistent with the PFM. In addition, sidewalks, approximately four and eight feet in width, are provided along the north and west sides of the private street, which will link the proposed development to the existing developments to the north and south. The applicant has proffered to provide public access easement along all of these connections. No sidewalks are proposed on the south and west sides of the street, which is the subject of a PFM modification request discussed below to maximize the tree preservation area along the southern boundary. With the proposed proffers, staff feels that this standard has been met.

Highway Corridor Overlay District

The purpose of the Highway Corridor Overlay District is to protect and promote the health, safety and general welfare of the public by preventing or reducing traffic created by automobile oriented, fast service, or quick turn-over uses such as drive-in financial institutions, fast food restaurants, quick-service food stores, and service stations. These standards do not apply. The applicant is proposing a residential use.

Waivers and Modifications

Waiver of the two acre minimum district size for the PDH district to allow a district of 1.89 acres.

Pursuant to Par. 1 of Sec. 6-107 the minimum district size for a PDH district is 2.0 acres. As the subject property measures 1.89 acres, the applicant has requested a waiver of this requirement to allow for a rezoning to PDH-4. Par. 8 of Sec. 16-401 authorizes the Board to approve a variance in the strict application of specific zoning district regulations for a conceptual/final development plan whenever: A) Such strict application would inhibit or frustrate the purpose and intent for establishing such a zoning district; and B) Such variance would promote and comply with the planned development standards in

Part 1 of Article 16 of the Zoning Ordinance. Staff is supportive of a waiver of the minimum district size requirement, as this property the last remaining parcel of R-3 zoned land and there is no possibility for future consolidation. As previously discussed, the proposed site layout also meets the purpose and intent of a Planned Development District.

Modification of the PFM to allow the construction of sidewalks shown on the CDP/FDP to be located on one side of the private street

Section 8-0102 of the PFM requires a sidewalk to be constructed on both sides of all streets in a subdivision containing lots averaging 25,001 square feet. The application proposes approximately 5,200 square foot lots. Due to the proposed tree preservation along the southern boundary, the applicant has requested a modification of this requirement to permit sidewalks shown on the north and west sides of the private street that will connect to existing sidewalks located to the north and south abutting properties. Section 8-0101.6 permits a modification of this sidewalk requirement when compliance would result in a hardship. Staff is supportive of the modification since the applicant agreed to preserve existing trees along the southern boundary and to provide additional tree preservation precautions that will ensure the survivability of these trees. In addition, the applicant is committed to preserving a 58 inch caliper Red Oak tree located in the southwest corner of the site.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to rezone the subject property from the R-3 District to the PDH-4 District to construct seven single-family detached dwelling units at an overall density of 3.71 dwelling units per acre (du/ac). The proposed density is in accordance with the Comprehensive Plan range. The new residential units provide a significant setback from and tree preservation for the adjacent residential units to the north, south and west. In staff's opinion, the proposed lots are compatible with the adjacent parcels and the proposed development fits into the context of the neighborhood. In general, staff finds that the application meets the residential development criteria, the general and design standards of a planned district. Staff recommends that the applicant submit a formal geotechnical report referencing the proposed stormwater infiltration facility to DPWES for review and approval by the Geotechnical Review Board (GRB). This report must be prepared per PFM Chapter 4 and Chapter 6-1300 guidelines and must include both a seepage analysis and a slope stability analysis of the area and slope north of the proposed infiltration facility. This additional analysis would also be provided to further demonstrate no adverse impact to the adjoining properties with respect to their stability and usage.

Recommendations

Staff recommends approval of RZ 2012-MA-022, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2012-MA-022.

Staff recommends that the Board of Supervisors direct the Director of DPWES to approve a modification of the PFM to allow the construction of sidewalks shown on the CDP/FDP to be located on one side of the private street.

Staff recommends approval of a waiver of two acre minimum district size for the PDH district, to allow a district of 1.89 acres.

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

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

APPENDICES

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

PROFFERS**CG PEACE VALLEY, LLC
RZ/FDP 2012-MA-022****April 4, 2013**

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 61-1 ((1)) 7 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2012-MA-022 (this "Rezoning") is granted.

I. Development Plan.

- A. Development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") prepared by VIKA, dated October 19, 2012, as amended through April 4, 2013. A maximum of 7 dwelling units shall be constructed on the Property.
- B. The proffered portion of the CDP shall be the entire plan shown on Sheet 4 relative to the points of access, the maximum number and type of dwelling units, the amount and general location of open space, and the general location and arrangement of the buildings. The Applicant has the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
- C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan ("FDP") may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total number of dwelling units, decrease the setback from the peripheries, or reduce open space, landscaping or tree preservation areas.

- II. Sidewalks and Trails. Prior to the issuance of the final Residential Use Permit, the Applicant shall provide an (8) foot wide asphalt trail at the southeast corner of Lot 7 and four (4) foot sidewalks along the north and west sides of the private street, as shown on sheet 4 of the CDP/FDP.

Subject to approval by the Virginia Department of Transportation ("VDOT"), the Applicant shall remove the existing guard rail located in the vacated portion of Peace Valley Lane and configure the trail through the center of this area. Should VDOT not permit the removal of the existing guide rail, then the trail provided by the Applicant shall connect to the existing sidewalk on Peace Valley Lane.

At the time of the site plan, the Applicant shall provide a public access easement over all sidewalks associated with this development.

- III. Private Streets. Private streets on the Property shall be constructed of materials and depth of pavement consistent with that required by Section 7-502 of the Public Facilities Manual ("PFM"). Purchasers shall be advised in writing prior to entering into a contract of sale that the homeowners association ("HOA") shall be responsible for the maintenance of the private street within the development. The HOA shall also be responsible for the maintenance of the 50-foot wide ingress/egress portion of the private street portion of Peace Valley Lane, which is owned by the Church of Christ and Vinewood Home Owners Association. The Applicant shall provide a one-time monetary contribution of \$12,500 to fund a reserve account for the maintenance of the private access street (owned by the Church of Christ and Vinewood Home Owners Association).

- IV. Peace Valley Lane Access. Access to the Property via Peace Valley Lane, as depicted on sheet 4 of the CDP/FDP, will require permits from the Director of the Department of Public Works and Environmental Services ("DPWES") on the portion of the existing right-of-way recorded at Deed Book 1446, Page 157, for Peace Valley Lane. The Applicant shall reserve a portion of the Property (located adjacent to the existing outlet road recorded at Deed Book V-4, Page 125, and as more particularly shown on sheet 4 of the CDP/FDP) in a reservation of public street for future dedication and shall place a public access easement on the same area. Such access easement shall be recorded, in a form acceptable to the County Attorney, prior to site plan approval on the Property.

- V. Driveways. All driveways shall be a minimum of 18 feet in length from the garage door to the street.

- VI. Landscape Plan. A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheet 6 of the CDP/FDP. As part of the site plan submission, the Applicant shall submit to the

Urban Forest Management Division ("UFMD") of DPWES for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the CDPA/FDPA. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in consultation with Department of Planning and Zoning, and as approved by UFMD.

VII. Tree Preservation.

- A. 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 the Urban Forest Management Division.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread, and conditional analysis percentage rating for all individual trees located within the tree save area, living or dead, with trunks 12 inches in diameter and greater (measured at 4½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall include the 58-inch Red Oak tree located in the southwestern portion of the Property and shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the special permit amendment 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, Combistat, radial mulching, and others as may be determined necessary, shall be included in the plan.

- B. Invasive Species Management. The Applicant shall 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 areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc.
- C. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered consulting Arborist, and shall have

the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with a UFMD 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.

- D. Tree Appraisal and Tree Bond. The Applicant shall retain a Certified Arborist or Registered Consulting Arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size, and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities, and the letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species, and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for

furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

- E. **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 UFMD, 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, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- F. **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 and 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 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.

- G. **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, accomplished in a manner that protects affected and adjacent vegetation to be preserved and may include, but not be limited to, the following:

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

H. Site Monitoring. During any clearing or tree/vegetation/structure removal on the 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.

I. Existing Stone Wall. At the time of site plan, the Applicant shall provide specifications for removal of any portion of the existing stone wall located within the tree preservation area. Removal of any portion of the stone wall shall be done by hand under the direct supervision of an ISA Certified Arborist or Registered Consulting Arborist and reviewed by UFMD.

VIII. Architectural Design. The building elevations prepared by W. C. Ralston Architects shown on Sheets 9 through 10 of the CDP/FDP are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and add architectural ornamentation based on final architectural design.

The building materials shall vary and may be a combination of brick, stone, and cementitious siding supplemented with trim and detail features. Dwellings shall incorporate a brick, stone, or cementitious siding watercourse on all facades visible from public or private streets.

IX. Universal Design. Dwelling units shall be designed and constructed with a selection of Universal Design features and options as determined by the Applicant which may include, but not be limited to, seat in master bath shower

where possible, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, optional hand-held shower heads at tubs and showers, optional front loading washers and dryers and rocker light switches.

- X. Energy Star Qualification. The dwelling units shall be constructed to achieve qualification in accordance with ENERGY STAR® for Homes. Such qualification will be demonstrated by the submission of documentation to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Residential Energy Services Network ("RESNET") program which shows that each dwelling unit has attained the ENERGY STAR® for Homes qualification prior to the issuance of the RUP for each dwelling.
- XI. Stormwater Management. Subject to review and approval by DPWES, stormwater management and Best Management Practice ("BMP") measures for the Property will be provided through the use of an infiltration trench and/or other Low Impact Development ("LID") techniques. Other innovative BMP measures such as, but not limited to biofiltration swales or rain gardens may be substituted as determined by the Applicant and approved by DPWES. Any innovative BMP measures shall be maintained by the homeowners association in accordance with procedures established for innovative BMPs as determined by DPWES.
- XII. Geotechnical Review Board. Prior to the final site plan approval, the Applicant shall submit a geotechnical report to DPWES for review and approval by the Geotechnical Review Board ("GRB") and the GRB staff coordinator, and the resulting recommendations of the GRB review shall be implemented in the final site construction plans. The report should be prepared per PFM Chapter 4 and Chapter 6-1300 guidelines and shall additionally include both a seepage analysis and a slope stability analysis of the area and slope north of the proposed infiltration facility. The additional analysis is to further demonstrate no adverse impact to the adjoining properties with respect to their stability and usage. If warranted by the GRB and final engineering, minor modifications to the size, location, and configuration of the SWM facility may be made to the SWM facility in connection with subdivision plan approval; provided, however, that such changes shall not serve to diminish the effectiveness of any required screening, landscaping, and tree preservation shown on the CDP/FDP. If the modifications are not approved by DPWES, a Proffered Condition Amendment or proffer interpretation will be required.
- XIII. Additional Detention and Outfalls. If warranted by final engineering, minor modifications to the size, location, and configuration of the SWM outfall facilities may be made in connection with subdivision plan approval; provided, however, that such changes shall not serve to diminish the effectiveness of any screening and landscaping. Similarly, the Applicant acknowledges that such minor modifications may result in a loss of density. Adequate outfall shall also be demonstrated in accordance with the PFM, as determined by DPWES.

- XIV. Diversion Dike. The diversion dike located in the southwestern corner of the site shown on sheet 4 of the CDP/FDP shall be installed on grade without any disturbance to existing grades and under laid with root aeration matting, by hand without the use of any wheeled or tracked equipment, under the direct supervision of the Project Arborist in order to minimize disturbance to the critical root zones of trees being preserved, subject to review and approval by UFMD.
- XV. Housing Trust Fund. Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at the time of site plan on the Property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.
- XVI. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$10,488 per expected student (two students) for a total contribution of \$20,976 to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first Residential Use Permit ("RUP") for the Property and shall be based on the actual number of dwelling units built. The amount of the contribution shall increase if the County approves an increase to current student ratio or contribution amount prior to the issuance of the first RUP for the Property.
- XVII. Recreation Contribution. At the time of the issuance of the first RUP on the Property, the Applicant shall provide a monetary contribution pursuant to paragraph 2, Section 6-10, and paragraph 2, Section 16-404 of the Zoning Ordinance, which provides for a contribution of \$1,700 per housing unit in addition to the Fair Share contribution of \$895 per housing unit, for a total of \$ \$18,195 to the Board of Supervisors for recreational opportunities as determined in consultation with the Mason District Supervisor.
- XVIII. Homeowners Association. The Applicant shall form a homeowners association ("HOA") for the Property. The HOA shall be responsible for maintenance for the common areas and the enforcement of restrictions on the Property. Maintenance responsibilities shall include, but not be limited to, snow removal, private accessway/parking lot maintenance, the private street, stormwater management facilities, and common area maintenance. At the time of Site Plan, the Applicant shall provide a private routine maintenance agreement relative to

the stormwater management facilities per PFM Section 6-0205.2 in a form acceptable to the County Attorney.

- XIX. Reciprocal Easements. At the time of subdivision plan approval, the Applicant shall create reciprocal easements along common residential property lines to provide future homeowners with reasonable rights of access to adjacent lots if needed to perform routine home maintenance functions.
- XX. Deck Enclosures. In the sole discretion of the Applicant, without the necessity of any further approvals, decks in rear yards, as conceptually shown on Sheet 4, of the CDP/FDP may be converted to porches (including screened in porches) or sunrooms.
- XXI. Use of Garages. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.
- XXII. Parking Covenant. A covenant shall be recorded which prohibits the parking of motor homes, boats and other recreational vehicles on the Property. This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors.
- XXIII. Adjustments in Contribution Amounts. For all proffers specifying contribution amounts, with the exception of Proffer XI related to the Housing Trust Fund, the contribution shall adjust on a yearly basis from the base year of 2013 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
- XXIV. Temporary Signs. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this proffer.

- XXV. Severability. Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.
- XXVI. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
- XXVII. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT
TAX MAP 61-1 ((1)) 7

CG PEACE VALLEY, LLC

A handwritten signature in black ink, appearing to be 'William Collins', written over a horizontal line.

By: William Collins
Its: Authorized Agent

REZONING AFFIDAVIT

DATE: April 4, 2013
 (enter date affidavit is notarized)

I, Elizabeth A. Nicholson, 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 1193126

in Application No.(s): RZ/FDP 2012-MA-022
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
CG Peace Valley, LLC Agents: William J. Collins Paul C. Norman, Jr.	6707 Democracy Boulevard, #910 Bethesda, MD 20817	Applicant/Title Owner of Tax Map 61-1 ((1)) 7
Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc.	5300 Wellington Branch Drive, #100 Gainesville, Virginia 20155	Archeologist/Agent
Agents: John P. Mullen David C. Carroll		

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

Rezoning Attachment to Par. 1(a)

DATE: April 4, 2013
 (enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2012-MA-022
 (enter County-assigned application number (s))

1193126

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Warren C. Ralston Architects LLC Agent: Warren C. Ralston	3684 Centreview Drive Chantilly, VA 20151	Architect/Agent
VIKA, Incorporated Agents: John F. Amatetti Jeffrey A. Kreps	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Engineer/Agent
VIKA Virginia, LLC Agents: John F. Amatetti Jeffrey A. Kreps	8180 Greensboro Drive, #200 McLean, VA 22102	Engineer/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

REZONING AFFIDAVIT

DATE: April 4, 2013
(enter date affidavit is notarized)

1193126

for Application No. (s): RZ/FDP 2012-MA-022
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
CG Peace Valley, LLC
6707 Democracy Boulevard, #910
Bethesda, MD 20817

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)

Managers: William J. Collins and Paul C. Norman, Jr.
Members: William J. Collins & Pamela R. Collins; Paul C. Norman, Jr. & Eleane P. Norman

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 4, 2013
(enter date affidavit is notarized)

119 3126

for Application No. (s): RZ/FDP 2012-MA-022
(enter County-assigned application number (s))

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

Warren C. Ralston Architects LLC
3684 Centreview Drive
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sole Member: Blue Square Investment Group LLC

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

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

Blue Square Investment Group LLC
3684 Centreview Drive
Chantilly, VA 20151

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)

Members:
Warren C. Ralston, Joseph H. Ricketts, Robert (nmi) Cappellini, Matthew T. Marshall, Lionel (nmi) Carter, Subir Jossan

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 4, 2013
(enter date affidavit is notarized)

1193126

for Application No. (s): RZ/FDP 2012-MA-022
(enter County-assigned application number (s))

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, Philip C. Champagne

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

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

VIKA Virginia, LLC
8180 Greensboro Drive, #200
McLean, VA 22102

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)

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, Philip C. Champagne

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 4, 2013
(enter date affidavit is notarized)

1193126

for Application No. (s): RZ/FDP 2012-MA-022
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, #100
Gainesville, Virginia 20155

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)

Michael S. Rolband, Sole Shareholder

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

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

REZONING AFFIDAVIT

DATE: April 4, 2013
(enter date affidavit is notarized)

119 3/26

for Application No. (s): RZ/FDP 2012-MA-022
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)
None

(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 "Rezoning Attachment to Par. 1(c)" form.

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

REZONING AFFIDAVIT

DATE: April 4, 2013
(enter date affidavit is notarized)

1193126

for Application No. (s): RZ/FDP 2012-MA-022
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: April 4, 2013
(enter date affidavit is notarized)

1193126

for Application No. (s): RZ/FDP 2012-MA-022
(enter County-assigned application number(s))

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

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

None

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

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

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

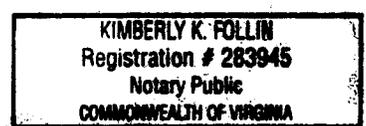
WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent
Elizabeth A. Nicholson
Elizabeth A. Nicholson, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4 day of April, 2013, in the State/Comm. of Virginia, County/City of Arlington.

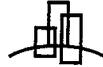
Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



OCT 23 2012

Zoning Evaluation Division



WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

Elizabeth A. McKeeby
(703) 528-4700 Ext. 5467
emckeeby@arl.thelandlawyers.com

October 19, 2012

Via Hand Delivery

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

Re: **Rezoning Application**
Fairfax County Tax Map Reference: 61-1 ((1)) 7 (the "Subject Property")
CG Peace Valley, LLC (the "Applicant")

Dear Ms. Berlin:

On behalf of the Applicant, please accept the following letter as the statement of justification for a proposed rezoning of the Subject Property. The Applicant proposes a rezoning of the Subject Property from the R-3 District to the PDH-4 District.

The Subject Property is located in the Mason magisterial district along the eastern side of Peace Valley Lane and south of Leesburg Pike (Route 7). At the present time, Peace Valley Lane is not a through street and there is an approximately 276 long foot section of Peace Valley Lane adjacent to the Subject Property which is not maintained by VDOT. In October of 1980, the Fairfax County Board of Supervisors vacated this section of road in conjunction with the rezoning of the adjacent Vinewood townhome community which is located to the north of the Subject Property. The Vinewood parcel is planned for 2 to 3 units to the acre and was rezoned in 1980 to R-8. An ingress/egress easement was executed over the section of driveway to provide access to the Subject Property.

As mentioned above, the Subject Property is bordered by land developed with the Vinewood townhouses and zoned R-8 to the north, land zoned, R-3 (Church of Christ) and R-30 (Lafayette Park Condominium) on the east, and property that is zoned R-3 to the south and west. The land to the south and west of the Subject property is the Ravenwood Park neighborhood which is generally developed with single family homes constructed between the years of 1959 and 1960. The average lot size in Ravenwood Park is approximately 10,500 Square feet, or about 0.24 acres.

The approximately 1.89 acre Subject Property is currently zoned to the R-3 District and is not governed by any prior zoning approvals. Presently, the Subject Property is vacant land. By way of background, a dilapidated and unoccupied single family home on the site was demolished in January of 2011. Prior to its demolition, the home stood vacant on the Subject Property for a period of about three years.

With this request for a rezoning, the Applicant proposes to construct seven single family detached homes which would be accessed from a cul-de-sac off of Peace Valley Lane. Under this redevelopment proposal, this section of Peace Valley would be constructed as a 30' wide private road, constructed to public street standards. The seven single family lots are approximately 5,294 square feet, or .12 acres, on average. The Applicant has worked to develop a Conceptual/Final Development Plan (CDP/FDP) which minimizes the necessary grading of the site and maximizes the ability to save existing mature tree canopy along two sides of the Subject Property.

The proposed single family homes will contain approximately 3,000 to 3,500 square feet of finished area. The two-story homes will have a 2 car garage and contain a minimum of 3 bedrooms and 2 and a half baths. The exterior elevations of the homes will consist of brick, stone and hardy plank material. Please see the architectural renderings included with the submitted application materials.

The proposed CDP/FDP had been developed in coordination with the Comprehensive Plan's guidance for the Subject Property. As you may be aware, the Comprehensive Plan language for the Subject Property was recently amended by the Board of Supervisors through Comprehensive Plan Amendment, S11-I-B1, adopted by the Board of Supervisors on May 22, 2012. The Comprehensive Plan amendment was specific to the Subject Property and states that it is planned for residential use at 2-3 dwelling units per acre. The Comprehensive Plan goes on to state that, "As an option, single family detached units may be appropriate at a density of 3-4 du/acre. The traffic impact associated with this option does not require the through connection of Peace Valley Lane." Lastly, the Comprehensive Plan provides four conditions relative to the 3-4 dwelling unit per acre option. In summarized form, the four conditions state:

- Clearing and grading should be minimized to preserve trees and development should include supplemental planting;
- Vehicular from Leesburg Pike is preferred;
- A pedestrian and bicycle trail to connect the existing segments of Peace Valley Lane; and
- A phase one archaeological survey is conducted. (Please see attached a completed phase one archaeology report included in this application submission.)

The proposed CDP/FDP was developed on the basis of the second density option provided for in the Comprehensive Plan and meets the four stated conditions.

In conjunction with this application, the Applicant requests the following waivers and modifications with this application:

- Waiver of minimum district size – Pursuant to Zoning Ordinance Sect. 6-107, the minimum lot size in the PDH District is 2 acres. The Applicant requests a waiver of the minimum district size for the Subject Property which is just shy of 2 acres, at 1.89 acres. The Applicant believes that the PDH-4 District allows for the most creative and environmentally sensitive layout of single family homes on the Subject Property.
- In accordance with Zoning Ordinance Sect. 17-201(7), the Applicant reserves the right to establish parking control, signs, and parking meters along public and private streets within and adjacent to the development.
- Per Section 8-0101.6 of the PFM and Section 101-2-2 of the Subdivision Ordinance, a modification of the requirement to provide sidewalks along all frontages is requested in favor of that which is shown on the CDP/FDP. By way of justification, providing the sidewalk on all frontages causes the houses to be located closer to the property lines (thereby reducing the distance between the proposed houses and the existing neighbors), and begins to affect the ability to preserve the large tree Oak tree that the Applicant has committed to preserve. Also, the standard sidewalk would compromise the tree buffer that the Applicant wishes to preserve.

With the exception of the aforementioned waivers and modification, the proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards. To the best of the Applicant's knowledge, there are no known hazardous or toxic substances located on the Subject Property.

In conclusion, the applicant has taken care to design a plan that it sensitive to the environmental concerns of the community by saving a significant amount of tree canopy which will act as a buffer from the surrounding neighbors. The plan provides for saving a 58" red oak tree and creating a passive park setting around this significant specimen tree. The Applicant looks forward to working with Staff on this application and believes that the proposed development is a thoughtfully composed infill project which will be in harmony with the surrounding neighborhood context.

Please do not hesitate to contact me should you have any questions, or if you need any additional information.

Very truly yours,

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


Elizabeth A. McKeeby

cc: Will Collins
Jeff Kreps
Martin D. Walsh



County of Fairfax, Virginia

MEMORANDUM

DATE: March 1, 2013

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

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

SUBJECT: Land Use Analysis: RZ/FDP 2012-MA-022

The memorandum, prepared by Kimberly Rybold, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Rezoning (RZ) and Final Development Plan (FDP) applications dated October 19, 2012, as revised through February 12, 2013, and the latest proffers received February 13, 2013. 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.

DESCRIPTION OF THE APPLICATION

The applicant, CG Peace Valley LLC, is requesting a rezoning of the subject property from the R-3 zoning district to the PDH-4 zoning district to permit seven single family detached dwelling units on the 1.89-acre subject property. The overall density of the proposed development would be 3.70 dwelling units per acre (du/ac), with the units arranged to preserve vegetation along the edges of the property and to provide approximately 30 percent open space.

LOCATION AND CHARACTER OF THE AREA

The subject property is located along the west side of Peace Valley Lane, north of Colmac Drive and south of Leesburg Pike. The subject property is vacant and was previously developed with a single family detached dwelling unit that was demolished in 2010 under Fairfax County's Spot Blight Abatement Ordinance. This property is accessed through an ingress/egress easement on abandoned right of way to the north, connecting to Peace Valley Lane and Leesburg Pike. Fairfax County-owned right of way borders the site along its eastern edge. The subject area is planned for residential use at a density of 2-3 du/ac, as indicated on the Comprehensive Land Use Plan Map. As an option, this parcel is planned for residential use at 3-4 du/ac with conditions.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
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The area to the north of the site is planned for residential use at a density of 2-3 du/ac and was rezoned to R-8 under a previous Comprehensive Plan option. This property is developed with the Vinewood townhouses at a density of 7.9 du/ac. Property to the east, across from Peace Valley Lane, is developed with the Church of Christ and the Lafayette Park Condominiums. The church property is planned for public facilities, governmental and institutional uses and is zoned R-3. The Lafayette Park property is planned for residential uses at 16-20 du/ac and is zoned R-30, with a built density of 25 du/ac. The area to the south and west is developed with single family detached housing in the Ravenwood Park community. The area is planned for residential use at a density of 2-3 du/ac and is zoned R-3.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, as amended through September 22, 2008, page 5:

“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, as amended through September 22, 2008, pages 9-10:

“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses. . . .

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.”

Fairfax County Comprehensive Plan, 2011 Edition, Area I, Baileys Planning District, as amended through June 19, 2012, B5-Barcroft Community Planning Sector, pages 161-162:

“Land Use

The Barcroft sector, outside of the Seven Corners and Baileys Crossroads Community Business Centers, is largely developed as residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity and in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.

...

5. Parcel 61-1((1))7 is planned for residential use at 2-3 du/ac. As an option, single family detached units may be appropriate at a density of 3-4 du/ac. The traffic impact associated with this option does not require the through connection of Peace Valley Lane. The following are conditions for this option:
 - Clearing and grading at the site periphery is minimized to preserve trees, subject to the approval by the Urban Forester; supplemental plantings should be provided and houses should be placed a minimum of 35’ from the rear property line to maximize the existing quality vegetation and preserve mature trees;
 - Vehicular access to Leesburg Pike is preferred;
 - A trail for pedestrians and bicyclists is provided to connect existing segments of Peace Valley Lane. The trail should be designed and constructed in a manner which maximizes existing quality trees and vegetation; and
 - A phase one archaeological survey is conducted to document any on-site cultural resources before development occurs.”

COMPREHENSIVE PLAN MAP: Residential use at 2-3 du/ac

LAND USE ANALYSIS

Comprehensive Plan guidance indicates that outside of the Seven Corners and Baileys Crossroads Community Business Centers, the Barcroft Planning Sector is largely developed as stable residential neighborhoods and that infill development in these neighborhoods should be of a compatible use, type and intensity. The applicant is proposing to construct seven single family detached dwelling units under the Comprehensive Plan option for the subject property, which recommends residential use at a density of 3-4 du/ac. To the north, the Vinewood

townhouses are developed at a density of 7.9 du/ac, while the Ravenwood Park community to the south and west is planned for residential use at a density of 2-3 du/ac and is zoned R-3. Higher density multifamily residential uses are located to the east of the site. At a density of 3.70 du/ac, the single family detached dwelling units proposed in this rezoning application are compatible with the adjacent residential development.

The site-specific Plan recommendation for the subject property states that clearing and grading along the edges of the site should be minimized to preserve existing trees. Additionally, supplemental vegetation should be provided in these areas and houses should be placed at least 35 feet from the property line in order to maximize the preservation of mature trees and vegetation. The layout of the houses as shown on the proposed site plan provides for retention of a 58-inch oak tree located in the southwestern portion of the site. To enable preservation of this tree, the rear edge of the houses on Lots 1, 2, 3, and 5 are located between 30 and 34 feet from the rear property line. Despite the location of these houses slightly closer to the property line than recommended by the Plan text, the overall goal of preserving mature trees and existing quality vegetation is still met. However, if feasible, these houses should be positioned a few feet closer to the private street, making them farther from the rear property line.

A trail for pedestrians and bicyclists connecting existing segments of Peace Valley Lane is recommended by the Comprehensive Plan. The CDP/FDP shows an eight-foot stone dust trail connecting the southern portion of Peace Valley Lane to Red Oak Court; however, this trail does not extend to the northern portion of Peace Valley Lane. This trail should be extended north along the private driveway in the location of the five-foot concrete sidewalk, providing connectivity to Leesburg Pike. The surface of this trail should be upgraded to asphalt.

PGN:KMR

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation*: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.

- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.

- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets:* Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs:* Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 11, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: RZ 2012-MA-022
Peace Valley

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ) and Final Development Plan (FDP) for this application revised through February 12, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS

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

- “Objective 2:** **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements....
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater

runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .”

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

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

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

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

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

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

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

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

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

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

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

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

comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

...

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

ENVIRONMENTAL ANALYSIS

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

Stormwater Management and Adequate Outfall

This application proposes a 7 lot, single-family, residential subdivision for the 1.89 acre subject property which is located within the Cameron Run Watershed. The stormwater management narrative indicates that no controls currently exist for the site and that an infiltration trench is proposed to meet water quality and quantity control requirements for this development. However, the narrative indicates that approximately half of the subject property will drain to this facility. The applicant is encouraged to consider accommodating water quality and quantity control for a greater portion of the property than what is currently proposed. In addition, the applicant should provide geotechnical information regarding the soils which characterize the subject property because infiltration facilities are dependent upon the infiltration characteristics of the soil in which the facilities are installed.

Regarding adequate outfall the narrative indicates that the outfall is adequate. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

Tree Preservation/Restoration

The application property is the location of several specimen trees worthy of preservation particularly the 58’ red oak located in the southwest quadrant of the site. The current

development plan depicts preservation of the red oak and several other trees in this area; however, the February 12, 2013 development plan depicts a permanent diversion dike traversing the open space/tree preservation area. Staff is concerned that the diversion dike will disturb the root system of the red oak, as well as other trees which are located in this area. The diversion dike should be re-evaluated to avoid intrusion into the tree preservation/open space area. The applicant is also encouraged to work with the Urban Forestry Management Division to identify appropriate replacement tree species for this development.

Green Buildings

This application proposes 7 dwellings at a density of 3.71 dwelling units per acre which is on the high end of the planned density range. In conformance with the County's green building policy, the applicant has proffered attainment of Energy Star Qualified Homes for the new residences to be demonstrated prior to the issuance of the residential use permit (RUP) for each dwelling.

COUNTYWIDE TRAILS PLAN

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

PGN/MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: April 1, 2013

TO: Mr. William J. O'Donnell, Senior Land Use Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Addition to Peace Valley Lane, RZ/FDP 2012-MA-022

I have reviewed proposed layouts for the subject site. The following comments are based on review of the RZ/FDP 2012-MA-022 stamped as "Received Department of Planning & Zoning March 25, 2013." Site visits were conducted on June 7, 2011 and January 25, 2013 as part of review of this document.

Site Description: The site consists of 1.8 acres. The previously existing dwelling and accessory structure have been demolished. Existing tree canopy is primarily located around the perimeter of the site and is made up of scattered large mature trees. Species include southern red oak, white oak, tulip poplar, black walnut, white mulberry, American holly, southern magnolia, American beech, tamarack, white pine and Norway spruce. Much of the area undisturbed during demolition operations is overgrown with invasive vegetation including English ivy, Asian wisteria, Japanese honeysuckle, mile a minute, and bamboo. Vine growth is present in many of the existing trees.

1. **Comment:** Proffer number I C states "The Applicant shall have the flexibility to modify the layouts shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total number of dwelling units; decrease the setback from peripheries; or reduce open space or landscaping," but do not mention tree preservation areas.

Recommendation: The applicant should revise proffer number I C to state "The Applicant shall have the flexibility to modify the layouts shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total number of dwelling units; decrease the setback from peripheries; or reduce open space, landscaping, or tree preservation areas."



2. **Comment:** The limits of clearing and grading as proposed along the western property line appear to be excessive and will likely cause negative impacts to off-site vegetation. The applicant has claimed that they cannot be reduced any more than what is currently shown. In addition, the applicant has added an agreement with the adjacent property owner (John Lange) to provide \$10,000 for replacement landscaping on sheet 5, but the agreement provided does not include removal of trees that may be damaged outside the limits of clearing and grading and require removal as was previously requested.

Recommendation: The proposed limits of clearing and grading should be reduced and pulled inward along the western property line to reduce negative impacts to off-site vegetation if possible. If this cannot be done, the agreement on sheet five of the RZ/FDP between the applicant and the offsite property owner should be revised to also include performing any tree removals that may become necessary due to damages inflicted by clearing and grading.

3. **Comment:** It is still unclear since no explanation has been provided as to why there is an absolute need for a permanent diversion dike or similar structure to be installed within the critical root zone of the 58 inch diameter southern red oak and other trees shown to receive 10-year canopy credit for the site, which will likely cause negative impacts to these trees. Therefore, 10-year canopy credit cannot be taken as is shown for the 58 inch diameter southern red oak or other trees whose critical root zones are being impacted by the proposed diversion dike, unless the proposed proffer number XIII is revised to help ensure preservation.

Recommendation: It is highly recommended that the applicant relocate the proposed diversion dike outside of the proposed tree preservation area or use a different type of stormwater control that is not located within this area. If there are no other options for controlling stormwater within this area and the location of the diversion dike cannot be shifted one way or another, the only way 10-year canopy credit may be applied for the 58 inch diameter southern red oak and other large trees whose critical root zones are being impacted is if the following item is addressed, along with revising proffer number XIII to state the following:

- “The diversion dike located in the southwestern corner of the site shown on sheet 4 of the CDP/FDP shall be installed on grade without any disturbance to existing grades and under laid with root aeration matting, by hand without the use of any wheeled or tracked equipment, under the direct supervision of the Project Arborist, who shall be a Certified Arborist or Registered Consulting Arborist in order to minimize disturbance to the critical root zones of trees being preserved, subject to review and approval by UFMD.”

4. **Comment:** Several old stone walls appear within the critical root zone of the 58 inch diameter southern red oak shown to be preserved, but it has been stated by the applicant that these walls will remain. However, one of the stone walls shown on the plan is partially on lot 5, which it is assumed will be removed with clearing and grading, but is



unclear how removal of the three foot tall wall will simply stop at the limits of clearing and grading without disturbing the tree preservation area.

Recommendation: The applicant should create a proffer that requires specifications to be provided with the site plan for removal of any portion of the existing stone wall within the tree preservation area, which shall be done by hand under the direct supervision of an ISA Certified Arborist or Registered Consulting Arborist and reviewed by UFMD.

If you have any further questions, please feel free to contact me at 703-324-1770

NJD/

UFMDID #: 177701

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: March 7, 2013

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

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

FILE: 3-4 (RZ 2012-MA-022)

SUBJECT: Transportation Impact

REFERENCE: RZ / FDP 2012-MA-022; CG Peace Valley
Land Identification Map: 61-1 ((01)) 7
Traffic Zone: 1420

The applicant proposes to rezone the subject property (approximately 1.89 acres) from the R-3 District to the PDH-4 District to construct seven single-family detached homes which are to be accessed from a cul-de-sac off of Peace Valley Lane.

This department has reviewed the subject application and provides the following comments.

- It is preferred to have continuous public street access to the subject property. However, FCDOT will support a private street extension off an existing public street hammerhead. This option was discussed and supported by VDOT in an e-mail dated February 11, 2013.
- The proposed Peace Valley Lane, as shown in the most recent plans, has a jog in the road that is not acceptable.
- The applicant should provide a channelization device on Peace Valley Lane to restrict the turning movements to Rte. 7 to a right-in/ right-out. This safety improvement was raised in the staff report for the S11-I-B1 Plan Amendment.
- A continuous and unobstructed asphalt surface trail or sidewalk along Peace Valley from Colmac Drive to Rte. 7 should be provided.
- The applicant should provide an initial escrow to allow for the maintenance of the private street (lot # 7) and private street easement (lot # A1).

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES



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: March 8, 2013

SUBJECT: RZ-FDP 2012-MA-022, Addition to Peace Valley
Tax Map Number: 61-1((1)) 7

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated February 13, 2013, for the above referenced application. The Development Plan shows seven new single-family dwelling units, on a 1.89-acre parcel to be rezoned from R-3 to PDH-4 with proffers. Based on an average single-family household size of 2.83 in the Baileys Planning District, the development could add 20 new residents (7 new dwellings X 2.83 = 19.81) to the Mason 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 adopted Comprehensive Plan for the Baileys Planning District states, "Encourage the creation of additional parks, open space and recreation areas... Identify, preserve and promote awareness of heritage resources through research, survey and community involvement." (Overview, Major Objectives, page 3). "Because 90 percent of the land area in the district is developed, ...it will be essential to create additional park and recreation opportunities when redevelopment occurs. Redevelopment and commercial revitalization will offer the opportunity to provide urban park amenities and to encourage pedestrian-oriented activities in the commercial areas. Creative and non-traditional approaches for providing neighborhood and community park facilities in conjunction with both residential and commercial development should be explored." (Overview, Parks & Recreation section of the Baileys Planning District, page 19).

ANALYSIS AND RECOMMENDATIONS

Park Needs:

The proposed development plan will result in a potential increase in residents within the Bailey's Planning District by about 20 individuals. While there are five public parks within a mile of the site, the only park with recreation facilities that is reasonably accessible to the proposed development is JEB Stuart Park, which has a diamond field, tennis courts, basketball court, playground, and picnic area. Additionally, Baileys Elementary School Site has a rectangle field and Munson Hill Park has trails and a playground but is across the very busy Route 7. Together these parks meet only a portion of the demand for parkland generated by residential and commercial development in the service area of the subject property.

The result is a severe need for all types of parkland and recreational facilities in this area. The existing nearby parks meet only a small portion of the demand for parkland generated by residential development in this area. In addition to parkland, the recreational facilities in greatest need in the Baileys Planning District include basketball courts, rectangle fields, diamond fields, playgrounds, picnic shelters with amenities, an off-leash dog area, a neighborhood skate park, and trails.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With seven non-ADUs proposed, the Ordinance-required amount to be spent on site is \$11,900. Since the applicant is not showing onsite recreational facilities, this entire amount should be conveyed to the Park Authority, not the BOS as specified on page 6, proffer XIII of the draft proffers, for recreational facility construction at one or more park sites in the service area of the development.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$17,860 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Natural Resources Impact:

The Park Authority recommends that all invasive species currently present on the property, discussed in the narrative on sheet 5, be removed to reduce the spread of invasive species and protect the environmental health of nearby parkland. Staff requests that all invasive species,

particularly the Bamboo, Wineberry, and English Ivy be removed following the guidelines of A Management Guide for Invasive Plants in Southern Forests, by Miller, Manning, & Enloe, 2010, which is available from the U.S. Department of Agriculture Forest Service, Southern Research Station, or in PDF online at: <http://www.treesearch.fs.fed.us/pubs/36915>.

The Park Authority is very supportive of the plan to preserve the 58" red oak tree on the property and supports any waivers needed to accomplish this plan. However, staff recommends that efforts be made to preserve as many individual *Prunus serotina* (Black Cherry), *Quercus alba* (White Oak), and *Quercus coccinea* (Scarlet Oak) trees as possible since these species are great wildlife habitat for many different species of birds and insects.

Due to the proximity to parkland, staff requests that only species native to Fairfax County be used in the planting plan, as non-native plants do not fare as well or become invasive, which both create maintenance issues. Please refer to the Digital Atlas of Virginia Flora at <http://vaplantatlas.org/> for clarification. List of both invasive and native plant species can be found at the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) website at http://www.dcr.virginia.gov/natural_heritage/documents/invlist.pdf, and http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml.

Stormwater Management:

Typically, the soils in this area of the county do not allow for a properly functioning infiltration trench. Therefore, the Park Authority recommends that the applicant construct a stormwater management facility that incorporates a properly designed rain garden, with an under drain, and outfall to treat the 0.98 acres presently shown to drain to the proposed infiltration trench. The necessary stormwater controls should be provided through the use of additional Low Impact Development methods such as pervious pavers, bioswales, and cisterns, to deal with the post-development stormwater discharge in order to protect the health of Lake Barcroft and the Cameron Run watershed.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section, including with recreation contribution amounts and the following major issues:

- Dedicate \$29,760 to the Park Authority to offset the impact from development on parkland and facilities.
- Remove invasive species from the landscape plan; consider using only native plantings.
- Preserve the 58" red oak tree on the property with as many of the following native species as possible: *Prunus serotina* (Black Cherry), *Quercus alba* (White Oak), and *Quercus coccinea* (Scarlet Oak) for wildlife habitat.
- Provide onsite rain garden, with an under drain, and outfall accompanied by Low Impact Development methods instead of the proposed infiltration trench.

Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development 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: Andy Galusha
DPZ Coordinator: Billy O'Donnell

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



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

January 29, 2013

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

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

SUBJECT: RZ-FDP 2012-MA-022, Addition to Peace Valley

ACREAGE: 1.89 acres

TAX MAP: 61-1 ((1)) 7

PROPOSAL:

The applicant proposes to rezone the vacant parcel from R-3 District to PDH-4 District. The rezoning would permit the construction of seven single family detached homes.

ANALYSIS:

School Capacities

The schools serving this area are Bailey's Elementary, Glasgow Middle and Stuart High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	2013-14 Projected Enrollment	Capacity Balance 2013-14	2017-18 Projected Enrollment	Capacity Balance 2017-18
Bailey's ES	1020 / 1020	1321	1453	-433	1631	-611
Glasgow MS	1665 / 1665	1441	1584	81	1987	-322
Stuart HS	1941 / 1941	1746	1965	-24	2476	-535

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next six years, Bailey's, Glasgow, and Stuart are projected to have capacity deficits. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The draft 2014-18 Capital Improvement Program (CIP) identifies an unfunded need for an Eastern Fairfax Area Elementary School. The CIP does not recommend any funded or unfunded projects at the impacted schools at this time; however, it does note the potential for capacity enhancements or boundary adjustments for Stuart High School.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

School level	Single Family Detached ratio	Proposed # of units	Student yield	Single Family Detached ratio	Current # of units permitted by-right	Student yield
Elementary	0.268	7	2	0.268	5	1
Middle	0.085	7	1	0.085	5	0
High	0.178	7	1	0.178	5	1

4 total

2 total

RECOMMENDATIONS:Proffer Contribution

A total of 2 new students are anticipated over the potential yield from by-right development (1 Elementary and 1 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$20,976 (2 x \$10,488) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that all proffer contributions be directed to the Stuart HS pyramid and/or to Cluster III schools that encompass this area at the time of site plan approval or building permit approval.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

Proffer Notification

It is also recommended that the developer proffer that notification to FCPS will be provided when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

ADDITIONAL INFORMATION:

It should be noted that Bailey's is currently one of the most overcrowded schools in the County and is experiencing significant capacity deficits. Projections call for this overcrowding to continue and for capacity deficits to emerge at Glasgow and Stuart in out years. Any new development will contribute to these capacity issues.

DMJ/gjb

Attachment: Locator Map

cc: Sandy Evans, School Board Member, Mason District
Patty Reed, School Board Member, Providence District
Ilryong Moon, Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ted Velkoff, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Dan Parris, Cluster III, Assistant Superintendent
Prosperanta Calhoun, Principal, Stuart High School
James Oliver, Principal, Glasgow Middle School
Marie Lemmon, Principal, Bailey's Elementary School



County of Fairfax, Virginia

MEMORANDUM

DATE: January 28, 2013

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

FROM: Eric Fisher, GIS Coordinator
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning/Final
Development Plan Application RZ/FDP 2012-MA-022

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #428, Seven Corners
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____





County of Fairfax, Virginia

MEMORANDUM

DATE: January 11, 2013

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

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. RZ/FDP 2012-MA-022
Tax Map No. 61-1-01-0007

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

- The application property is located in the Cameron Run (I1) watershed. It would be sewerred into the Alexandria Sanitation Authority (ASA) Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the ASA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 10 inch line located in the easement is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035

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

www.fairfaxcounty.gov/dpwes



Fairfax Water

APPENDIX 13

FAIRFAX COUNTY WATER AUTHORITY

8570 Executive Park Avenue

Fairfax, Virginia 22031-2218

www.fairfaxwater.org

January 18, 2013

PHILIP W. ALLIN, CHAIRMAN
LINDA A. SINGER, VICE-CHAIRMAN
FRANK R. BEGOVICH, SECRETARY
ARMAND B. WEISS, TREASURER
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J. ALAN ROBERSON
RICHARD DOTSON
ANTHONY H. GRIFFIN
JOSEPH CAMMARATA

CHARLES M. MURRAY
GENERAL MANAGER
TELEPHONE (703) 289-6011

STEVEN T. EDGEMON
DEPUTY GENERAL MANAGER
TELEPHONE (703) 289-6012

FAX (703) 289-6269

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

Re: CG Peace Valley, LLC
RZ/FDP 2012-MA-022
Tax Map: 061-1

Dear Ms. Berlin:

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

The Rule identifies utility-related reasons for not connecting to Fairfax Water. Because the proposed construction is more than 885 feet from the nearest Fairfax Water main, and has a proposed FAR of 0.25, a utility-related reason exists under Section III not to connect to Fairfax Water's system.

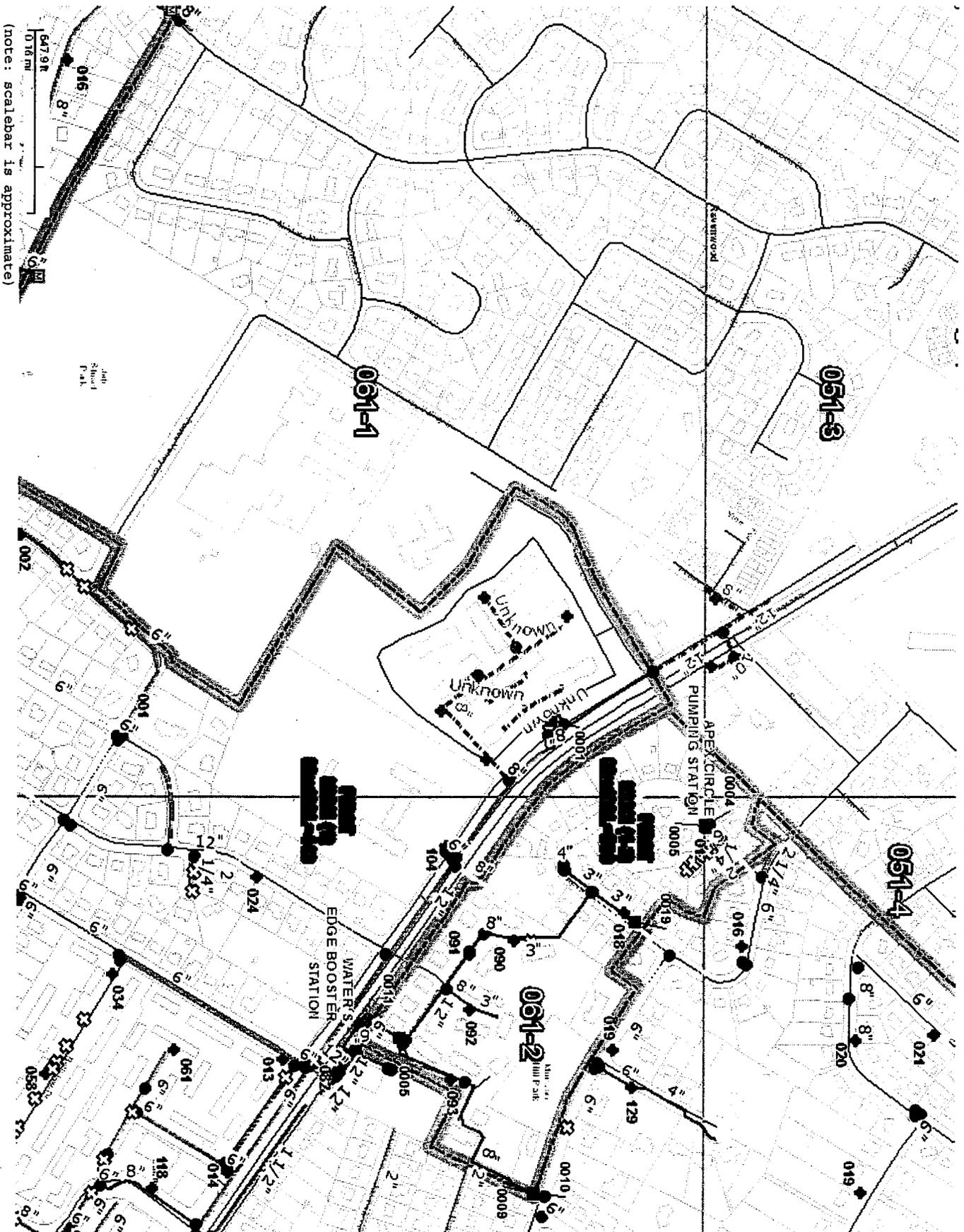
If you have any questions regarding this information please contact Dave Guerra, Chief, Site Plan Review at (703) 289-6343.

Sincerely,



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

cc: Chief, Site Plan Review



(note: scalebar is approximate)



Mill
Street
Park

001-1

051-3

051-4

001-2

WATER'S
EDGE
BOOSTER
STATION

APEX CIRCLE
PUMPING STATION

Unknown
Unknown
Unknown

Mill
Street
Park



County of Fairfax, Virginia

MEMORANDUM

DATE: January 22, 2013

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

FROM: Thakur Dhakal, P.E., Senior Engineer III *FP Dhakal*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Plan #RZ 2012-MA-022; Addition to Peace Valley; FDP dated February 12, 2013; Cameron Run; LDS Project # 24681-ZONA-001-1; Tax Map #061-1-01-0007; Mason District

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

General Comments:

A field visit was conducted with Ravenwood Park Citizen Association on February 12. Based on observations made during field visit, the following are additional general comments:

1. Several persistently wet areas and even seasonal springs were observed on the site and the immediate surroundings (especially to the north and west). The wetness and springs appear to be from shallow perched groundwater. The plan shall address seasonal high ground water table.
2. The project proposes a SWM infiltration facility near the northern corner that is close to the property line with parcel 061-1((1)) 0020 and even 061-1((17)) 0004. The impact of the proposed infiltration facility to the off-site slope immediately northwest of the facility as well as other downhill properties to the west and north shall be addressed in a geotechnical report submitted to DPWES for review and approval.
3. Based on an informal review of the 2006 and 2012 geotechnical reports the effect of the shallow springs on the proposed infiltration trench, the impact of the proposed trench on the stability of the slopes immediately downhill, and the impact of the trench on the wetness and usability of the downhill properties, shall be further evaluated in a more detailed geotechnical study as stated above.
4. There is a County maintained dry pond (532 DP) to the north of the site which outfalls into a 33 inch reinforced concrete pipe. The development proposes to outfall part of the site into this pipe. An easement on lot 20 for this purpose has already been recorded on Deed Book 21870 Page #444 as a part of preliminary plan that was approved in 2006. Outfall on this pipe will not be allowed unless the adequacy of outfall is provided in

accordance with PFM 6-0200. An inadequate outfall may lead to extended detention or drainage improvements.

5. There are several downstream flooding complaints in the past; and detention is mandatory in such cases. The development must not have adverse impact downstream. Applicant has indicated that the infiltration trench will be used to meet detention requirements. But, feasibility of infiltration trench has not yet been justified. A geotechnical analysis is required to justify the suitability of the trench as indicated in comment #2 and #3 above.
6. The plan do not have "Option B" for the following situations:
 - a. If downstream system could not be shown adequate, and
 - b. If the infiltration trench is not suitable due to geotechnical reasons.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are several downstream flooding complaints on file. More information on these complaints is available from the Maintenance & Stormwater Management Division (703 877 2800). Detention is mandatory when there are downstream drainage complaints.

Stormwater Detention

Onsite Stormwater detention must be provided unless it is waived. (PFM 6-0301.3) All Stormwater detention facilities shall be designed in accordance with PFM and detailed evaluation and analysis shall be provided on site plan. Applicant indicates that an onsite infiltration trench will be proposed to meet the detention requirements. However, the feasibility of infiltration trench has not been demonstrated in development plan. An extended detention may be required if adequate outfall cannot be demonstrated.

Water Quality Control

Applicant stated on sheet 7 that phosphorus removal requirements will be met through combination of infiltration trench and conservation easement. The location of infiltration trench has been depicted in the plan and preliminary phosphorous removal computation has been provided. The feasibility of the infiltration trench shall be demonstrated prior to rezoning approval.



Onsite Major Storm Drainage System and Overland Relief

A more detailed overland relief analysis is expected due to the complaint of flooding on downstream properties. Applicant needs show that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking. Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the site plan submission.

Downstream Drainage System

The outfall narrative has been provided but analysis for adequacy of drainage system is not the part of statement. The adequacy of the outfall will have a direct impact on the size of infiltration trench.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

The plan indicates that a diversion dike is proposed southwestern part of site to divert part of the site into an existing storm sewer inlet. The post development flow to this inlet must not exceed the predevelopment flow.

Stormwater Planning Comments

This case is located in the Cameron Run Watershed. Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/publications/cr/ca_plan.pdf for more details.

Dam Breach

None of this property is within the dam breach inundation zone.

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

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



Bill O'Donnell, Staff Coordinator
Final Development Plan #RZ/FDP 2012-MA-022; Addition to Peace Valley
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Please contact me at 703-324-1720 if you require additional information.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
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Zoning Application File



ARTICLE 16
DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

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

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

16-102 Design Standards

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

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

FAIRFAX COUNTY ZONING ORDINANCE

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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