



**APPLICATION ACCEPTED:** January 18, 2012  
**PLANNING COMMISSION:** July 18, 2013  
**BOARD OF SUPERVISORS:** July 30, 2013 @ 3:30 p.m.

# County of Fairfax, Virginia

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**July 3, 2013**

## **STAFF REPORT**

**RZ/FDP 2011-PR-025**

### **PROVIDENCE DISTRICT**

**APPLICANT:** Chestnut Street, LLC

**EXISTING ZONING:** R-1, C-8, HC

**PROPOSED ZONING:** PDH-8, HC

**PARCEL(S):** 40-3((1)) 99, 100, 101, 102; 40-3 ((5)) 23, 24;  
40-3 ((7)) 1, 2, 3, 4; 40-3 ((8)) A

**ACREAGE:** 7.86 acres

**DENSITY:** 6.74 du/ac

**OPEN SPACE:** 25.4%

**PLAN RECOMMENDATION:** Residential @ 7-8 du/ac

**PROPOSAL:** The applicant seeks to rezone the subject property to PDH-8 and HC and approval of a conceptual and final development plan to permit the development of 46 single-family attached townhouses and seven single-family detached units.

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2011-PR-025 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

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**Brent Krasner, AICP**

Staff recommends approval of FDP 2011-PR-025 subject to development conditions consistent with those contained in Appendix 2.

Staff recommends a waiver to allow private streets greater than 600 feet length in favor of the streets depicted on the CDP/FDP.

Staff recommends a waivers of the transitional screening and barrier requirements between the proposed attached and detached residential units and along Dale Drive in favor of the plantings shown on the CDP/FDP.

Staff recommends modification of the barrier requirement along Chestnut Street in favor of the plantings shown on the CDP/FDP.

Staff recommends approval of a modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions contained in Attachment A of Appendix 16 (Waiver #0082-WPFM-002-1).

Staff recommends approval of a modification of the Tree Preservation Target Area requirement in favor of the plantings shown on the CDP/FDP.

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

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

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

O:\bkrasner\ZED\Applications\Rezoning\RZ FDP 2011-PR-025 Chestnut Street\Report\RZ 2011-PR-025 Chestnut St.- Staff Report Cover.docx



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

# Rezoning Application

**RZ 2011-PR-025**

Applicant: CHESTNUT STREET, LLC  
Accepted: 01/18/2012- AMENDED 02/06/2013 08/17/2011

Proposed: RESIDENTIAL  
Area: 7.86 AC OF LAND; DISTRICT - PROVIDENCE

Located: SOUTHEAST QUADRANT OF THE INTERSECTION OF LEESBURG PIKE AND DALE DRIVE

Zoning: FROM C- 8 TO PDH-8, FROM R- 1 TO PDH-8

Overlay Dist: HC  
Map Ref Num: 040-3- /01/ /0099 /01/ /0100 /01/ /0101 /01/ /0102 /05/ /0023 /05/ /0024 /07/ /0001 /07/ /0002 /07/ /0003 /07/ /0004 /08/ / A

# Final Development Plan

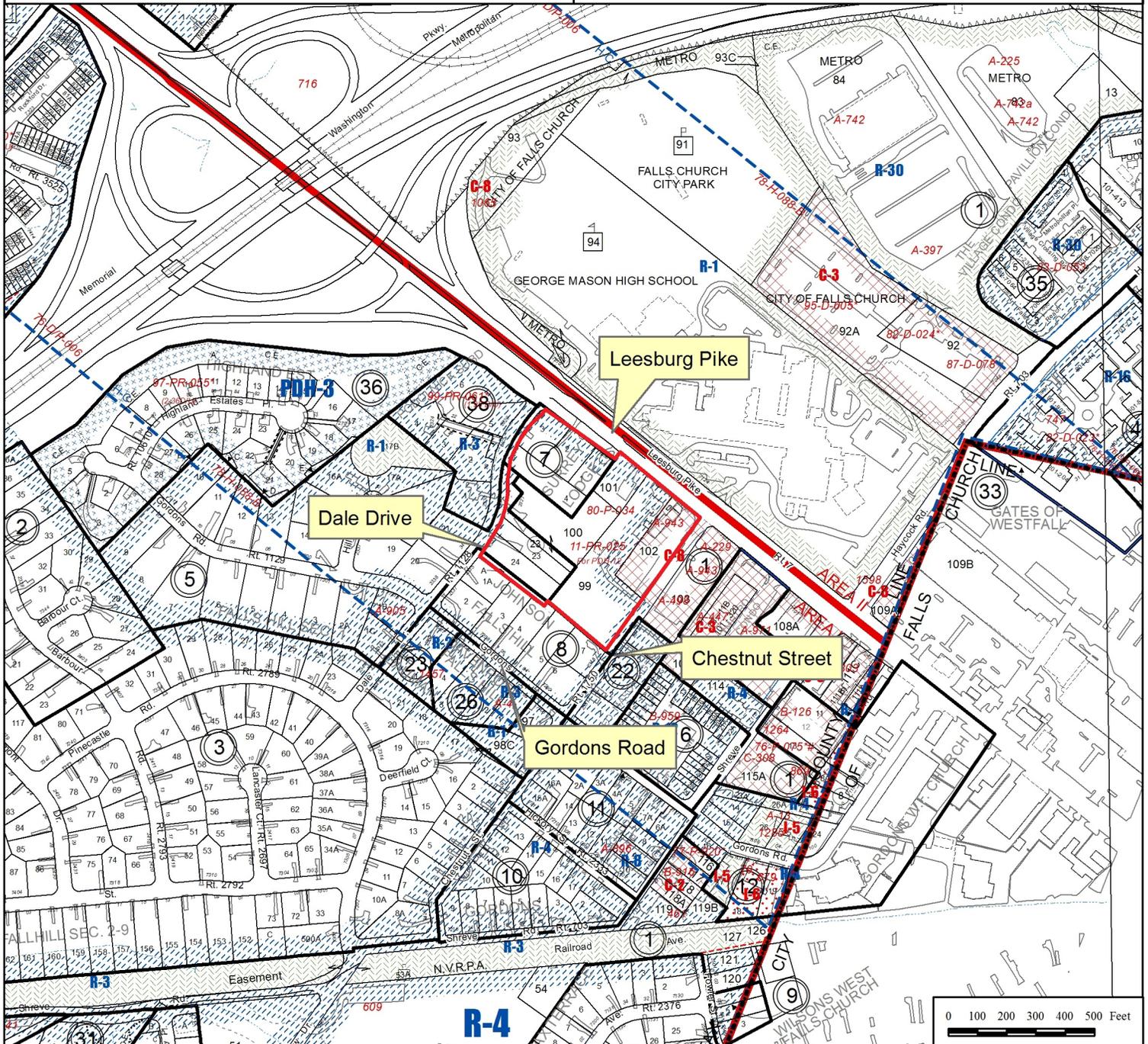
**FDP 2011-PR-025**

Applicant: CHESTNUT STREET, LLC  
Accepted: 01/18/2012- AMENDED 02/06/2013 08/17/2011

Proposed: RESIDENTIAL  
Area: 7.86 AC OF LAND; DISTRICT - PROVIDENCE

Located: SOUTHEAST QUADRANT OF THE INTERSECTIONS OF LEESBURG PIKE AND DALE DRIVE

Zoning: PDH-8  
Overlay Dist: HC  
Map Ref Num: 040-3- /01/ /0099 /01/ /0100 /01/ /0101 /01/ /0102 /05/ /0023 /05/ /0024 /07/ /0001 /07/ /0002 /07/ /0003 /07/ /0004 /08/ / A



# CHESTNUT STREET

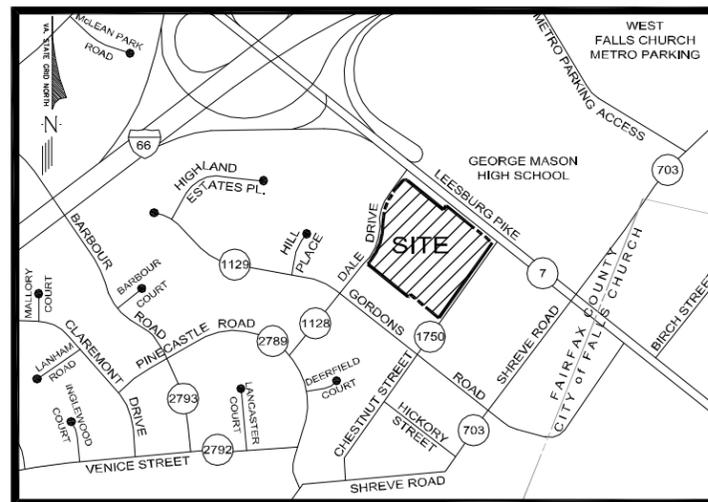
## CONCEPTUAL DEVELOPMENT PLAN

### FINAL DEVELOPMENT PLAN

#### (CDP/FDP)

Providence District  
Fairfax County, Virginia

JUNE 3, 2011  
JULY 19, 2011  
OCTOBER 20, 2011  
OCTOBER 25, 2011  
DECEMBER 15, 2011  
MARCH 6, 2012  
APRIL 26, 2012  
DECEMBER 7, 2012  
JANUARY 31, 2013  
MAY 31, 2013  
JUNE 21, 2013



VICINITY MAP

SCALE 1"=500'

#### SHEET INDEX

- |    |  |
|----|--|
| 1  | COVER SHEET                            |
| 2  | NOTES & DETAILS                        |
| 3  | NOTES & DETAILS                        |
| 4  | NOTES & DETAILS                        |
| 5  | CDP/FDP LAYOUT                         |
| 6  | LANDSCAPE PLAN                         |
| 7  | EXISTING VEGETATION MAP                |
| 8  | EXISTING TREE INVENTORY                |
| 9  | PRELIMINARY STORMWATER MANAGEMENT PLAN |
| 10 | OVERALL DRAINAGE DIVIDES               |
| 11 | ILLUSTRATIVE PLAN                      |
| 12 | ILLUSTRATIVE ARCHITECTURE              |
| 13 | SIGHT DISTANCE PROFILE                 |

#### APPLICANT:

CHESTNUT STREET, LLC  
3750 JEFFERSON DAVIS HIGHWAY  
ALEXANDRIA, VIRGINIA 22305  
(703) 528-4700 FAX: (703) 525-3197

#### DEVELOPMENT CONSULTANT:



SETTLELAND, LLC  
42395 RYAN ROAD, SUITE 112-614  
ASHBURN, VA 20148  
(703) 723-2505 FAX: (703) 991-7770

#### CIVIL ENGINEER:



Urban, Ltd.  
7712 Little River Turnpike  
Annandale, Virginia 22003  
Tel. 703.642.8080  
www.urban-ltd.com

#### ATTORNEY:

WALSH COLUCCI LUBELEY EMRICH & WALSH PC  
2200 CLARENDON BLVD.  
THIRTEENTH FLOOR  
ARLINGTON, VIRGINIA 22201-3359  
(703) 528-4700 FAX: (703) 525-3197





7712 Little River Turnpike  
Annandale, Virginia 22003  
TEL: 703.642.8080 FAX: 703.642.8251  
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Client  
Chestnut Street, LLC

3750 Jefferson Davis Highway  
Alexandria, VA 22305  
703.528.4700  
703.525.3197

No.	Description	Date
1.		
2.		
3.		
4.		

Issue  
Date Description

Project Name

CHESTNUT STREET

CDP/FDP

Providence District  
Fairfax County, Virginia

Drawn By  
JL

Checked By  
AHH / DTM

Project No.  
ZP-2031

Date  
JUNE 21, 2013

Drawing Title

NOTES AND DETAILS

Scale: AS SHOWN

Drawing Number

2

Sheet 2 of 13

ZP-2031

ZONING AND AREA TABULATIONS

TOTAL SITE AREA	342,358 S.F. OR 7.859 AC.
DEDICATION FOR ROUTE 7	- ±10,006 S.F. OR ±0.230 AC.
DEDICATION FOR CHESTNUT ST.	- ±4,652 S.F. OR ±0.107 AC.
NET SITE AREA	±327,700 S.F. OR ±7.522 AC.
EXISTING ZONING	= R-1 & C-8
PROPOSED ZONING	= PDH-8
PROPOSED DENSITY	= 53 UNITS/7,859 AC = 6.744 DU/AC
MINIMUM LOT WIDTH	= NO REQUIREMENT
PROPOSED UNIT HEIGHT	= 35 FEET MAXIMUM
OPEN SPACE REQUIRED	= 25.0% OR 1.88 AC.
OPEN SPACE PROVIDED	= 25.4% OR 1.91 AC.

MINIMUM TOWNHOUSE YARD REQUIREMENTS ADJACENT TO RESIDENTIAL USE AT THE PERIPHERY OF THE DEVELOPMENT:

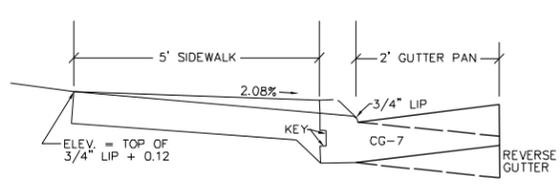
FRONT YARD	= 15 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 18 FEET
SIDE YARD	= 15 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 9 FEET
REAR YARD	= 20 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET

PARKING TABULATIONS

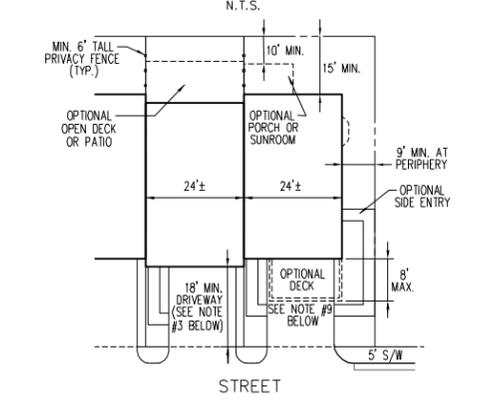
TOTAL NUMBER OF UNITS	= 53
PARKING SPACES REQUIRED	= 8 SPACES (4 SFD ON PUBLIC STREET x 2 PER UNIT) 9 SPACES (3 SFD ON PRIVATE STREET x 3 PER UNIT)
	<b>125 SPACES (46 SFA x 2.7 PER UNIT)</b>
TOTAL	142 SPACES
PARKING SPACES PROVIDED:	
GARAGE	= 106 SPACES
DRIVEWAY	= 106 SPACES
OFF-STREET (GUESTS)	= ±32 SPACES (PRIVATE STREETS)
TOTAL	= ±244 SPACES (4.6 PER UNIT) *

\*NOTE: TOTAL NUMBER OF PARKING SPACES PER DWELLING UNIT SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE ARTICLE 11-103. THE TOTAL NUMBER OF PROPOSED OFF-STREET GUEST SPACES IS SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING. REGARDLESS, THERE WILL BE A MINIMUM OF 32 OFF-STREET GUEST SPACES.

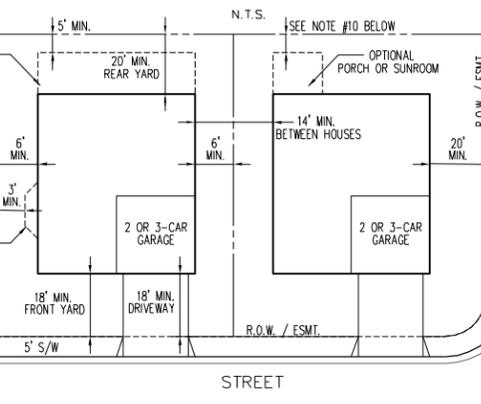
ALTERNATIVE CG-7 CURB DETAIL, MODIFIED DRIVEWAY ENTRANCE WITH 5' S/W



TYPICAL TOWNHOUSE LOT DETAIL



TYPICAL SFD LOT DETAIL



- NOTES:
- THE TYPICAL LOT DETAILS ARE INTENDED TO ESTABLISH MINIMUM YARD AREAS AND SETBACKS. THE FOOTPRINTS SHOWN ARE ILLUSTRATIVE AND ARE NOT INTENDED TO REPRESENT THE ACTUAL FOOTPRINT. ALTERNATIVE FOOTPRINTS MAY BE USED. UNIT DIMENSIONS ARE APPROXIMATE.
  - EXTENSIONS INTO MINIMUM REQUIRED YARDS NOT SPECIFIED BELOW SHALL BE GOVERNED BY ARTICLE 24-12 OF THE ZONING ORDINANCE.
  - MINIMUM DRIVEWAY LENGTH IS 18 FEET, MEASURED FROM FACE OF GARAGE DOOR TO EDGE OF SIDEWALK OR FACE OF CURB IF NO SIDEWALK IS PROVIDED.
  - SIDEWALKS MAY ENCROACH INTO FRONT AND SIDE YARDS. IF SO, THEN A PUBLIC ACCESS EASEMENT SHALL BE ESTABLISHED IN THOSE AREAS.
  - BAY WINDOWS MAY EXTEND UP TO 3 FEET INTO ANY MINIMUM REQUIRED YARD BUT NOT CLOSER THAN 3 FEET TO ANY SIDE LOT LINE.
  - UNCOVERED STAIRS, STOOPS AND HVAC UNITS MAY EXTEND UP TO 5 FEET INTO ANY MINIMUM REQUIRED YARD, BUT NOT CLOSER THAN 3 FEET TO ANY SIDE LOT LINE.
  - DECK MODIFICATIONS FOR ANY UNIT MAY INCLUDE BUT ARE NOT LIMITED TO: LATTICE WORK, PERGOLAS, TRELLISES AND OVERHANGING PLANTER BOXES.
  - TOWNHOUSE ENCLOSED PORCHES / SUNROOMS MAY EXTEND INTO REAR YARDS BUT NOT CLOSER THAN 10 FEET FROM THE REAR LOT LINE AND MAY NOT PROJECT BEYOND THE SIDE OF THE HOUSE. SUCH PORCHES / SUNROOMS MAY HAVE A MAXIMUM WIDTH OF 14 FEET.
  - TOWNHOUSES MAY HAVE UNCOVERED DECKS/BALCONIES IN THE FRONT. SUCH DECKS/BALCONIES MAY PROJECT UP TO 9 FEET FROM THE FAÇADE.
  - ENCLOSED PORCHES / SUNROOMS FOR SINGLE FAMILY DETACHED HOMES MAY EXTEND INTO REAR YARDS A MAXIMUM OF 15 FEET BUT NOT CLOSER THAN 5 FEET FROM THE REAR LOT LINE FOR LOTS 1 THRU 4, AND NOT CLOSER THAN 20 FEET FROM THE REAR LOT LINE FOR LOTS 5 THRU 7. SUCH PORCHES / SUNROOMS MAY NOT PROJECT BEYOND THE SIDE OF THE HOME AND MAY HAVE A MAXIMUM WIDTH OF ONE-HALF THE WIDTH OF THE HOME.

SOILS MAP

SCALE 1"=200'

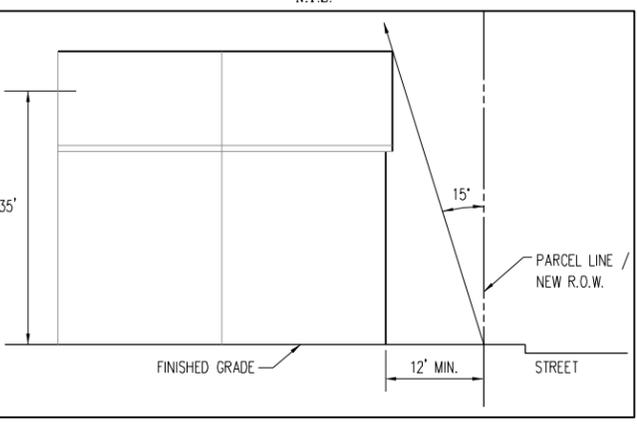


SOILS RATINGS

SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	SLOPE STABILITY	ERODIBILITY	INFILTRATION SUITABILITY	GEOTECHNICAL REPORT REQD.
68C	KINGSTOWNE-DANRIPPLE COMPLEX	MARGINAL-W,S	MARGINAL-W,B	MOD.-LOW	MEDIUM	POOR-W	NO <sup>2</sup>
101	URBAN LAND-WHEATON COMPLEX	FAIR-S	GOOD	MODERATE	HIGH	MARGINAL-S	NO <sup>2</sup>
104C	WHEATON-FAIRFAX COMPLEX	GOOD	FAIR-C	MOD.-LOW	HIGH	GOOD	NO <sup>2</sup>
105B	WHEATON-GLENGLA COMPLEX	GOOD	GOOD	MODERATE	HIGH	GOOD	NO <sup>2</sup>

- SOILS NOTES:
- SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2011 FAIRFAX COUNTY SOIL MAPS.
  - PER FAIRFAX COUNTY REQUIREMENTS FOR SOIL PROBLEM CLASS IVB, GEOTECHNICAL REPORT NOT REQUIRED IF DEEMED SO BY THE GEOTECHNICAL INVESTIGATION PROVIDED AT TIME OF SITE PLAN.

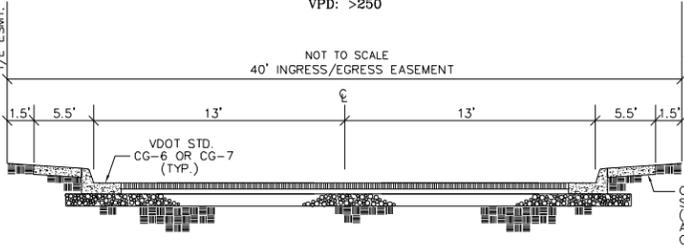
ANGLE OF BULK PLANE AT PERIPHERY FOR TOWNHOUSES



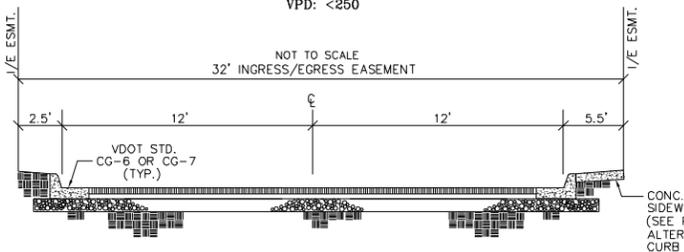
GENERAL NOTES

- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FAIRFAX COUNTY ZONING ORDINANCE.
  - THE SUBJECT PROPERTY IS LOCATED IN THE PROVIDENCE DISTRICT, ON FAIRFAX COUNTY TAX MAP 40-3, (11) 99-102; (5) 23 & 24; (7) 1-4; AND (8) 1A. ALL REFERENCES HEREIN TO PROPERTY, PARCEL OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
  - THE PROPERTY IS CURRENTLY ZONED R-1, C-8 AND HC AND IS PROPOSED TO BE REZONED TO PDH-8.
  - THE PROPERTY IS COMPRISED OF PARCELS, OWNED BY MARY ALICE COLE, TRUSTEE OF THE ROBERT CHARLES COLE TRUST, WILLIAM G. KELLY, JTB LLC, AND TAYLOR HOLDINGS III LLC.
  - THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY OF THIS PROPERTY PERFORMED BY URBAN LTD. IN MARCH, 2011 AND UPDATED NOVEMBER 18, 2012.
  - THE TOPOGRAPHY SHOWN HEREON IS AT TWO FOOT CONTOUR INTERVAL, BASED ON A FIELD SURVEY PERFORMED BY URBAN LTD.
  - BASED UPON COUNTY MAPPING THERE ARE NO FLOODPLAINS LOCATED ON THE PROPERTY.
  - THERE ARE NO KNOWN EASEMENTS 25 FEET OR MORE IN WIDTH ON THE PROPERTY.
  - THERE ARE NO AREAS ON SITE THAT HAVE SCIENTIFIC ASSETS OR NATURAL FEATURES WORTH PROTECTING AND PRESERVING.
  - THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PROPERTY.
  - THERE ARE NO ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES IN THE PROJECT AREA.
  - ACCORDING TO THE COUNTY WIDE TRAIL PLAN, A MINIMUM 10 FOOT WIDE ASPHALT OR CONCRETE TRAIL SIDEWALK IS PROPOSED ALONG LEESBURG PIKE.
  - THE USE AND DENSITY OF THE PROPOSED DEVELOPMENT CONFORMS TO THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPERTY IS LOCATED WITHIN THE JEFFERSON PLANNING DISTRICT AND THE WEST FALLS CHURCH TRANSIT STATION AREA, AND IS CURRENTLY PLANNED FOR RESIDENTIAL USE AT 12 TO 16 DWELLING UNITS PER ACRE AND COMMERCIAL USE.
  - THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES. LOT SIZES, HOMES AND SETBACKS WILL BE COMPATIBLE WITH THOSE OF NEIGHBORING DEVELOPMENTS.
  - ALL STRUCTURES ON THE PROPERTY ARE TO BE REMOVED, EXISTING BUILDINGS HAVE CONSTRUCTION DATES OF 1900, 1918, 1936, 1951, 1955 AND 1956.
  - SPECIAL AMENITIES WILL INCLUDE POCKET PARKS/GREENS WITH PATHWAYS, BENCHES, LANDSCAPING AND A POSSIBLE TOT LOT/PLAY AREA. LANDSCAPING WILL SERVE TO DEFINE THE STREETScape, SOFTEN THE BUILT ENVIRONMENT AND BUFFER VIEWS TO ADJACENT PROPERTIES.
  - THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN A SINGLE PHASE.
  - BASED UPON PRELIMINARY SITE INVESTIGATION, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 1164, 302A AND 355. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 572-10-14/IRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 282; TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE.
  - THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE.
  - PUBLIC WATER AND SEWER SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE ON THE PROPERTY. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTORS.
  - PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
  - HOUSE SIZES AND FOOTPRINTS REPRESENTED ARE ILLUSTRATIVE AND APPROXIMATE. HOUSE SIZES MAY BE INCREASED OR DECREASED PROVIDED THAT THE REQUIRED AMOUNT OF OPEN SPACE AND THE MINIMUM SETBACKS ARE NOT DIMINISHED.
  - PURSUANT TO SECTION 15-403 OF THE ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANDSCAPED OPEN SPACE REPRESENTED ON THE PLAN ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL DESIGN AND SITE ENGINEERING.
  - LANDSCAPING CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES AND SHRUBS WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13, PROFFERS, AND THIS CDP/FDP.
  - SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
  - STORMWATER MANAGEMENT FACILITIES WILL CONFORM TO ALL DPWS AND PFM REQUIREMENTS UNLESS THE PROHIBITION OF UNDERGROUND STORMWATER DETENTION FACILITIES IS WAIVED, OR OTHER MODIFICATIONS ARE PERMITTED BY THE DIRECTOR.
  - STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL BE MET ON SITE WITH A COMBINATION OF UNDERGROUND FACILITIES AND OPEN SPACE. DEVELOPER RESERVES THE RIGHT TO USE SUPPLEMENTARY MEASURES SUCH AS, BUT NOT LIMITED TO, "RAIN GARDENS" AND GRASSSED SWALES TO MEET WATER QUALITY REQUIREMENTS.
  - PRIVATE STREETS AND SURFACE PARKING AREAS NOT WITHIN PRIVATE DRIVEWAYS ARE TO BE LOCATED ON COMMON HOMEOWNERS ASSOCIATION (HOA) PROPERTY AND WILL BE OWNED AND MAINTAINED BY THE HOA.
  - A PHASE I ARCHEOLOGICAL STUDY WILL BE CONDUCTED FOR ANY POTENTIALLY SIGNIFICANT SITES.
- REQUESTED WAIVERS/MODIFICATIONS
- WAIVER OF THE PROHIBITION OF UNDERGROUND STORMWATER DETENTION FACILITIES FOR RESIDENTIAL DEVELOPMENTS PER SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL. THE DESIGN AND MAINTENANCE OF THE PROPOSED UNDERGROUND STORMWATER DETENTION FACILITIES SHOWN SHALL CONFORM TO ALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL.
  - WAIVER OF THE 600 FEET MAXIMUM LENGTH REQUIREMENT FOR A PRIVATE STREET PER PAR. 2 OF SECT. 15-302 OF THE ZONING ORDINANCE.
  - FOR THAT PORTION OF CHESTNUT STREET WHERE A TRANSITIONAL YARD IS SHOWN, MODIFICATION OF THE BARRIER REQUIREMENT PER PAR. 3 OF SECT. 13-305 OF THE ZONING ORDINANCE TO ALLOW A 42" TO 48" EVERGREEN HEDGE AND/OR ORNAMENTAL FENCING TO BE PROVIDED INSTEAD OF A 42" TO 48" WALL OR SOLID WOOD FENCE.
  - FOR THAT PORTION OF THE PROPERTY DIRECTLY NORTH OF LOT 1, MODIFICATION OF THE SCREENING AND BARRIER REQUIREMENT PER PAR. 3 AND PAR. 13 OF SECT. 13-305 OF THE ZONING ORDINANCE. AN OPEN SPACE AREA APPROXIMATELY 130 FEET WIDE IS PROVIDED BETWEEN THE DALE DRIVE RIGHT OF WAY AND TOWNHOME UNITS 45 THRU 49. IN ADDITION, THESE UNITS SHALL HAVE A 6 FOOT TALL FENCE OR WALL ALONG THEIR REAR PROPERTY LINES.
  - WAIVER OF THE SCREENING AND BARRIER REQUIREMENT PER PAR. 1 AND PAR. 3 OF SECT. 13-305 OF THE ZONING ORDINANCE. SINGLE FAMILY DETACHED AND ATTACHED USES ARE PROPOSED UNDER A COMMON DEVELOPMENT PLAN. IN ADDITION, THE PLACEMENT OF LANDSCAPE MATERIAL AND THE ORIENTATION OF UNITS IS PROPOSED TO MINIMIZE ANY ADVERSE IMPACT.

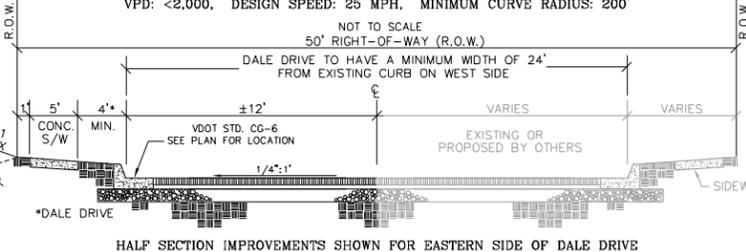
TYPICAL CROSS SECTION 26' PRIVATE STREET - NO PARKING

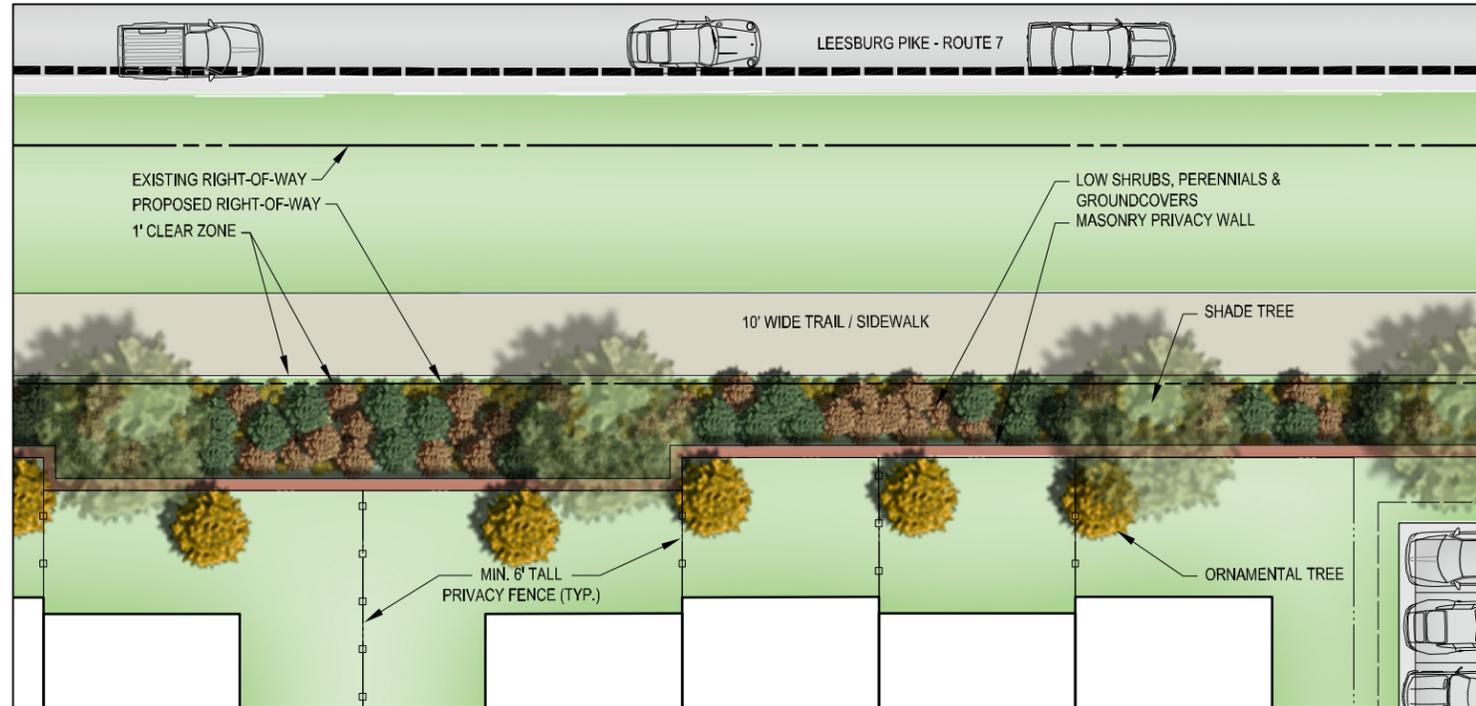


TYPICAL CROSS SECTION 24' PRIVATE STREET - NO PARKING



TYPICAL CROSS SECTION 24' STREET - PUBLIC ROADWAY (GS-SSAR)





1 ILLUSTRATIVE REAR YARD PLAN - ROUTE 7  
N.T.S.



2 CONCEPTUAL PRIVACY WALL - ROUTE 7  
N.T.S.



**NOTES:**

1. THE REAR YARD PRIVACY BARRIER ALONG LEESBURG PIKE TO BE A 5 TO 7 FEET TALL WALL OF MASONRY SUCH AS BRICK, DECORATIVE MASONRY BLOCK, OR BRICK-PATTERNED PRECAST CONCRETE PANELS IN A BRICK COLOR.
2. DECORATIVE METAL FENCE (±3' TALL) TO BE PROVIDED ALONG CHESTNUT STREET.
3. RETAINING WALLS MAY BE TIERED.



3 CONCEPTUAL STREET LAMPS  
N.T.S.



4 CONCEPTUAL BENCHES  
N.T.S.



5 CONCEPTUAL RETAINING WALLS  
N.T.S.

7712 Little River Turnpike  
Annandale, Virginia 22003  
TEL 703.642.8080 FAX 703.642.8251  
www.urban-rlz.com

Seal

Client  
Chestnut Street, LLC

3750 Jefferson Davis Highway  
Alexandria, VA 22305  
703.528.4700  
703.525.3197

Revision / Issue		
No.	Description	Date
1.		
2.		
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4.		

Issue	
Date	Description

Project Name  
**CHESTNUT STREET**

CDP/FDP

Providence District  
Fairfax County, Virginia

Drawn By JL	Checked By AHH / DTM
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Project No. ZP-2031

Date JUNE 21, 2013

Drawing Title  
**NOTES AND DETAILS**

Scale: AS SHOWN

Drawing Number

**3**

Sheet 3 of 13



7712 Little River Turnpike  
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**Project Name**  
CHESTNUT STREET  
  
CDP/FDP  
  
Providence District  
Fairfax County, Virginia

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NOTES AND DETAILS

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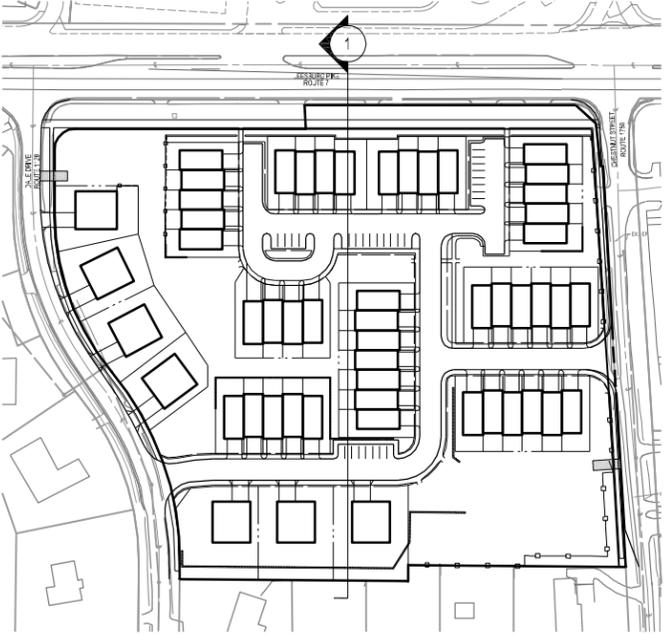
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4

Sheet 4 of 13



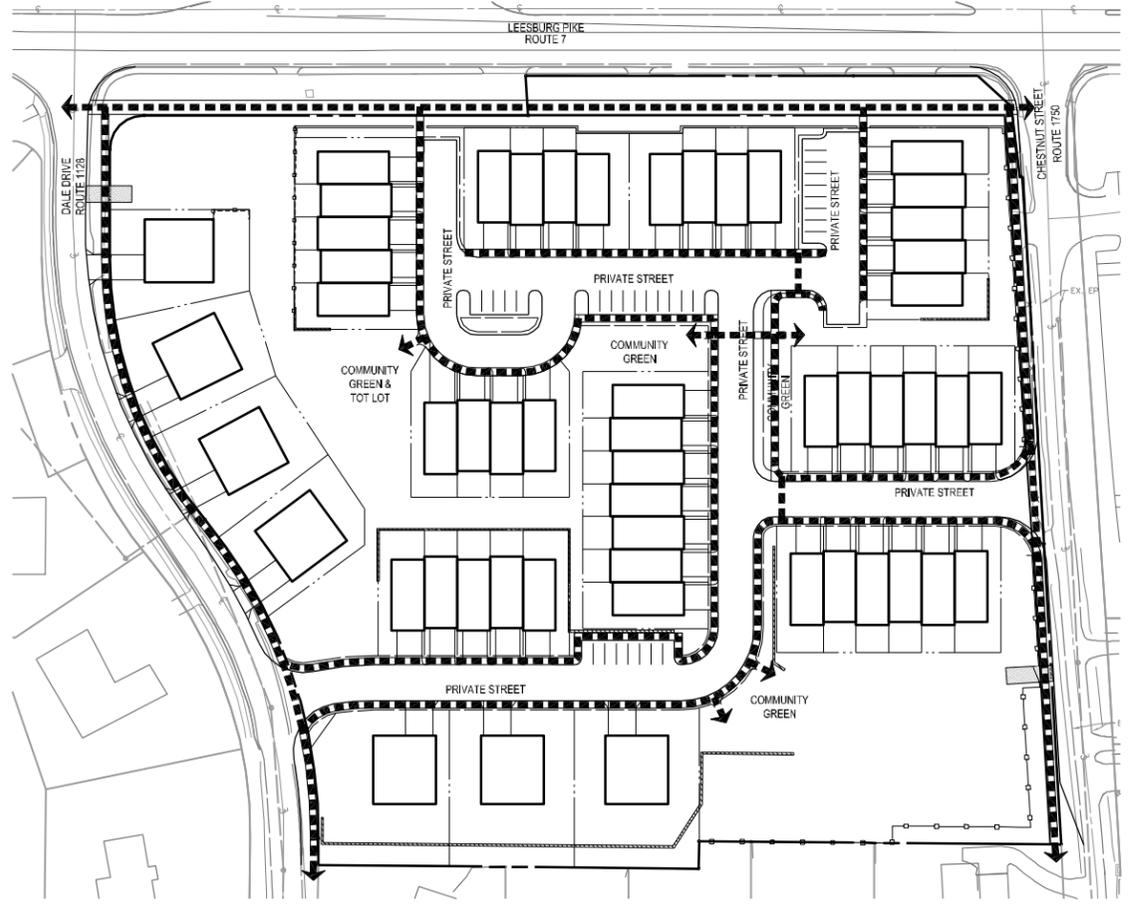
**1 SITE SECTION**  
Scale: 1"=20'

**KEY PLAN**  
Scale: 1"=100'



**NOTES:**

1. SITE SECTIONS ARE FOR ILLUSTRATIVE PURPOSES TO SHOW THE RELATIONSHIP OF ELEMENTS SUCH AS STREETS, WALKWAYS, UNITS AND FENCES/WALLS ON THE SITE AND AT EDGES.



**2 PEDESTRIAN CIRCULATION**  
Scale: 1"=60'

PLANNING  
PAVING  
LANDSCAPE  
ARCHITECTURE  
LAND  
SURVEYING

December 7, 2012

Mr. Michael Knapp, Director  
Urban Forestry Management Division  
Fairfax County Department of Public Works and Environmental Services  
12055 Government Center Parkway  
Fairfax, Virginia 22035

**RE: Chestnut Street CDP/FDP (RZ/FDP 2011-PR-025)**

Dear Mr. Knapp,

Per Fairfax County P.F.M. 12-0508.4, we are writing to you in regards to the Tree Preservation Target for this site. The applicant's proposed plan is designed for seven (7) single-family detached dwellings, forty-six (46) single-family attached dwellings, and a possible active park / community green. There have been several designs discussed with Supervisor Linda Smyth and the adjacent communities in private and public meetings. The proposed design shown in this application is the final layout agreed upon by all parties. Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance (PFM 12-0508.3A(1)) and the Supervisor.

With the use of several retaining walls, this layout can allow for the preservation of several large Tulip Poplars along the southern boundary of the site, totaling 10% of the 10-year canopy coverage requirement. Therefore, we hereby formally request a Tree Preservation Target reduction to 10% preservation for this plan. The remaining 10-year canopy coverage requirement will be met through means of onsite tree planting.

If any further information is needed that will assist in the decision-making process, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Sincerely,  
Urban, Ltd.  
*John Lightle*  
John Lightle, P.E. ISA Certified Arborist

Urban, Ltd. 7712 Little River Turnpike Annandale, Virginia 22003 PH 703.642.8080 FX 703.642.8251 www.urban-ld.com  
Annandale, VA Chantilly, VA Winchester, VA Wilmington, NC

Urban, Ltd. - L:\Jobs\Chestnut Street\Reporing\02-Notes.dwg [NOTES 4] June 21, 2013 - 12:49pm atngelis

ZP-2031



7712 Little River Turnpike  
Annandale, Virginia 22003  
TEL 703.642.8080 FAX 703.642.8251  
www.urban-hd.com



**Client**  
Chestnut Street, LLC  
3750 Jefferson Davis Highway  
Alexandria, VA 22305  
703.528.4700  
703.525.3197

**Revision / Issue**

No.	Description	Date
1.		
2.		
3.		
4.		

**Issue**

Date	Description

**Project Name**  
CHESTNUT STREET  
  
CDP/FDP  
  
Providence District  
Fairfax County, Virginia

Drawn By: JL  
Checked By: AHH / DTM

Project No.: ZP-2031

Date: JUNE 21, 2013

**Drawing Title**  
CDP/FDP LAYOUT

Scale: 1"=40'

Drawing Number

**5**

Sheet 5 of 13

ZP-2031

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C1	358.40'	252.38'	40°20'46"	131.67'	247.19'	N18°59'28"E
C2	300.00'	208.43'	39°48'26"	108.62'	204.26'	N18°43'18"E
C3	25.00'	39.27'	90°00'00"	25.00'	35.36'	N83°39'01"E

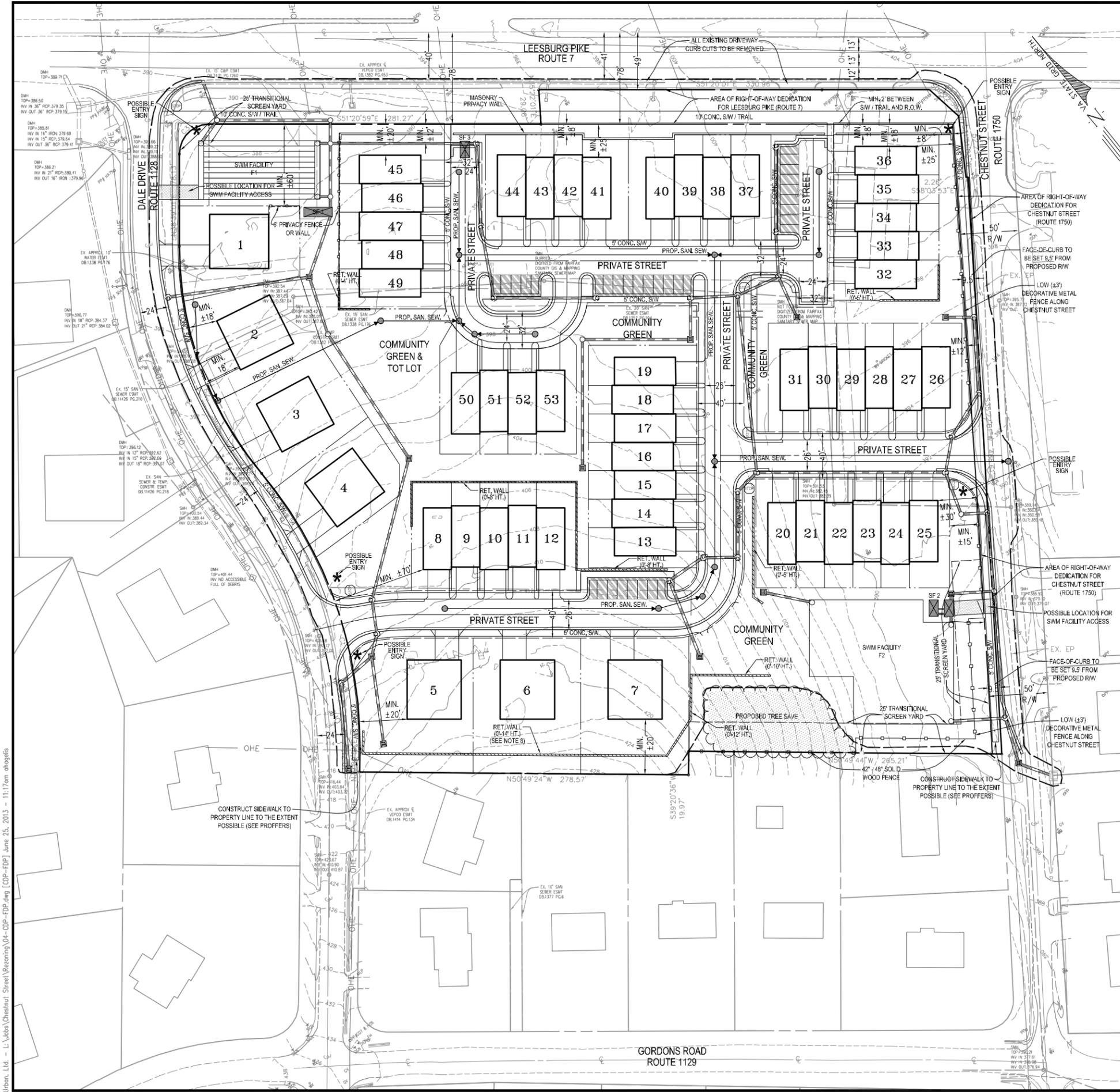
CURVE TABLE

**LEGEND:**

- APPROXIMATE TREE SAVE AREA
- APPROXIMATE LIMITS OF CLEARING
- POSSIBLE PERMEABLE PAVEMENT LOCATION SUBJECT TO FINAL SOILS REPORT AND FINAL ENGINEERING

**NOTES:**

1. PROPOSED UTILITY LINE, LOT LINE AND SIDEWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.
2. THE SIZE AND SHAPE OF HOUSE FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING. LOCATION OF LEAD WALKS IS PRELIMINARY AND MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING.
3. ALL EXISTING ONSITE BUILDINGS, STRUCTURES AND DRIVEWAY ENTRANCES TO BE REMOVED.
4. ALONG THE EAST SIDE OF DALE DRIVE THE DISTANCE FROM THE FACE OF CURB TO THE R.O.W. WILL VARY, BUT WILL BE A MINIMUM OF 10 FEET.
5. ANY ENTRY SIGNAGE WILL CONFORM TO FAIRFAX COUNTY Z.O. ARTICLE 12, SIGNS.
6. AMENITIES SUCH AS PATHWAYS, BENCHES AND BICYCLE RACKS MAY BE LOCATED WITHIN OPEN SPACES IDENTIFIED AS COMMUNITY GREEN.
7. FOR LOTS 1, 2, 3 & 4, FRONT LOT LINES COINCIDE WITH THE PARCEL LINE (ALSO THE R.O.W. LINE). FOR LOTS 5, 6 & 7, REAR LOT LINES COINCIDE WITH THE PARCEL LINE.
8. RETAINING WALLS MAY BE TIERED. FINAL DESIGN, LOCATION AND GRADING OF HOUSES ON LOTS 5 - 7 MAY ALSO REDUCE HEIGHT OF WALL(S).
9. MAINTENANCE ACCESS TO SWM FACILITIES TO BE GRASSCRETE OR SIMILAR MATERIAL.
10. STREET LIGHTS TO BE PROVIDED TO PUBLIC FACILITIES MANUAL STANDARDS UNLESS MODIFIED OR WAIVED.
11. CONCRETE SIDEWALK / TRAIL ALONG ROUTE 7 TO BE LOCATED A MINIMUM OF 2 FEET FROM PROPOSED R.O.W.



Urban, Ltd. - L:\Jobs\Chestnut Street\Reopening\04-CDP-FDP.dwg [CDP-FDP] June 25, 2013 - 11:17am ahongef

Urban, Ltd. - L:\Jobs\Chestnut Street\Reining\05-Landscape.dwg [Landscape] June 24, 2013 - 1:51pm\_ahogfils



PLANT SCHEDULE						
Botanical Name	Common Name	Size	Type	Remarks	Multiplier	
<b>Cat. IV Deciduous Trees</b>						
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits: 1.50	
<i>Liriodendron tulipifera</i>	Tulip Poplar	3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits: 1.50	
<i>Platanus x acentifolia</i> 'Bloodgood'	Bloodgood London Planetree	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar: 1.25	
<i>Quercus phellos</i>	Willow Oak	3" Cal.	B & B	Uniform branching pattern	Wildlife Benefits: 1.50	
<i>Tilia americana</i>	American Linden	3" Cal.	B & B	Uniform branching pattern		
<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm	3" Cal.	B & B	Uniform branching pattern	Improved Cultivar: 1.25	
<i>Zelkova serata</i>	Japanese Zelkova	3" Cal.	B & B	Uniform branching pattern		
<b>Cat. II Deciduous Trees</b>						
<i>Acer palmatum</i>	Japanese Maple	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
<i>Amelanchier arborea</i>	Downy Seneberry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Wildlife Benefits: 1.50	
<i>Cercis canadensis</i>	Redbud	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
<i>Cornus 'Stellar'</i>	Stellar Hybrid Dogwood	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	Improved Cultivar: 1.50	
<i>Magnolia x soulangeana</i>	Saucer Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
<i>Magnolia virginiana</i>	Sweetbay Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
<i>Prunus x incam</i> 'Okame'	Okame Cherry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems		
<b>Cat. I Evergreen Trees</b>						
<i>Cryptomeria japonica</i>	Japanese Cryptomeria	10" H.	B & B	Full to ground, Dense		
<i>Ilex opaca</i>	American Holly	10" H.	B & B	Full to ground, Dense	Wildlife Benefits: 1.50	
<i>Juniperus virginiana</i>	Eastern Redcedar	10" H.	B & B	Full to ground, Dense		
<i>Pseudotsuga menziesii</i>	Douglas Fir	10" H.	B & B	Full to ground, Dense		
<b>Cat. I Evergreen Trees</b>						
<i>Ilex x Nellie Stevens'</i>	Nellie Stevens Holly	8" H.	B & B	Full to ground, Dense		
<i>Thuja orientalis</i>	Columnar Oriental Arborvitae	8" H.	B & B	Full to ground, Dense		
<b>Shrubs</b>						
<i>Ostrya alabamica</i>	Summersweet	18"-36" H.	B & B	Dense		
<i>Cornus sericea</i>	Red Osier Dogwood	18"-36" H.	B & B	Dense		
<i>Ilex glabra</i>	hickberry	18"-36" H.	B & B	Dense		
<i>Ilex x meserveae</i> 'Blue Girl'	Blue Holly	18"-36" H.	B & B	Dense		
<i>Ilex ornata</i>	Japanese Holly	18"-36" H.	B & B	Dense		
<i>Photinia x fraseri</i>	Fraser's Photinia	18"-36" H.	B & B	Dense		
<i>Pieris forbesiana</i>	Evergreen Mountain Fetterbush	18"-36" H.	B & B	Dense		
<i>Rosa x 'Knockout'</i>	Knockout Rose	18"-36" H.	B & B	Dense		
<i>Miburnum plicatum</i> var. <i>tomentosum</i>	Doublefile Viburnum	18"-36" H.	B & B	Dense		

TREE PRESERVATION CALCULATIONS				
Tree Preservation Target (%)				47%
Tree Preservation Target (sf.)				30,894
Tree Preservation:	Tree Preservation Areas	Cover Type	S.F.	Credit Factor
	Tree Save Area	Normal	5,250	1.25
				6,563
	Total Tree Preservation Provided (sf.)			6,563

TREE PRESERVATION TARGET CALCULATION			
Current Tree Canopy (sf.)			4,238
Proposed Tree Canopy (sf.)			10,800
Percentage of Proposed Area Covered by Existing Tree Canopy			43%
Tree Preservation Target			30,894
Tree Preservation Target Reduction			26,656
Proposed Percentage of 10-Year Tree Canopy Requirements that Will be Met			20%
Proposed Percentage of 10-Year Tree Canopy Requirements that Will be Met Through Tree Preservation			10%
Tree Preservation Target Reduction (10%)			30,894
Tree Preservation Target Reduction (10%)			30,894

\* A TREE PRESERVATION TARGET REDUCTION TO 10% IS HEREBY REQUESTED, REMAINING 10-YEAR TREE CANOPY REQUIREMENT WILL BE MET BY MEANS OF ONSITE PLANTING. PLEASE SEE FORMAL TREE PRESERVATION TARGET REDUCTION REQUEST LETTER DATED DEC. 7, 2012 TO FAIRFAX COUNTY U.F.M.D.'S DIRECTOR ON SHEET 4, NOTES AND DETAILS.

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS			
Current Tree Canopy (sf.)			4,238
Proposed Tree Canopy (sf.)			10,800
Required Tree Canopy Area (sf.)			32,100
Tree Canopy Provided (sf.)			10,800
Tree Canopy Deficit (sf.)			21,300

10-YEAR TREE CANOPY PROVIDED			
Total Canopy Area Provided Through Tree Preservation (sf.)			6,563
Total Proposed Canopy Area (sf.)			93,125
Total Tree Canopy Provided (sf.)			65,888

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS							
Buffer: Proposed Internal Use to Existing Adjacent Use (Group)	Required Transitional Screening / Barrier	Width (ft.)	Length (ft.)	Area (sf.)	Required 10-Year Canopy Cover (75%)	Provided Trees and Shrubs	Total Canopy
North: Buffer A-B SFD to SFA to High School (Group 5)	None Required						
Northeast: Buffer B-C SFA to Future Commercial (Group 9)	None Required						
Southeast: Buffer C-D SFA to SFD (Group 1)	Transitional Screening 1	25	165	4,125	3,094	8 Lg. Med. Evergreen @ 125 sf. each 2 Sm. Evergreen @ 75 sf. each 8 Large Deciduous @ 250 sf. each	1,000 s.f. 150 s.f. 2,000 s.f.
Southeast: Buffer D-E SFA to SFD (Group 1)	Transitional Screening 1	25	230	5,750	4,313	6 Lg. Med. Evergreen @ 125 sf. each 3 Sm. Evergreen @ 75 sf. each 6 Large Deciduous @ 250 sf. each	750 s.f. 225 s.f. 1,500 s.f.
Southwest: Buffer E-F SFD to SFD (Group 1)	None Required						
West: Buffer A-F SFD to SFD (Group 1)	None Required						
Total length of Buffer D-E is 2301 ft. However, 1201 ft. of buffer consists of Tree Save Area.							
Total Canopy Provided: 4,436 s.f.							

INTERIOR PARKING LOT LANDSCAPING CALCULATION			
Area to be Counted (sf.)			4,900
Interior Landscaping Required (5%) (sf.)			245
Interior Landscaping Provided:			1,000
4 Shade Trees @ 250 s.f. each			1,000
Requirement is met...			245

DUE TO STREET LAYOUT AND PARKING LOT DESIGN, NO PARKING SPACES ABOUT RIGHT-OF-WAY OR PROPERTY LINES. THEREFORE, NO PERIPHERAL PARKING LOT LANDSCAPING REQUIRED OR PROVIDED.

**LEGEND**

- CATEGORY IV DECIDUOUS TREES
- CATEGORY II DECIDUOUS TREE
- CATEGORY II EVERGREEN TREES
- CATEGORY I EVERGREEN TREES
- SHRUB
- SHADE TREE CREDITED TOWARDS INTERIOR PARKING LANDSCAPING CANOPY
- AREA COUNTED TOWARDS INTERIOR PARKING LANDSCAPING REQUIREMENT
- REFERENCE POINT FOR DENOTING LIMITS OF TRANSITIONAL SCREENING YARDS

- NOTES**
- LANDSCAPING LOCATIONS, SIZES, AND SPACING SHOWN IS CONCEPTUAL AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING. GENERAL DENSITY OF TREES SHOWN AND MINIMUM CANOPY COVERAGE REQUIREMENTS WILL BE PROVIDED.
  - THE PLANT SCHEDULE SHOWN HEREIN REPRESENTS A GENERAL PALETTE OF PROPOSED PLANT MATERIAL FOR THE SITE, THOUGH IS NOT INTENDED TO BE FULLY INCLUSIVE OF ALL VARIETIES THAT MAY BE PLANTED. FINAL PLANT LIST SELECTIONS WILL INCLUDE SPECIES LISTED IN PFM 12-0000 TABLE 12.17 OR AS APPROVED BY UFMD AT TIME OF SITE PLAN SUBMITTAL.
  - QUANTITIES OF TREES WITH AND WITHOUT CANOPY MULTIPLIERS MAY BE ADJUSTED WITH FINAL SITE PLAN. INSTALLED SIZES OF TREES MAY VARY TO INCLUDE 2" AND 3" CALIPER PLANTS TO IMPROVE CHANCES OF SURVIVABILITY AND PROVIDE A VARIABLE CANOPY FOR FUTURE GROWTH.
  - ACCESS TO SWM FACILITIES FOR MAINTENANCE TO BE GRASSCRETE OR SIMILAR MATERIAL.

7712 Little River Turnpike  
Annandale, Virginia 22003  
TEL: 703.642.8080 FAX: 703.642.8251  
www.urban-h2.com

Seal of David T. McBlumher, Professional Engineer, No. 022048, 6/21/15

**Client**  
Chestnut Street, LLC  
3750 Jefferson Davis Highway  
Alexandria, VA 22305  
703.528.4700  
703.525.3197

**Revision / Issue**

No.	Description	Date
1.		
2.		
3.		
4.		

**Issue**

Date	Description

**Project Name**  
CHESTNUT STREET  
CDP/FDP  
Providence District  
Fairfax County, Virginia

Drawn By: JL  
Checked By: AHH / DTM

Project No.: ZP-2031

Date: JUNE 21, 2013

Drawing Title  
LANDSCAPE PLAN

Scale: 1"=40'

Drawing Number  
**6**  
Sheet 6 of 13

ZP-2031



- NOTES:
1. This Existing Vegetation Map is based upon a field survey by John Lightle, ISA certified arborist (#MA-5174A) of Urban, Ltd. on February 9, 2011, as well as an examination of background materials; such as existing topography, the Fairfax County Soils Map, and aerial photography.
  2. Topography and boundary information provided by Urban, Ltd.

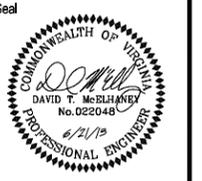
**EXISTING VEGETATION SUMMARY**

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
	Eastern Red Cedar ( <i>Juniperus virginiana</i> ), Canadian Hemlock ( <i>Tsuga canadensis</i> ), Tulip Poplar ( <i>Liriodendron tulipifera</i> )	n/a	fair-good	3.67 ac.	The trees within this cover type were planted and are maintained by the individual homeowners that make up this site. The Tulip Poplars (9'-30" dbh and larger specimens up to 62" dbh), Canadian Hemlock (8'-30" dbh and larger specimens up to 39" dbh), and Eastern Red Cedars (8'-18" dbh and larger specimens up to 34" dbh) make up the majority of the species. However there are various others, Red Maple ( <i>Acer rubrum</i> ), Flowering Dogwood ( <i>Cornus florida</i> ), American Holly ( <i>Ilex opaca</i> ), White Pine ( <i>Pinus strobus</i> ), and Sugar Maple ( <i>Acer saccharum</i> ) to name a few. Since the majority of this cover type exists within residential lawns, the understory consists of maintained shrubs, annuals, perennials, ornamental grasses, and maintained lawn.
<b>B</b>	n/a	n/a	n/a	4.19 ac.	This cover type exists as impervious surfaces; such as sidewalks, driveways, patios, houses, and miscellaneous structures, as well as pervious surfaces that exist as gravel areas and maintained lawns. The condition of the lawns vary greatly, most of the lawn areas are in poor condition with significant soil compaction due to pedestrian traffic and vehicle parking.
<b>Total</b>				<b>7.86 ac.</b>	

\*dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).



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www.urban-td.com



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Alexandria, VA 22305  
703.528.4700  
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**Revision / Issue**

No.	Description	Date
1.		
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**Issue**

Date	Description

**Project Name**  
CHESTNUT STREET

CDP/FDP  
Providence District  
Fairfax County, Virginia

Drawn By: JL  
Checked By: AHH / DTM

Project No. ZP-2031

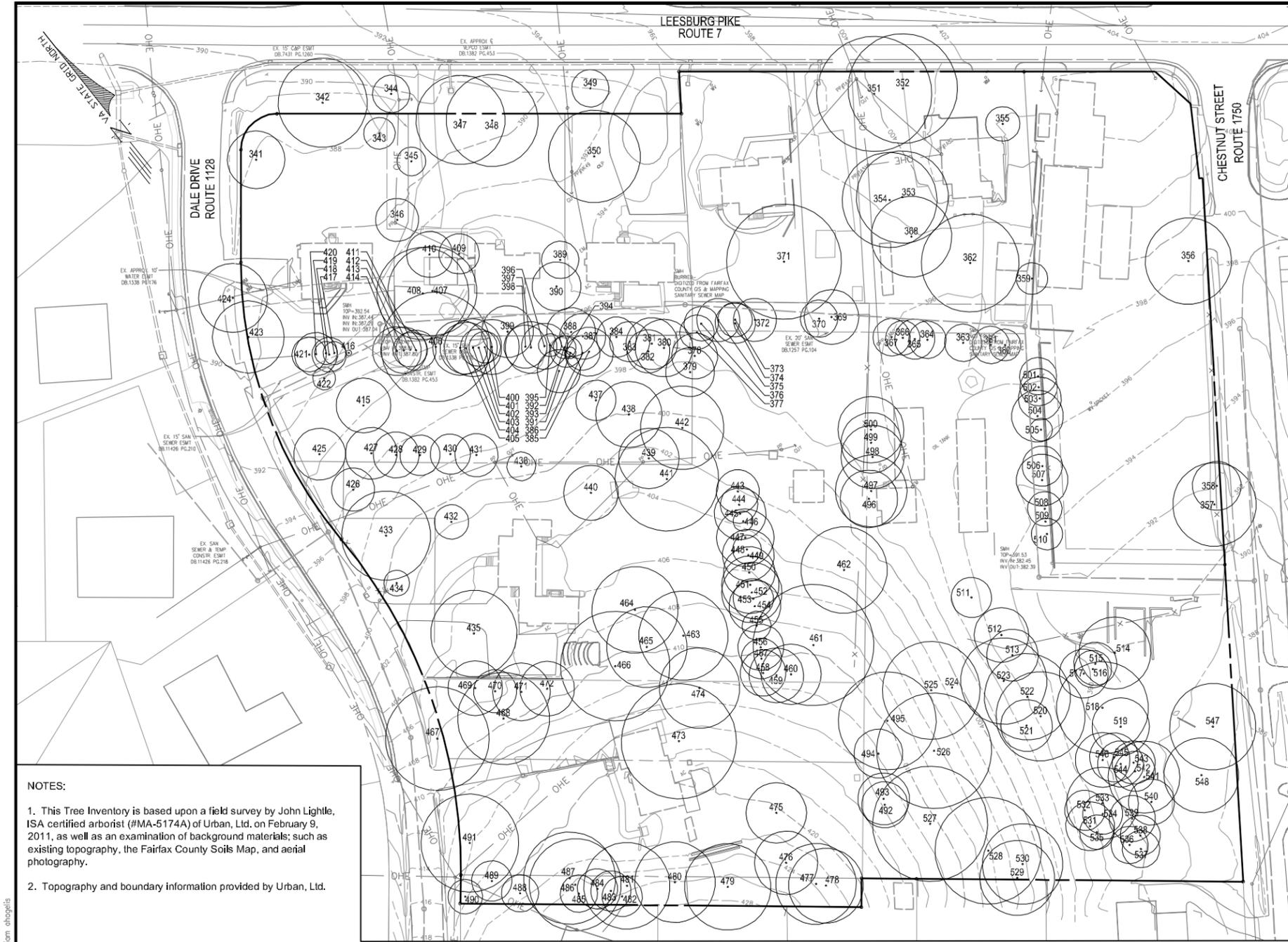
Date: JUNE 21, 2013

**Drawing Title**  
EXISTING VEGETATION MAP

Scale: 1"=40'

**Drawing Number**  
7

Sheet 7 of 13



**NOTES:**

- This Tree Inventory is based upon a field survey by John Lightle, ISA certified arborist (#MA-5174A) of Urban, Ltd. on February 9, 2011, as well as an examination of background materials; such as existing topography, the Fairfax County Soils Map, and aerial photography.
- Topography and boundary information provided by Urban, Ltd.

TREE NUMBER	BOTANICAL NAME	COMMON NAME	TRUNK SIZE DBH (in)	CFZ F (ft)	CANOPY SPREAD R (ft)	POOR CONDITION?	CONDITION RATING %	COMMENTS
341	Picea abies	Norway Spruce	26	26	20		62.50	Unltd up 2' high
342	Carpe glabra	Flowering Dogwood	33	33	31		46.88	
343	Acer rubrum	Red Maple	14	14	11	Yes	53.13	In decline, by Excess thinning
344	Acer rubrum	Red Maple	25	25	13	Yes	25.00	In decline, Heavy by canopy
345	Pinus strobus	White Pine	10	10	10		75.00	by
346	Taxus borealis	English Yew	23	23	15	Yes	28.13	In decline, Heavy by canopy
347	Carpe glabra	Flowering Dogwood	28	28	31		53.13	by, Leaning
348	Carpe glabra	Flowering Dogwood	28	28	32		46.88	Co-dominant, by
349	Picea abies	Norway Spruce	25	25	13		50.00	Unltd up 2' high, by
350	Carpe glabra	Flowering Dogwood	26	26	32		62.50	by
351	Liriodendron tulipifera	Tulip Poplar	62	62	40		65.63	
352	Liriodendron tulipifera	Tulip Poplar	43	43	38		56.25	
353	Liriodendron tulipifera	Tulip Poplar	55	55	32		56.25	
354	Liriodendron tulipifera	Tulip Poplar	52	52	33		53.13	
355	Juniperus virginiana	Eastern Redcedar	22	22	12		62.50	
356	Fraxinus ssp.	Ash	22	22	30		59.38	
357	Quercus macrocarpa	Honey Locust	19	19	29		53.13	
358	Pinus strobus	White Pine	9	9	17		50.00	
359	Juniperus virginiana	Eastern Redcedar	15	15	11	Yes	46.88	Unltd up 20' high
360	Juniperus virginiana	Eastern Redcedar	14	14	11	Yes	65.63	Scrubby & tree damage
361	Juniperus virginiana	Eastern Redcedar	16	16	13		53.13	
362	Liriodendron tulipifera	Tulip Poplar	56	56	34		62.50	
363	Juniperus virginiana	Eastern Redcedar	18	18	13		56.25	
364	Juniperus virginiana	Eastern Redcedar	17	17	13		53.13	
365	Juniperus virginiana	Eastern Redcedar	15	15	14		53.13	
366	Juniperus virginiana	Eastern Redcedar	11	11	12	Yes	37.50	
367	Juniperus virginiana	Eastern Redcedar	15	15	13		53.13	
368	Picea abies	Norway Spruce	17	17	28		59.38	Unltd up 15' high
369	Tsuga canadensis	Canadian Hemlock	17	17	19	Yes	40.63	Co-dominant, by
370	Tsuga canadensis	Canadian Hemlock	11	11	13	Yes	34.38	Co-dominant, by
371	Platanus occidentalis	American Sycamore	40	40	40		56.25	Over-tilted, by
372	Tsuga canadensis	Canadian Hemlock	30	30	15	Yes	37.50	Unltd up 2' high, by
373	Tsuga canadensis	Canadian Hemlock	13	13	12	Yes	34.38	Over-tilted, by
374	Tsuga canadensis	Canadian Hemlock	14	14	14	Yes	34.38	Over-tilted, by
375	Tsuga canadensis	Canadian Hemlock	17	17	15	Yes	34.38	by
376	Tsuga canadensis	Canadian Hemlock	23	23	12	Yes	34.38	Co-dominant, by
377	Tsuga canadensis	Canadian Hemlock	21	21	12	Yes	34.38	Co-dominant, by

TREE NUMBER	BOTANICAL NAME	COMMON NAME	TRUNK SIZE DBH (in)	CFZ F (ft)	CANOPY SPREAD R (ft)	POOR CONDITION?	CONDITION RATING %	COMMENTS
378	Tsuga canadensis	Canadian Hemlock	18	18	16	Yes	37.50	Over-tilted, by
379	Liriodendron tulipifera	American Holly	19	19	15		62.50	Unltd up 2' high, by
380	Liriodendron tulipifera	American Holly	29	29	20		56.25	Co-dominant, by
381	Paulownia tomentosa	Princess Tree	8	8	18		46.88	by, Leaning
382	Tsuga canadensis	Canadian Hemlock	28	28	15		46.88	Unltd up 2' high, by
383	Paulownia tomentosa	Princess Tree	16	16	14		43.75	Unltd up 2' high, by
384	Paulownia tomentosa	Princess Tree	9	9	14		46.88	by, Leaning
385	Tsuga canadensis	Canadian Hemlock	13	13	17	Yes	37.50	Co-dominant, by
386	Tsuga canadensis	Canadian Hemlock	19	19	12	Yes	40.63	Unltd up 2' high, by
387	Paulownia tomentosa	Princess Tree	14	14	16	Yes	37.50	Unltd up 2' high, by
388	Paulownia tomentosa	Princess Tree	13	13	17		46.88	by
389	Paulownia tomentosa	Princess Tree	13	13	13		46.88	by
390	Cornus florida	Flowering Dogwood	15	15	17	Yes	37.50	In decline
391	Tsuga canadensis	Canadian Hemlock	10	10	4	Yes	34.38	Heavy by, No canopy
392	Tsuga canadensis	Canadian Hemlock	20	20	8	Yes	34.38	Co-dominant, by
393	Cornus florida	Flowering Dogwood	13	13	15	Yes	34.38	In decline, by
394	Tsuga canadensis	Canadian Hemlock	12	12	11	Yes	34.38	by
395	Tsuga canadensis	Canadian Hemlock	16	16	8	Yes	34.38	Co-dominant, by
396	Tsuga canadensis	Canadian Hemlock	19	19	16	Yes	34.38	Co-dominant, by
397	Tsuga canadensis	Canadian Hemlock	23	23	18	Yes	34.38	Co-dominant, by
398	Tsuga canadensis	Canadian Hemlock	14	14	15	Yes	34.38	Co-dominant, by
399	Cornus florida	Flowering Dogwood	13	13	18	Yes	28.13	In decline, by
400	Tsuga canadensis	Canadian Hemlock	39	39	19	Yes	34.38	Unltd up 2' high, by
401	Tsuga canadensis	Canadian Hemlock	25	25	11	Yes	31.25	Co-dominant, by
402	Tsuga canadensis	Canadian Hemlock	11	11	13	Yes	34.38	Co-dominant, by
403	Tsuga canadensis	Canadian Hemlock	25	25	20	Yes	37.50	Co-dominant, by
404	Tsuga canadensis	Canadian Hemlock	18	18	18	Yes	37.50	Co-dominant, by
405	Tsuga canadensis	Canadian Hemlock	28	28	19	Yes	40.63	Co-dominant, by
406	Pinus strobus	White Pine	36	36	36	Yes	40.63	In decline, Co-dominant, included
407	Liriodendron tulipifera	American Holly	28	28	31		43.75	by
408	Liriodendron tulipifera	American Holly	26	26	32		65.63	
409	Taxus borealis	English Yew	19	19	14		59.38	Over-tilted
410	Taxus borealis	English Yew	32	32	16		59.38	Over-tilted
411	Tsuga canadensis	Canadian Hemlock	30	30	14	Yes	34.38	Co-dominant, by
412	Tsuga canadensis	Canadian Hemlock	28	28	12	Yes	34.38	Unltd up 2' high, by
413	Tsuga canadensis	Canadian Hemlock	14	14	16	Yes	31.25	Co-dominant, included, by
414	Tsuga canadensis	Canadian Hemlock	21	21	17	Yes	37.50	Co-dominant, included, by

TREE NUMBER	BOTANICAL NAME	COMMON NAME	TRUNK SIZE DBH (in)	CFZ F (ft)	CANOPY SPREAD R (ft)	POOR CONDITION?	CONDITION RATING %	COMMENTS
415	Tsuga canadensis	Canadian Hemlock	30	30	19	Yes	34.38	Unltd up 2' high, by
416	Tsuga canadensis	Canadian Hemlock	16	16	2	Yes	15.63	In decline, Unltd up 2' high, by
417	Tsuga canadensis	Canadian Hemlock	28	28	8	Yes	15.63	In decline, Unltd up 2' high, by
418	Tsuga canadensis	Canadian Hemlock	8	8	12	Yes	15.63	In decline, Unltd up 2' high, by
419	Tsuga canadensis	Canadian Hemlock	9	9	8	Yes	28.13	by
420	Tsuga canadensis	Canadian Hemlock	17	17	15	Yes	28.13	by
421	Tsuga canadensis	Canadian Hemlock	9	9	12	Yes	25.00	by
422	Quercus prinus	Honey Locust	34	34	25		59.38	Dead, No Canopy
423	Quercus prinus	Honey Locust	34	34	25		65.63	
424	Carpe glabra	Flowering Dogwood	32	32	24		53.13	Unltd up 2' high, by
425	Pseudotsuga menziesii	Douglas Fir	20	20	18	Yes	34.38	by
426	Taxus borealis	English Yew	28	28	15		75.00	Co-dominant, included, by
427	Pseudotsuga menziesii	Douglas Fir	22	22	18	Yes	34.38	Co-dominant, included, by
428	Pseudotsuga menziesii	Douglas Fir	20	20	18	Yes	37.50	by
429	Pseudotsuga menziesii	Douglas Fir	15	15	14	Yes	40.63	by
430	Pseudotsuga menziesii	Douglas Fir	14	14	14	Yes	40.63	by
431	Picea abies	Norway Spruce	19	19	15		50.00	by
432	Cornus florida	Flowering Dogwood	20	20	12		65.63	Unltd up 2' high
433	Liriodendron tulipifera	Tulip Poplar	44	44	31		54.38	
434	Species Unknown	Common Elm	13	13	9		75.00	Due to the time of year, hard to
435	Acer rubrum	Red Maple	26	26	30		71.88	
436	Cornus florida	Flowering Dogwood	14	14	10		59.38	Co-dominant, included, by
437	Cornus florida	Flowering Dogwood	9	9	10		50.00	
438	Liriodendron tulipifera	Tulip Poplar	39	39	23		75.13	by
439	Liriodendron tulipifera	Tulip Poplar	42	42	21		65.63	by
440	Picea abies	Norway Spruce	28	28	19		65.63	by
441	Liriodendron tulipifera	Tulip Poplar	40	40	36		53.13	Co-dominant, Heavy, included, by
442	Liriodendron tulipifera	Tulip Poplar	40	40	29		62.50	by
443	Tsuga canadensis	Canadian Hemlock	10	10	15	Yes	34.38	by
444	Tsuga canadensis	Canadian Hemlock	11	11	13	Yes	34.38	by
445	Tsuga canadensis	Canadian Hemlock	15	15	18	Yes	37.50	by
446	Tsuga canadensis	Canadian Hemlock	8	8	7	Yes	28.13	by, Leaning
447	Tsuga canadensis	Canadian Hemlock	20	20	20	Yes	40.63	by
448	Tsuga canadensis	Canadian Hemlock	8	8	10	Yes	28.13	by
449	Tsuga canadensis	Canadian Hemlock	14	14	18	Yes	37.50	by
450	Tsuga canadensis	Canadian Hemlock	16	16	16	Yes	37.50	by
451	Tsuga canadensis	Canadian Hemlock	19	19	20	Yes	40.63	Co-dominant, by
452	Tsuga canadensis	Canadian Hemlock	14	14	21	Yes	40.63	by
453	Tsuga canadensis	Canadian Hemlock	17	17	14	Yes	37.50	Co-dominant, by
454	Tsuga canadensis	Canadian Hemlock	18	18	18	Yes	42.50	Unltd up 2' high, by
455	Tsuga canadensis	Canadian Hemlock	15	15	15	Yes	34.38	Over-tilted, by
456	Tsuga canadensis	Canadian Hemlock	10	10	16	Yes	34.38	by
457	Tsuga canadensis	Canadian Hemlock	21	21	14	Yes	37.50	by
458	Tsuga canadensis	Canadian Hemlock	12	12	16	Yes	40.63	by, Leaning
459	Pinus strobus	White Pine	19	19	19		50.00	by
460	Pinus strobus	White Pine	26	26	21		50.00	by
461	Liriodendron tulipifera	Tulip Poplar	41	41	42		65.63	
462	Quercus nigra	Black Walnut	27	27	30		62.50	
463	Acer saccharum	Sugar Maple	39	39	31		53.13	Co-dominant, included, by
464	Acer rubrum	Red Maple	25	25	30		56.25	
465	Acer saccharum	Sugar Maple	27	27	28		50.00	
466	Liriodendron tulipifera	Tulip Poplar	41	41	38		65.63	
467	Liriodendron tulipifera	Tulip Poplar	38	38	36		53.13	
468	Liriodendron tulipifera	Tulip Poplar	39	39	32		59.38	
469	Pinus strobus	White Pine	25	25	19		65.63	
470	Pinus strobus	White Pine	13	13	15		68.75	
471	Pinus strobus	White Pine	20	20	28		65.63	
472	Pinus strobus	White Pine	23	23	19		62.50	
473	Liriodendron tulipifera	Tulip Poplar	41	41	40		62.50	
474	Pinus strobus	White Pine	24	24	28		56.25	
475	Liriodendron tulipifera	Tulip Poplar	27	27	21		53.13	
476	Liriodendron tulipifera	Tulip Poplar	26	26	25		53.13	Co-dominant, included, by
477	Liriodendron tulipifera	Tulip Poplar	32	32	28		59.38	
478	Liriodendron tulipifera	Tulip Poplar	25	25	25		62.50	Co-dominant, included, by
479-A	Liriodendron tulipifera	Tulip Poplar	34	34	33		56.25	Co-dominant, included, by
479	Liriodendron tulipifera	Tulip Poplar	27	27	30		59.38	
480	Quercus rubra	Northern Red Oak	19	19	28		62.50	by
481	Liriodendron tulipifera	Tulip Poplar	36	36	30		68.75	by
482	Pinus strobus	White Pine	12	12	14		56.25	Over-tilted, by
483	Tsuga canadensis	Canadian Hemlock	11	11	14	Yes	40.63	Co-dominant, by
484	Tsuga canadensis	Canadian Hemlock	8	8	14	Yes	34.38	by
485	Tsuga canadensis	Canadian Hemlock	8	8	13		50.00	by
486	Liriodendron tulipifera	Tulip Poplar	32	32	32		68.75	by
487	Liriodendron tulipifera	Tulip Poplar	32	32	32		62.50	by
488	Tsuga canadensis	Canadian Hemlock	9	9	13		46.88	by
489	Quercus prinus	Honey Locust	12	12	14		68.75	
490	Tsuga canadensis	Canadian Hemlock	9	9	12	Yes	12.50	Unltd up 15' high, by
491	Liriodendron tulipifera	Tulip Poplar	37	37	34		65.63	
492	Liriodendron tulipifera	Tulip Poplar	17	17	16		68.75	
493	Liriodendron tulipifera	Tulip Poplar	18	18	18		65.63	
494	Liriodendron tulipifera	Tulip Poplar	18	18	17		71.88	
495	Liriodendron tulipifera	Tulip Poplar	38	38	34			

**PRELIMINARY SWM NARRATIVE:**

THERE ARE TWO SWM FACILITIES PROPOSED WITH THIS PROJECT. BOTH FACILITIES F1 AND F2 ARE UNDERGROUND DETENTION ONLY FACILITIES AND ARE USED FOR SWM QUANTITY MANAGEMENT ONLY.

EXISTING ALLOWABLE DISCHARGE AT OUTFALL 'A' (SEE LOCATION ON SHEET B) IS 9.03 CFS FOR 24-HR AND 30.17 CFS FOR THE 100-YR STORM EVENT. FACILITY F1 HAS AN APPROXIMATE FOOTPRINT OF 5,000 SF AND AN APPROXIMATE VOLUME OF 14,000 CF. FACILITY F1 HAS BEEN SIZED SUCH THAT THE POST DEVELOPMENT DISCHARGES AT OUTFALL A SHALL BE LESS THAN OR EQUAL TO THE ALLOWABLE DISCHARGES AT OUTFALL 'A'.

EXISTING ALLOWABLE DISCHARGES AT OUTFALL 'B' (SEE LOCATION ON SHEET B) ARE BASED ON THE DETENTION METHOD AND ARE SHOWN IN THE TABLE BELOW. FACILITY F2 HAS AN APPROXIMATE FOOTPRINT OF 9,500 SF AND AN APPROXIMATE VOLUME OF 54,000 CF. FACILITY F2 HAS BEEN SIZED SUCH THAT THE POST DEVELOPMENT DISCHARGES AT OUTFALL B ARE LESS THAN OR EQUAL TO THE DISCHARGES ALLOWED BY CALCULATING THE REDUCTION FACTOR IN ACCORDANCE WITH PFM 6-203.4C(1)(b). IN ORDER TO BE CONSERVATIVE THE FACILITY HAS BEEN SIZED TO REDUCE THE DISCHARGES BELOW THE GOOD FORESTED CONDITION BY THE REDUCTION FACTOR (R) SHOWN IN THE TABLE BELOW FOR THE 2, 10 AND THE 100 YEAR STORM EVENTS. ADDITIONALLY THE 1 YEAR STORM IS DETAILED FOR 24 HOURS.

BASED ON THE ABOVE INFORMATION AND OUR PRELIMINARY ENGINEERING ANALYSIS, IT IS OUR OPINION THAT THE SWM IS ADEQUATE.

**DETENTION METHOD REDUCTION FACTORS (OUTFALL B)**

Storm Event	Pre-Development			Post-Development			Ri %	Allowable Peak Flow (cfs)
	Volume (cf)	Volume (Ac-ft)	Peak Flow (cfs)	Volume (cf)	Volume (Ac-ft)	Peak Flow (cfs)		
2-YR	22,825	0.524	9.44	41,426	0.951	44.9%	5.20	
10-YR	52,577	1.207	21.85	69,522	1.596	24.4%	16.52	
100-YR	87,338	2.005	36.34	104,544	2.400	16.5%	30.36	

**BMP PHOSPHOROUS REMOVAL COMPUTATIONS**

Plan Name: Chestnut Street Date: 05/30/13  
 Plan Number: Engineer:

**Watershed Data**

Part 1 List All of the Subareas and "C" Factors Used in the BMP Computations.

Subarea Designation and Description (1)	"C" (2)	Acres (3)
1 Onsite Towns to SF1 StormFilter	0.75	0.83
2 Onsite Towns to SF2 StormFilter	0.75	2.48
3 Onsite Towns to SF3 StormFilter	0.75	0.92
4 Onsite Townhomes Uncontrolled	0.75	0.76
5 Onsite Single Family to SF1 StormFilter	0.65	1.33
6 Onsite Single Family to SF2 StormFilter	0.65	0.36
7 Onsite Single Family Uncontrolled	0.65	0.02
8 Onsite Openspace to SF2 StormFilter	0.40	0.95
9 Onsite Openspace Uncontrolled	0.40	0.05
10 Onsite Road to SF2 StormFilter	0.90	0.14
11 Onsite Single Family to SF1 StormFilter	0.65	0.54
12 Offsite Single Family to SF2 StormFilter	0.65	0.04
13 Offsite Road to SF1 StormFilter	0.90	0.54
14 Offsite Road to SF2 StormFilter	0.90	0.10

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions. "C" Factors for future uses were developed using PFM Table 6.6.

**Phosphorus Removal**

Part 2 Compute the Weighted Average "C" Factor For the Site.

(A) Area of Site (a)	7.84 acres				
(B) Subarea Designation and Description (1)	"C" (2)	x	Acres (3)	=	Product (4)
1 Onsite Towns to SF1 StormFilter	0.75	x	0.83	=	0.62
2 Onsite Towns to SF2 StormFilter	0.75	x	2.48	=	1.86
3 Onsite Towns to SF3 StormFilter	0.75	x	0.92	=	0.69
4 Onsite Townhomes Uncontrolled	0.75	x	0.76	=	0.57
5 Onsite Single Family to SF1 StormFilter	0.65	x	1.33	=	0.86
6 Onsite Single Family to SF2 StormFilter	0.65	x	0.36	=	0.23
7 Onsite Single Family Uncontrolled	0.65	x	0.02	=	0.01
8 Onsite Openspace to SF2 StormFilter	0.40	x	0.95	=	0.38
9 Onsite Openspace Uncontrolled	0.40	x	0.05	=	0.02
10 Onsite Road to SF2 StormFilter	0.90	x	0.14	=	0.13
(b) Total				=	5.38
(c) Weighted average "C" factor (b) / (a) = (c)					0.69

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
1 Onsite StormFilter	50.0	x	0.11	x	1.09
2 Onsite StormFilter	50.0	x	0.32	x	17.3
3 Onsite StormFilter	50.0	x	0.12	x	6.4
4 Onsite Uncontrolled		x	0.10	x	1.09
5 Onsite StormFilter	50.0	x	0.17	x	8.0
6 Onsite StormFilter	50.0	x	0.05	x	2.2
7 Onsite Uncontrolled		x	0.00	x	0.95
8 Onsite StormFilter	50.0	x	0.12	x	5.8
9 Onsite Uncontrolled		x	0.01	x	0.58
10 Onsite StormFilter	50.0	x	0.02	x	1.2
11 Offsite StormFilter	50.0	x	0.01	x	0.7
12 Offsite StormFilter	50.0	x	0.00	x	0.0
13 Offsite StormFilter	50.0	x	0.01	x	0.9
14 Offsite StormFilter	50.0	x	0.00	x	0.2
(A) Total Phosphorus Removal (a) Total					46.2%

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement (a)	40%
Water Supply Overlay District (Occoquan)	50 %
Chesapeake Bay Resource Preservation Area (New Development)	40 %
Chesapeake Bay Resource Preservation Area (Redevelopment)	%
[ 1-0.9 x ("I"pre / "I"post) ] x 100	
(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied.	Line 3 (a) 46.2% > Line 4 (a) 40%



**PRELIMINARY BMP NARRATIVE:**

BASED ON PRELIMINARY CALCULATIONS THERE ARE THREE UNDERGROUND BMP STRUCTURES (STORMFILTER OR APPROVED EQUAL) PROPOSED WITH THIS PROJECT TO MEET THE WATER QUALITY REQUIREMENTS FOR THE SITE.

THE PRELIMINARY BMP COMPUTATIONS ON THIS SHEET SHOW THAT THE PROPOSED STORMFILTERS COMBINED PROVIDE AT LEAST 40% PHOSPHOROUS REMOVAL.

THE BMP STRUCTURES WILL HAVE AN INTERNAL BYPASS FOR HIGHER FREQUENCY STORMS WHICH WILL FLOW DIRECTLY INTO THE RESPECTIVE PONDS.

BASED ON THE ABOVE INFORMATION AND OUR PRELIMINARY ENGINEERING ANALYSIS, IT IS OUR OPINION THAT ADEQUATE BMP IS PROVIDED.

**LEGEND**



7712 Little River Turnpike  
 Annandale, Virginia 22003  
 TEL 703.642.8080 FAX 703.642.8251  
 www.urban-ia.com



Client  
 Chestnut Street, LLC  
 3750 Jefferson Davis Highway  
 Alexandria, VA 22305  
 703.528.4700  
 703.525.3197

Revision / Issue		
No.	Description	Date
1.		
2.		
3.		
4.		

Issue	
Date	Description

Project Name  
**CHESTNUT STREET**

CDP/FDP  
 Providence District  
 Fairfax County, Virginia

Drawn By: JL  
 Checked By: AHH / DTM

Project No. ZP-2031

Date: JUNE 21, 2013

Drawing Title  
**STORM WATER MANAGEMENT PLAN**

Scale: 1"=50'

Drawing Number

**9**

Sheet 9 of 13

**PRELIMINARY OUTFALL NARRATIVE:**

THERE ARE TWO POINTS OF CONCENTRATED DISCHARGE FROM THE SITE. OUTFALL "A" IS LOCATED AT THE NORTHWESTERN CORNER OF THE SITE AT THE INTERSECTION OF LEESBURG PIKE AND DALE DRIVE. OUTFALL "B" IS LOCATED AT THE SOUTHEASTERN CORNER OF THE PROPERTY.

OUTFALL "A" IS LOCATED DOWNSTREAM OF UNDERGROUND SWM DETENTION FACILITY "F1" PROPOSED WITH THESE PLANS. APPROXIMATELY 6.3 ACRES ARE DISCHARGED AT OUTFALL A INTO AN EXISTING STORM SYSTEM. THE FLOW CONTINUES IN THE EXISTING STORM SYSTEM ACROSS DALE DRIVE VIA AN ELLIPTICAL PIPE TO A CONFLUENCE POINT OF ANOTHER DRAINAGE AREA OF APPROXIMATELY 7.5 AC WHICH IS AT LEAST 90% (IFM 640203.2A) OF 5.3 ACRES. THE EXTENTS OF ADEQUATE OUTFALL ANALYSIS IS 150 FT DOWNSTREAM OF THIS CONFLUENCE POINT IN AN EXISTING STORM SEWER PIPE. THE FLOW THEN CONTINUES APPROXIMATELY 2800' IN A CLOSED CONDUIT SYSTEM AND DISCHARGES INTO A WELL DEFINED CHANNEL NORTH OF ROUTE 66 AND WEST OF ROUTE 267. THE FLOW CONTINUES IN THE WELL DEFINED CHANNEL FOR APPROXIMATELY 2000' AND THEN CROSSES TO THE EAST SIDE OF THE DALES TOLL ROAD VIA A CULVERT. THE FLOW CONTINUES APPROXIMATELY 1000' IN A MAN MADE CHANNEL ALONG THE EASTERN SIDE OF ROUTE 267 BEFORE DISCHARGING INTO A CULVERT WHICH TAKES IT ACROSS IDYLWOOD ROAD. THE FLOW THEN CONTINUES IN A WELL DEFINED CHANNEL FOR APPROXIMATELY 500' BEFORE JOINING PINEY TRAIL. THE DRAINAGE AREA AT THIS POINT IS APPROXIMATELY 640 ACRES WHICH IS AT LEAST 100 TIMES THE SITE DRAINAGE AREA. THE EXTENT OF REVIEW IS AT THIS POINT.

OUTFALL "B" IS LOCATED DOWNSTREAM OF UNDERGROUND SWM DETENTION FACILITY "F2" PROPOSED WITH THESE PLANS. APPROXIMATELY 5.2 ACRES ARE DISCHARGED AT OUTFALL B INTO AN EXISTING ELLIPTICAL CULVERT. THE FLOW CONTINUES FOR APPROXIMATELY 550' IN THE EXISTING STORM SYSTEM TO A CONFLUENCE POINT OF ANOTHER STORM SYSTEM WITH A DRAINAGE AREA OF APPROXIMATELY 5.6 AC WHICH IS AT LEAST 90% (IFM 640203.2A) OF 5.2 ACRES DISCHARGED FROM THE SITE. THE EXTENTS OF THE ADEQUATE OUTFALL ANALYSIS IS 150 FT DOWNSTREAM OF THIS CONFLUENCE POINT IN THE EXISTING STORM SEWER PIPE. THE FLOW CONTINUES SOUTH ALONG GOODRONS ROAD IN A CLOSED CONDUIT SYSTEM FOR APPROXIMATELY 850' AND THEN DISCHARGES INTO A WELL DEFINED DITCH ALONG WASHINGTON AND OLD DOMINION TRAIL. THE FLOW CONTINUES FOR APPROXIMATELY 1150' EAST ALONG WASHINGTON AND OLD DOMINION TRAIL AND THEN DISCHARGES INTO A CLOSED CONDUIT SYSTEM. THE CLOSED CONDUIT SYSTEM CONVEYS THE FLOW SOUTH EAST APPROXIMATELY 1300' ALONG ELLISON STREET WHERE IT DISCHARGES INTO A MAN MADE CHANNEL WHICH CONTINUES FOR APPROXIMATELY 1500'. THE FLOW IS JOINED BY ANOTHER UNNAMED TRIBUTARY AT THIS LOCATION WHERE THE TOTAL DRAINAGE AREA IS APPROXIMATELY 840 ACRES WHICH IS AT LEAST 100 TIMES THE SITE AREA. THE EXTENT OF REVIEW IS AT THIS POINT.

A MORE COMPREHENSIVE DRAINAGE ANALYSIS WILL BE PROVIDED WITH THE FINAL SITE PLAN.

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

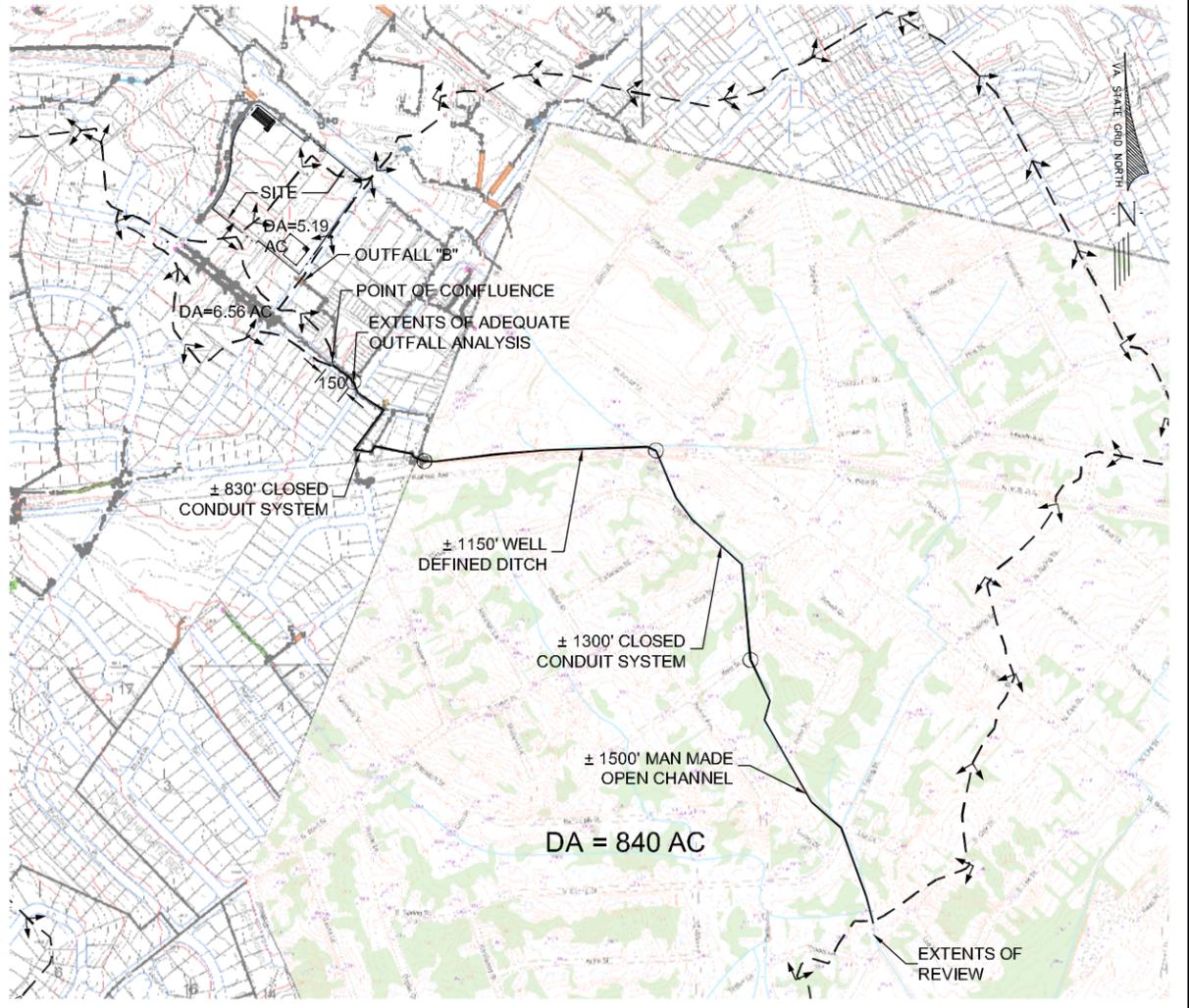
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in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

This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
 Cluster Subdivision (9-015 1C & 1N) Commercial Revitalization Districts (9-822 2A (12) & (14))  
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1C)  
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10I)

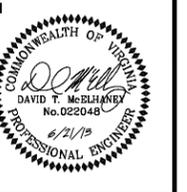
- 1. Flat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, silt outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 7.
- 3. Provide:
 

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	if pond dam height (ft)
F1 (UNDERGROUND CMP)	3.09	1.07	4.17	5,000	14,000	N/A
F2 (UNDERGROUND VAULT)	3.94	0.14	4.08	9,500	54,000	N/A
Totals						

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 7. Pond inlet and outlet pipe systems are shown on Sheet 7.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 7. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 5.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7 & 8.
- 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 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 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 3 (5' OFFSITE).
- 11. A submission waiver is requested for \_\_\_\_\_.
- 12. Stormwater management is not required because \_\_\_\_\_.



7712 Little River Turnpike  
 Annandale, Virginia 22003  
 TEL 703.642.8080 FAX 703.642.5251  
 www.urban-rl.com



**Client**  
 Chestnut Street, LLC  
 3750 Jefferson Davis Highway  
 Alexandria, VA 22305  
 703.528.4700  
 703.525.3197

**Revision / Issue**

No.	Description	Date
1.		
2.		
3.		
4.		

**Issue**

Date	Description

**Project Name**  
 CHESTNUT STREET  
 CDP/FDP  
 Providence District  
 Fairfax County, Virginia

Drawn By: JL Checked By: AHH / DTM

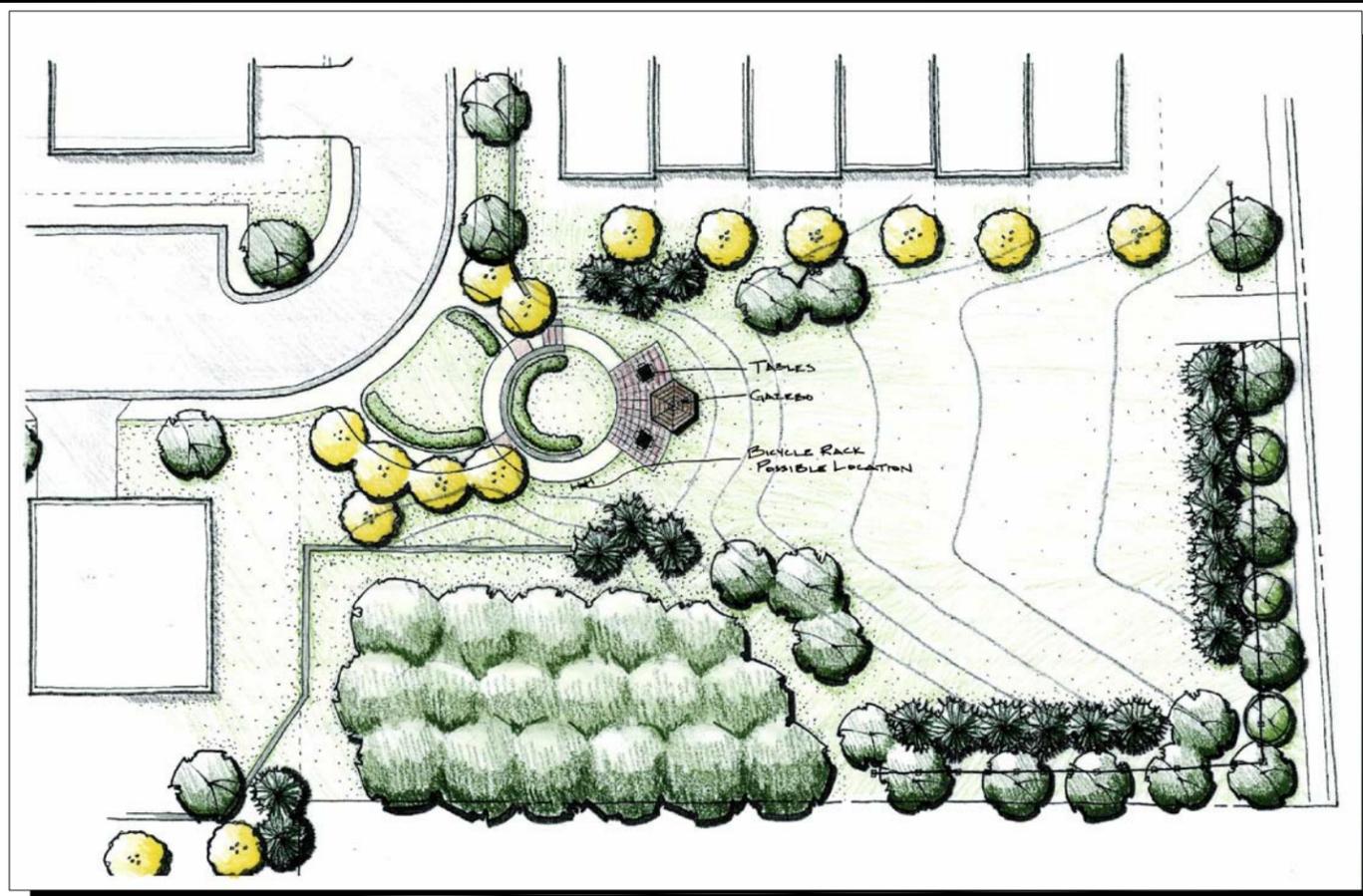
Project No.: ZP-2031

Date: JUNE 21, 2013

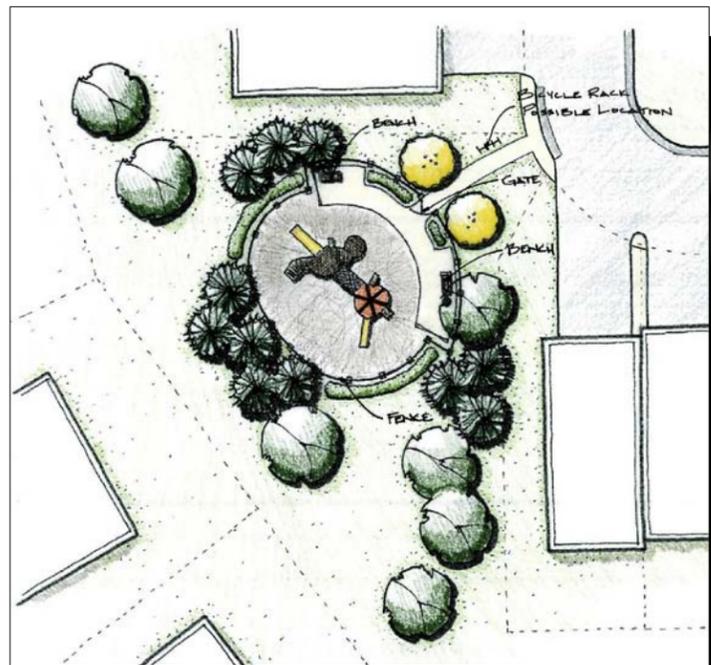
**Drawing Title**  
 OVERALL DRAINAGE DIVIDES

Scale: 1"=400'

**Drawing Number**  
 10  
 Sheet 10 of 13



1 COMMUNITY GREEN  
N.T.S.

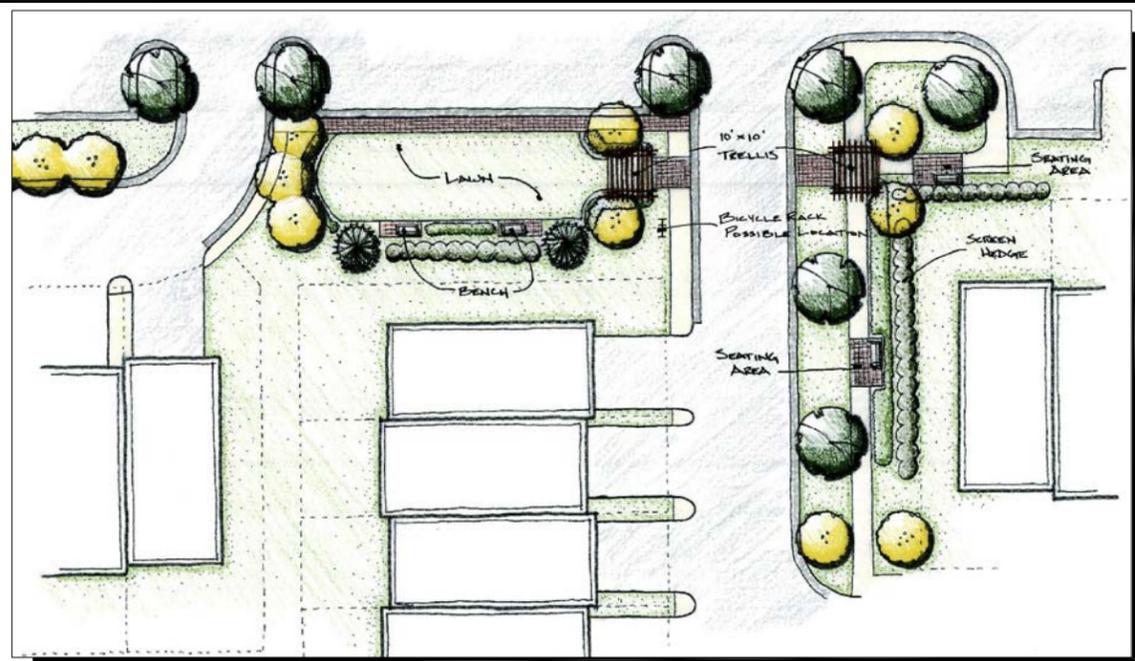


3 COMMUNITY GREEN & TOT LOT  
N.T.S.

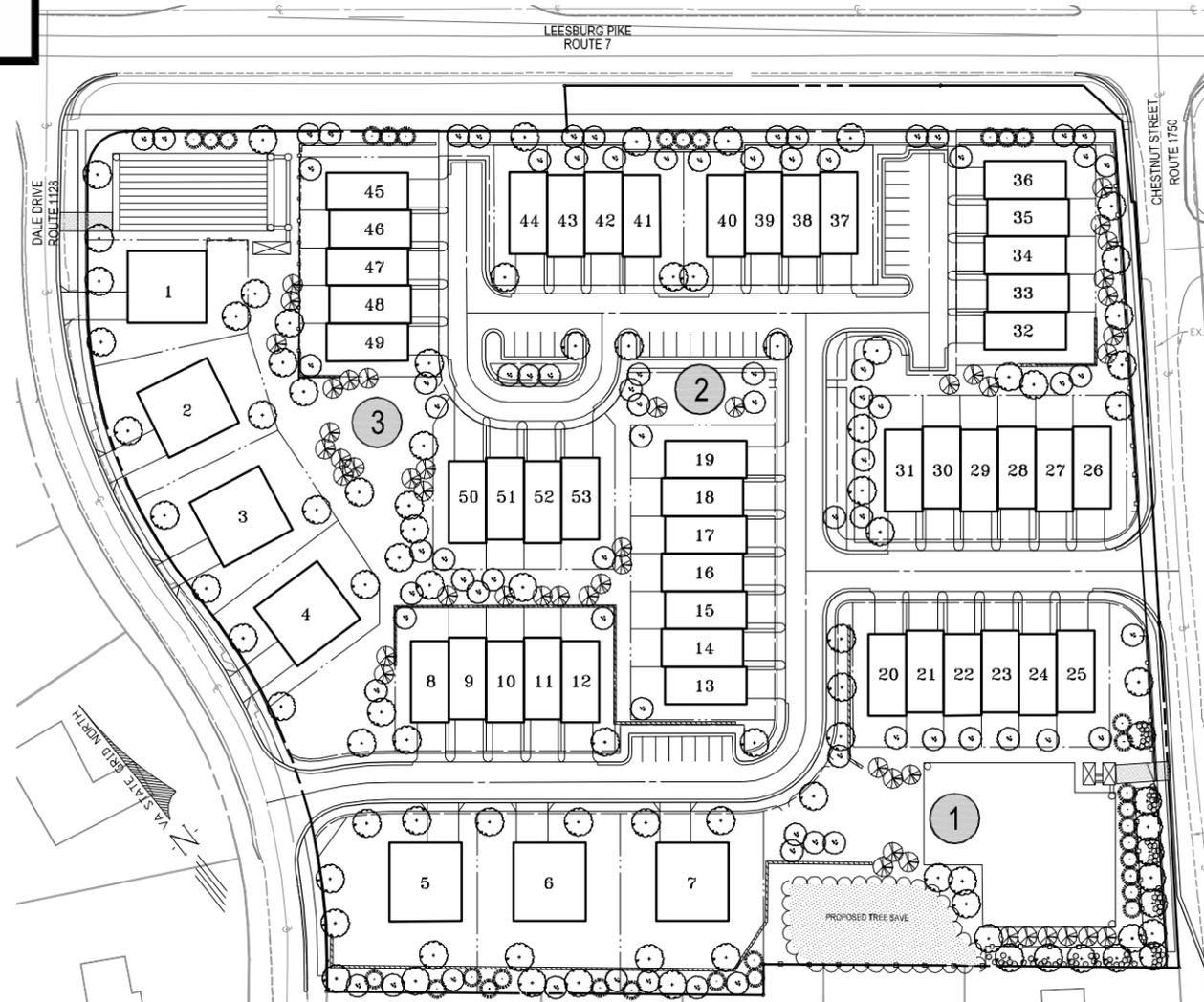
- LEGEND
- CATEGORY IV DECIDUOUS TREES
  - CATEGORY II DECIDUOUS TREE
  - CATEGORY II EVERGREEN TREES
  - SHRUB

THESE RENDERINGS ARE CONCEPTUAL AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING. WALKWAY AND SIDEWALK MATERIAL MAY BE BRICK, CONCRETE, ASPHALT, OR STAMPED ASPHALT. FINAL LOCATION OF ELEMENTS INCLUDING PLANT MATERIAL, SITE FURNITURE AND PAVING MAY BE ADJUSTED SUBJECT TO TOPOGRAPHY, LOCATION OF UTILITIES AND OTHER ENGINEERING CONSTRAINTS.

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY



2 COMMUNITY GREEN  
N.T.S.



7712 Little River Turnpike  
Annandale, Virginia 22003  
TEL 703.642.8080 FAX 703.642.8251  
www.urban-ld.com

Seal

Client  
Chestnut Street, LLC  
3750 Jefferson Davis Highway  
Alexandria, VA 22305  
703.528.4700  
703.525.3197

Revision / Issue		
No.	Description	Date
1.		
2.		
3.		
4.		

Issue	
Date	Description

Project Name  
**CHESTNUT STREET**  
  
CDP/FDP  
Providence District  
Fairfax County, Virginia

Drawn By JL Checked By AHH / DTM

Project No. ZP-2031

Date JUNE 21, 2013

Drawing Title  
**ILLUSTRATIVE PLAN**

Scale: 1"=50'

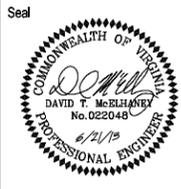
Drawing Number  
**11**  
Sheet 11 of 13

Urban, Ltd. - L:\Jobs\Chestnut Street\Revised\09-Illustrative.dwg [Illustrative] June 21, 2013 - 1:49pm abogefis

ZP-2031



7712 Little River Turnpike  
Annandale, Virginia 22003  
TEL 703.642.8080 FAX 703.642.8251  
www.urban-rl.com



**Client**  
Chestnut Street, LLC  
  
3750 Jefferson Davis Highway  
Alexandria, VA 22305  
703.528.4700  
703.525.3197

**Revision / Issue**

No.	Description	Date
1.		
2.		
3.		
4.		

**Issue**

Date	Description

**Project Name**  
CHESTNUT STREET  
  
CDP/FDP  
  
Providence District  
Fairfax County, Virginia

Drawn By: JL  
Checked By: AHH / DTM

Project No.: ZP-2031

Date: JUNE 21, 2013

**Drawing Title**  
ILLUSTRATIVE ARCHITECTURE

Scale: N.T.S.

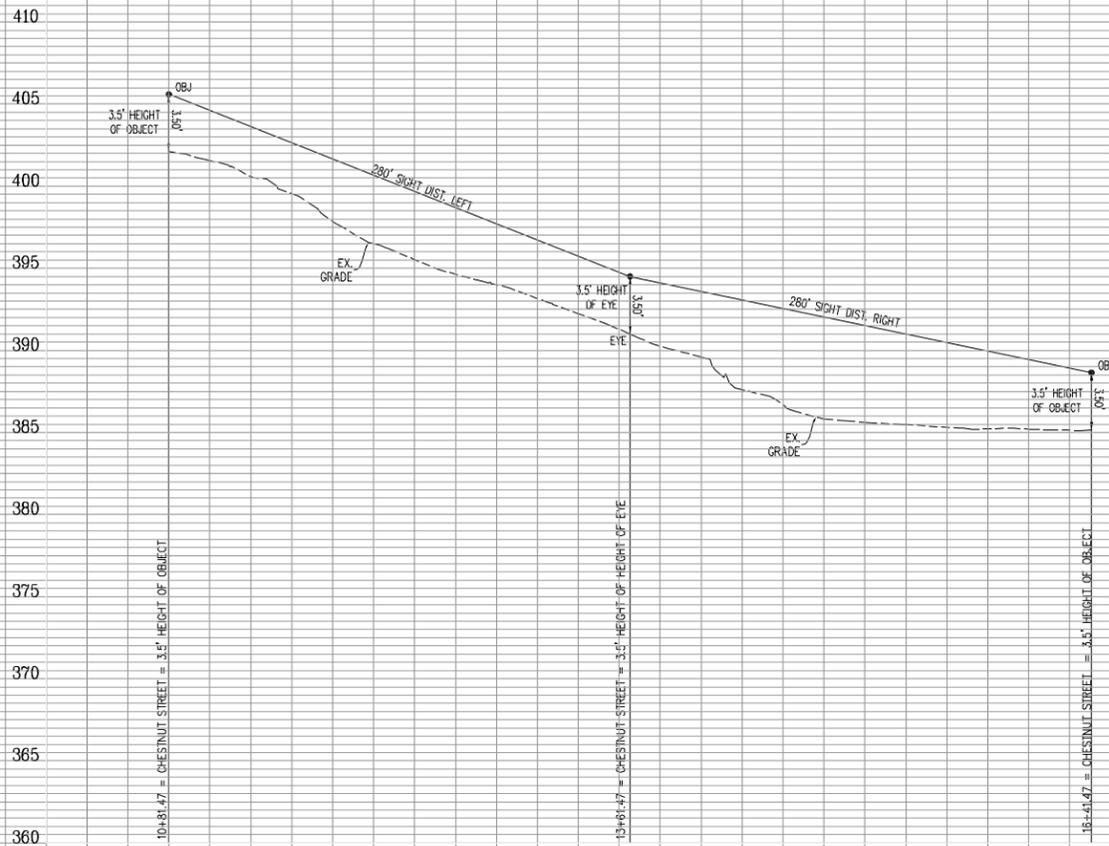
**Drawing Number**  
12  
Sheet 12 of 13

**ILLUSTRATIVE ARCHITECTURE**  
THESE PHOTOGRAPHS SHOW VARIOUS ARCHITECTURAL ELEVATIONS THAT ARE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. THESE ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING. DRIVEWAY AND SIDEWALK MATERIAL MAY BE BRICK, CONCRETE, ASPHALT, OR STAMPED ASPHALT.

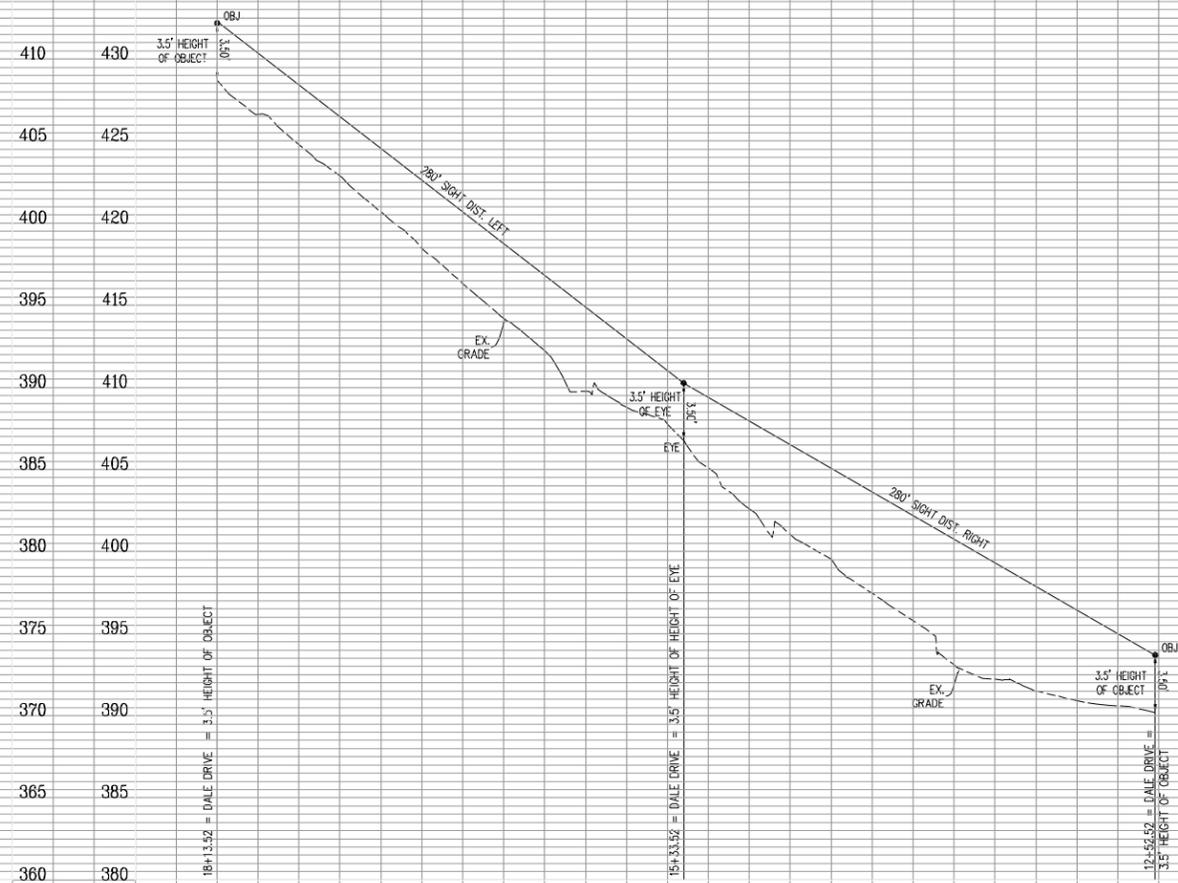
Urban, Ltd. - L:\Jobs\Chestnut Street\Revised\10-Illustrative Arch.dwg [Illustrative Architecture] June 25, 2013 - 11:47am ahgajls

ZP-2031

SIGHT DISTANCE ALONG  
CHESTNUT STREET/ROUTE 1750  
25 MPH DESIGN SPEED



SIGHT DISTANCE ALONG  
DALE DRIVE/ROUTE 1128  
25 MPH DESIGN SPEED



7712 Little River Turnpike  
Annandale, Virginia 22003  
TEL 703.642.8080 FAX 703.642.8251  
www.urban-td.com



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3750 Jefferson Davis Highway  
Alexandria, VA 22305  
703.528.4700  
703.525.3197

Revision / Issue		
No.	Description	Date
1.		
2.		
3.		
4.		

Issue	
Date	Description

**Project Name**  
CHESTNUT STREET  
  
CDP/FDP  
  
Providence District  
Fairfax County, Virginia

Drawn By: JL  
Checked By: AHH / DTM

Project No.: ZP-2031

Date: JUNE 21, 2013

**Drawing Title**  
SIGHT DISTANCE PROFILE

Scale: HOR: 1"=50' VERT: 1"=5'

**Drawing Number**  
13  
Sheet 13 of 13

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

**DESCRIPTION OF THE APPLICATION**

The applicant, Chestnut Street, LLC, requests approval of RZ 2011-PR-025 and a Conceptual and Final Development Plan in order to permit a residential development on a 7.86 acre assemblage of land on Leesburg Pike in Falls Church. The applicant is proposing to rezone the property to PDH-8 to allow for 46 single-family attached and seven single family detached units on a network of new private streets.

A reduced copy of the Conceptual Development Plan /Final Development Plan (CDP/FDP) is included at the front of this report. The proposed proffers, Development Plan Conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2,3 and 4, respectively.

**Waivers and Modifications:**

- Waiver to allow private streets to exceed 600 feet in length in favor of street layout depicted on the CDP/FDP.
- Waiver of transitional screening and barrier requirements between the detached and attached residential units and along Dale Drive in favor of the plantings shown on the CDP/FDP.
- Modification of the barrier requirement along Chestnut Street in favor of the plantings shown on the CDP/FDP.
- Modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions dated March 28, 2012 contained in Attachment A of Appendix 16 (Waiver #0082-WPFM-002-1).
- Modification of the Tree Preservation Target Area requirement in favor of the plantings shown on the CDP/FDP Plat.

**LOCATION AND CHARACTER**

**Location:**

The 7.86 acre property is located on the south side of Leesburg Pike (Route 7) between Dale Drive and Chestnut Street. Access will be via a network of private streets, with one access point on Dale Drive and one on Chestnut Street.

**Site Description:**

The square-shaped tract is currently developed with seven single-family homes and the Sam's Farm Plant Nursery operation on Lot 102 at the corner of Leesburg Pike and Chestnut Street. Five of the single family homes are situated along Leesburg Pike with the remaining two located along Dale Drive.

The rear of these properties contain mature deciduous trees and lawn areas as well as several small outbuildings. The Sam's Nursery operation utilizes the easternmost single-family structure on Route 7 and contains two greenhouses and covered display area and other outbuildings. There is a gravel parking area along Chestnut Street. All of the existing dwellings and structures would be removed as part of the proposed development. A 15'-20' wide sanitary sewer easement runs from east to west across the full width of the property from Dale Drive to Chestnut Street.



**Figure 1 – Aerial View of Site and Surrounding Area**

**Surrounding Area Description:**

The property abuts single family homes in the Falls Hill neighborhood to the south and west, across Dale Drive. Two additional single family homes and a surface parking lot currently used by an adjacent office building are located to the east, across Chestnut Street. It should be noted that a by-right site plan

has been filed for the parking lot parcel to permit construction of a retail/office building. George Mason High School and Mary Henderson Middle School (City of Falls Church public schools) are located across Leesburg Pike to the north (See Figure 1). A summary of the surrounding uses, zoning, and comprehensive plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Public Middle/High Schools (City of F. C.)	R-1,HC	Public Facilities
East	Parking Lot (pending site plan for retail-office)/ Single-Family Detached Residential	C-8,HC/R-4	Retail and Other/Residential at 4 du/ac
South	Single-Family Detached Residential	R-1	Residential at 2-3 du/ac
West	Single-Family Detached Residential	R-1/R-3, HC	Residential at 2-3 du/ac

**BACKGROUND**

No previous rezoning applications are on file. Sam’s Nursery has been in business since the late 1970’s. The nursery business received Special Exception approval in 2006 (SE 2005-PR-005) to legally establish the portion of the facility located in the R-1 zone. Based on tax records and historic aerial photography, the existing single family homes on the property date to the 1940s and 50s.

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 5)

- Plan Area:** I
- Planning District:** Jefferson
- Planning Sector:** J-10, Jefferson North
- Plan Map:** Residential @ 5-7 du/ac
- Plan Text:**

Plan Amendment S12-I-J1, adopted by the Board of Supervisors on June 4, 2013, revised the Plan recommendations for the application property and the surrounding Falls Hill neighborhood. The amendment removed the subject property from the West Falls Church Transit Station Area. It revised the recommended density for the application property to 7-8 du/ac and provided new site-specific text for the Surrey Lodge/Sam’s Nursery tracts. Tax Map Parcel 40-3 ((8)) -A, a small parcel which is effectively combined with Parcel 40-3 ((7)) -24, is now also planned for 7-8 du/ac.

The commercially zoned portion of the Sam's Nursery Property on Tax Map Parcel 40-3 ((1)) -102, at the corner of Chestnut Street and Route 7, formerly planned for office, is now planned for residential use at a density of 7-8 du/ac as well to allow for consolidation with the adjacent property. The Plan indicates that development at this density on the Surrey Lodge/Sam's Farm tract is predicated on realizing the following conditions:

- The site layout achieves effective transitions to the existing residential neighborhoods.
- There is no new vehicular access to Route 7.
- An attractive appearance and streetscape is provided along Route 7, Chestnut Street, and Dale Drive.
- To help address existing drainage problems, effective stormwater management and best management practices (BMPs) beyond minimum Public Facilities Manual (PFM) requirements and Low Impact Development (LID) techniques are provided; it is acknowledged that the provision of such measures may conflict with tree preservation and/or the provision of a public park. In such instances, new plantings are preferred over preservation as the primary means to comply with tree canopy requirements.
- Where new tree plantings are utilized in lieu of preservation, the development exceeds the minimum 10-year canopy requirements in the PFM.
- Noise impacts from Route 7 are effectively mitigated.
- Expands the existing roadway network to increase connectivity, allows for efficient internal circulation, disperses cut-through traffic and minimizes negative effects on the surrounding roadway network.

## **CONCEPTUAL/FINAL DEVELOPMENT PLAN ANALYSIS**

### **Conceptual Development Plant /Final Development Plan (CDP/FDP)** (Copy at front of report)

**Title of CDP/FDP:** "Chestnut Street Conceptual/Final Development Plan"

**Prepared By:** Urban, Ltd.

**Original and Revision Dates:** June 3, 2011, revised through June 21, 2013

**Description of CDP/FDP:**

### Proposed Layout

The applicant's CDP/FDP (see Figure 2) situates the townhouses facing inward to the development in rows of four to seven units along a series of three private streets. The units are shown at 24 feet in width with minimum 18 foot front setbacks and 15 foot rear setbacks. Thirty-two guest parking spaces are provided in parking areas distributed throughout the site, in addition to garage and driveway spaces. The seven single family units are shown at the western and southern edges of the property along Dale Drive and the southern property line on lots of between 7,000 to 9,000 square feet with minimum setbacks of 18', 20', and 6', for the front, rear, and side yards, respectively. Four common open space areas are provided throughout the development. The open space at the western end of the site would contain a tot lot or active recreation feature. The other spaces provide for passive seating areas. Stormwater would be accommodated by two subsurface detention facilities located at the northwest and southeast corners of the site. A small tree save area is shown adjacent to Lot 7. A masonry wall that also functions as a sound wall is shown along Leesburg Pike. The location for two possible entry signs are depicted at the Dale Drive and Chestnut Street corners with Leesburg Pike.

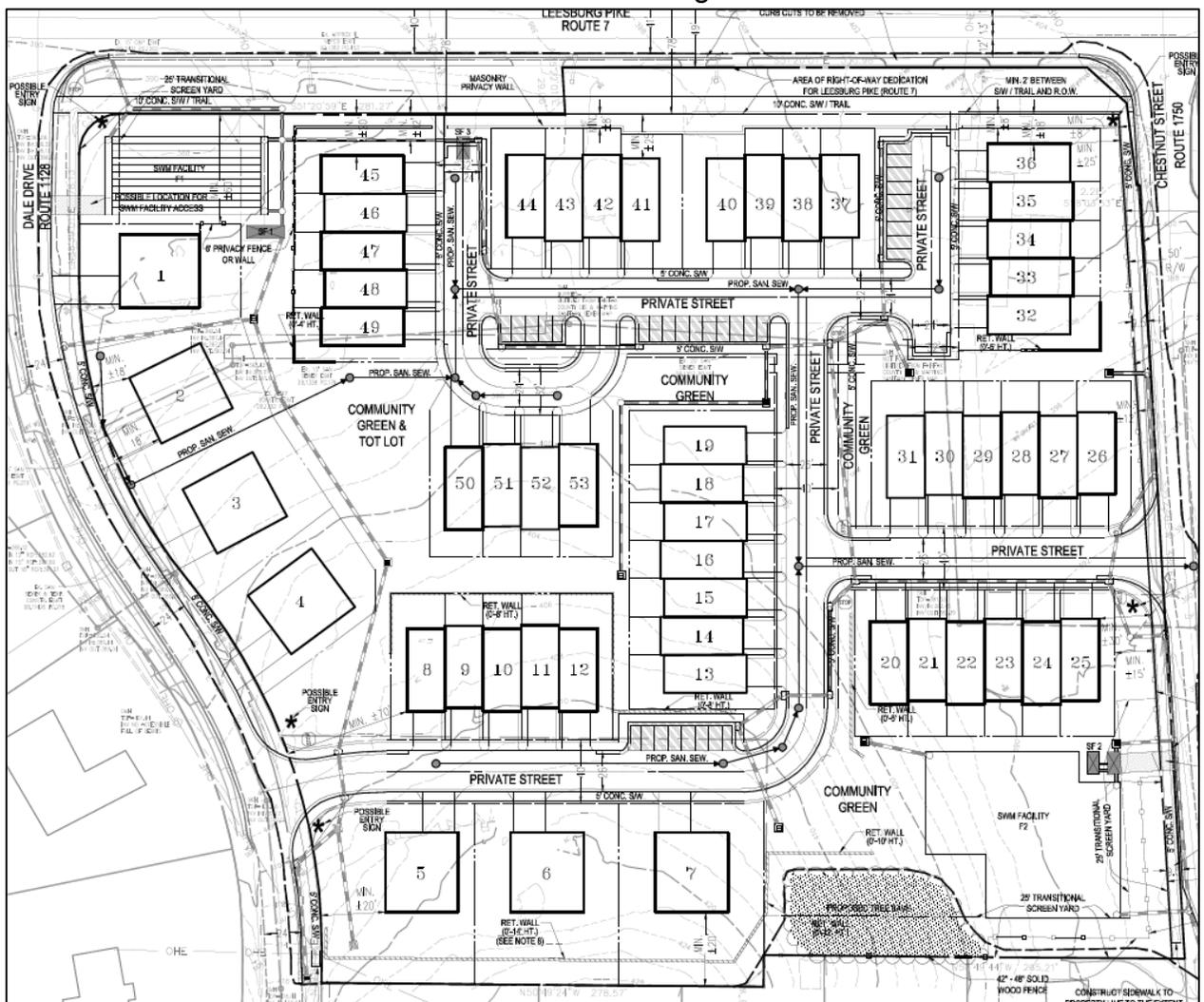


Figure 2 - Site Layout

### ***Vehicular and Pedestrian Circulation***

The CDP/FDP shows one vehicular access point from Dale Drive and one from Chestnut Street. A sight distance profile is provided on Sheet 13 that demonstrates both access points meet VDOT standards. An internal network of three private streets measuring between 24 and 26 feet in width provides for vehicular and pedestrian circulation within the development. Given these widths, no on-street parking would be permitted. The street network has been designed with an intentional offset to discourage through traffic from traversing the site from west to east from Dale Drive to Chestnut Street. The private street at the north end of the site has a "U"-shaped configuration that terminates in two hammerheads. All units are front-loaded with garages and driveways that front on the private streets. Five-foot wide concrete sidewalks are provided on both sides of all the private streets in addition to sidewalks along Dale Drive and Chestnut Street and a ten foot wide concrete trail along Leesburg Pike.

### ***Parking***

The parking tabulations on Sheet 2 of the CDP/FDP show the development will meet the zoning ordinance requirement for single family uses. The 46 single family attached units generate the need for 125 spaces (@ 2.7 spaces/unit), while the seven single family detached units require 17 spaces (@ 2/unit on public streets and 3/unit on private streets), for a grand total of 142 parking spaces. The applicant will exceed the required parking by providing 106 spaces within the garages, 106 spaces on driveways, and 32 surface spaces for guest parking distributed among four parking areas throughout the development, for a total of 244 spaces. A proffer has been provided that requires the garages be reserved for vehicle parking and that driveways be at least 18 feet in length. A note on the plan indicates that the final number of guest spaces will no less than 32.

### ***Landscape and Open Space***

The Zoning Ordinance requires a minimum of 25% open space for the 7.86 acre site; 25.4% (1.91 acres) is being provided, primarily through four open space areas and a small tree save area. Sheets 6 and 11 of the CDP/FDP show the proposed landscape design. The open space areas are identified as "community greens" on the CDP/FDP. The largest of these is located at the southeastern corner of the site, adjacent to one of the sub-surface stormwater detention facilities. The detail for this space shows a gazebo, tables, and benches accented by shrub and tree plantings. A tot-lot and seating area are provided in the northwestern portion of the site, to the rear of the single-family detached units on Dale Drive. Access to this space is from the private street between two rows of townhouses. Two additional open space areas are provided on either side of the north-south oriented private street. These areas are smaller and provide passive seating areas, trellises, and a small rectangular-shaped lawn area.

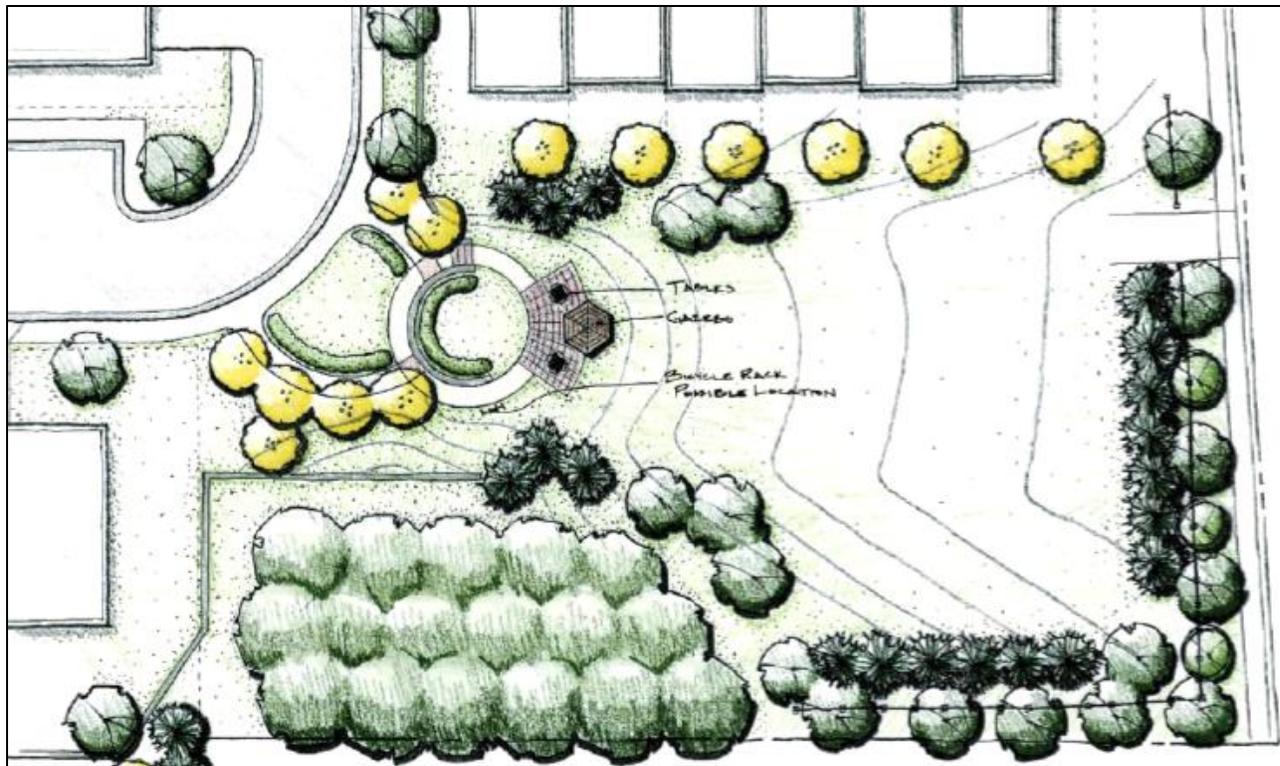
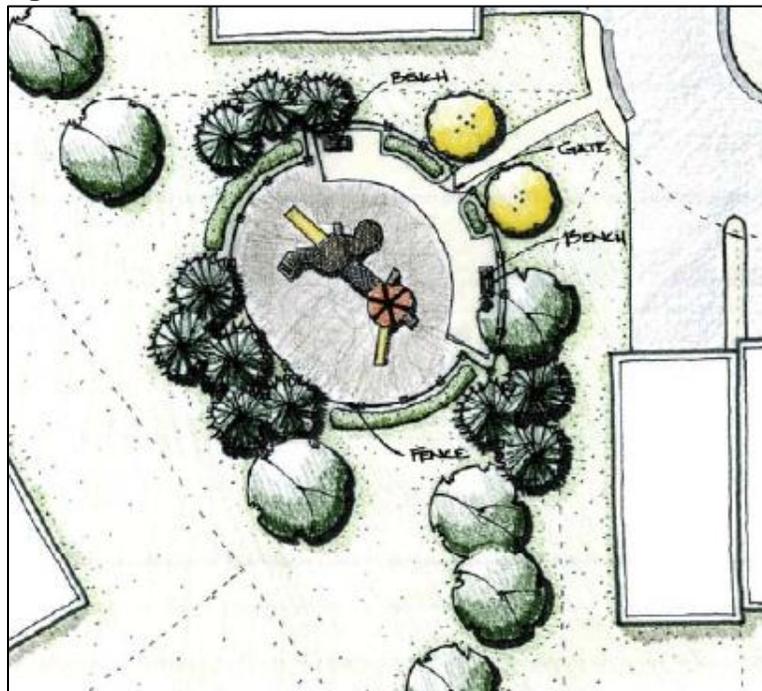


Figure 3 – Community Green/Stormwater area

Figure 4 – Detail of Tot Lot



**Stormwater Management**

The site lies mainly within the Tripps Run sub-watershed of the Cameron Run watershed. A smaller section in the northwestern corner of the property lies within the Pimmit Run watershed. The stormwater management (SWM) and adequate outfall narratives on Sheets 9 and 10 of the CDP/FDP indicate that stormwater will be accommodated by two underground detention facilities (a vault and corrugated metal pipe system) located at the northwest and southeast corners of the site. Underground facilities in a

residential development require a waiver to be approved by the Board of Supervisors in conjunction with this application (PFM 6-0303.8). An application for the waiver was received and recommended for approval by DPWES (see the Waiver and Modifications Section and Appendix 16). The northwestern detention structure will outfall into the existing stormwater system on Dale Drive, where water then flows

west across Dale Drive and northwest under Route 7 in a closed conduit system that flows across the George Mason High School property and under Interstate 66. The flow emerges in a channel that runs across and then along the Dulles Connector Road before joining Pimmit Run, north of Idylwood Road. The southeastern structure outfalls to a culvert on Chestnut Street and then flows southeast along Gordons Road in a conduit system, flows under Shreve Road and joins the Tripps Run along the north side of the W and OD Trail, in the City of Falls Church. According to the SWM narrative, the project will reduce post-development peak flows below pre-development levels and meet or exceed outfall requirements. Three Storm filters are proposed to meet the BMP requirements for a minimum 40% phosphorous reduction.

### ***Architecture***

Sample architectural building types have been provided on Sheet 12 of the CDP/FDP. The townhouses and single-family detached units included in the photographs have a colonial style with brick and stone facades, dormer windows, and shutters. A proffer has been provided that requires that the design be generally consistent with these images and requires the use of brick and generous fenestration. The proffer further provides that the rear facades of the units which face public streets will receive the same architectural treatment as the front facades, in addition to the single-family attached end-units. Staff recommends that Craftsman style architecture that is more consistent with adjacent new development to the west be incorporated in the design. This is discussed in greater detail with the residential development criteria below.

## **STAFF ANALYSIS**

### **Land Use**

#### ***Land Use***

The recently adopted Comprehensive Plan Amendment (S12-I-J1 approved June 4, 2013) revised the land use and density recommendations for the application property (see approved text changes in Appendix 4). The entire property is now planned for residential use at a density of 7-8 du/ac, under full consolidation. The applicant's proposal is at 6.74 du/ac, which falls just below the new plan range. The Plan further states that development of the property is predicated on the meeting the following conditions:

- *The site layout achieves effective transitions to the existing residential neighborhoods.*

The revised CDP/FDP includes seven single-family detached homes fronting Dale Drive and abutting existing homes to the southwest. The remainder of the southern property line includes tree and shrub plantings as well as a tree save area that will provide a buffer to the existing homes on Gordons Road, to the south. The townhouses are situated closer to Route 7 and Chestnut street, away from any existing detached houses. Overall, the layout has provided adequate separation

between the townhouses and the surrounding neighborhood and, in staff's opinion, meets the recommendation in the comprehensive plan.

- *There is no new vehicular access to Route 7.*  
Site access is from Dale Drive and Chestnut Street only.
- *An attractive appearance and streetscape is provided along Route 7, Chestnut Street, and Dale Drive.*  
The applicant is proposing to provide a 10 foot wide trail, plantings, and a masonry sound wall along Leesburg Pike. The project's Chestnut Street frontage includes decorative metal fencing and plantings behind a 5 foot wide concrete sidewalk. The Dale Drive frontage will include street trees and 5 foot wide concrete sidewalk in front of the single-family detached houses. The site treatment along each of the three public road frontages is attractive and as depicted on the CDP/FDP meets the intent of the comprehensive plan guidance.
- *To help address existing drainage problems, effective stormwater management and best management practices (BMPs) beyond minimum Public Facilities Manual (PFM) requirements and Low Impact Development (LID) techniques are provided; it is acknowledged that the provision of such measures may conflict with tree preservation and/or the provision of a public park. In such instances, new plantings are preferred over preservation as the primary means to comply with tree canopy requirements.*  
The project includes two large underground detention vaults located at the northwest and southeast corners of the site. According to the data provided on Sheet 9 of the CDP/FDP, the southern facility (that drains to the existing neighborhood) has exceeded the minimum PFM requirements by utilizing an enhanced detention method that will detain the 1 year storm on-site for 24 hours. Post-development peak flows will be less than pre-development conditions for the 2, 10, and 100 year storm. The northwestern facility will meet or exceed outfall requirements. Three storm filters are proposed that will reduce phosphorous by 44.6% (above the minimum required 40%). Additional analysis of the adequacy of the stormwater measures are provided in a following section of this report; however, it is staff's opinion that this standard has been met.
- *Where new tree plantings are utilized in lieu of preservation, the development exceeds the minimum 10-year canopy requirements in the PFM.*  
Sheet 6 of the CDP/FDP indicates that the project just exceeds the 10-year tree canopy requirements by approximately 200 sf.
- *Noise impacts from Route 7 are effectively mitigated.*  
The noise study provided by the applicant indicate that the townhouses and single family houses closest to Route 7 are affected by noise levels greater than 65 dBA and require mitigation. The applicant has proposed a masonry wall along Leesburg Pike in conjunction with appropriate noise attenuation measures to mitigate exterior and interior noise within ordinance standards. A proffer commitment is provided that requires affected exterior walls, doors and windows, to be constructed so as to reduce interior noise to 45 dBA.

- *Expands the existing roadway network to increase connectivity, allows for efficient internal circulation, disperses cut-through traffic and minimizes negative effects on the surrounding roadway network.*  
The design of the private roadway network allows for connectivity to both Dale Drive and Chestnut Street, but the streets are offset to discourage cut-through traffic through the development.

In summary, the proposal falls below the density range and has met the guidelines adopted for the site in the recent Plan Amendment. Overall staff finds that the proposed development is in harmony with the land use recommendations of the Comprehensive Plan.

### **Residential Development Criteria (Appendix 6)**

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 historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. Accordingly, all rezoning requests for new residential development are evaluated based on the following eight criteria:

#### **1. Site Design**

*The Site Design criterion 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 applicant's proposal was amended after the initial submission to incorporate Parcel 102, at the corner of Chestnut Street and Leesburg Pike. The project now provides for a full consolidation of the Sam's Farm and Surrey Lodge tract, consistent with the recommendations in the recently amended Comprehensive Plan. As depicted on the CDP/FDP, the proposal is compatible with surrounding low-density residential development. The plantings and fencing along Chestnut Street will help to buffer the project from proposed commercial development on the east side of Chestnut Street. The CDP/FDP show four usable open space areas distributed throughout the site that include both active and passive amenity features. Details for these areas, provided on Sheet 11 of the CDP/FDP, show appropriate plantings and accent features like trellises, benches, and shade trees. Overall, staff finds that this criterion has been met.

#### **2. Neighborhood Context**

*The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community as evidenced by an evaluation of the bulk/mass/orientation of proposed dwelling units, lot sizes, architectural*

*elevations/materials, and changes to existing topography and vegetation in comparison to surrounding uses.*

In staff's opinion, the proposal for the site is sensitive to the surrounding neighborhood context. The seven single-family detached units have been situated along Dale Drive and at the southwest corner of the site, adjacent to existing single-family detached homes on Dale Drive and the north side of Gordons Road. By fronting the homes towards Dale Drive, they will complement those across the street, better than would townhouses as was originally proposed. The other homes on Gordon Road and Chestnut Street that border the southeast corner of the site will abut open space and transitional screen plantings. Finally, although the colonial-style architecture proposed for both detached and attached units is generally compatible with the surrounding neighborhood, staff recommends that Craftsman-style elements be specifically committed to, to better blend this development with existing newer development west of Dale Drive. While staff acknowledges that significant mature trees are being removed which will alter the present character of the site, the proposal will meet the 10 year canopy requirements with re-plantings. It is staff's opinion that this criterion has been met.

3. Environment (See Appendix 7 for Environmental Analysis)

*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.*

The key environmental issues for the application property are the proper handling and treatment of stormwater, grading of existing topography, and the preservation of the mature trees which characterize the site. Since no stormwater measures currently exist at the property, the addition of a modern stormwater management system will provide tangible benefits over existing conditions. Two sub-surface facilities are proposed to reduce post-development peak flows below existing levels. These facilities are sized to exceed minimum standards by detaining the one year storm for 24 years. Water quality is addressed through the use of storm filters that will exceed requirements for phosphorous reduction. Stormwater management is discussed in greater detail in the public facilities analysis of this report; however in summary, staff feels this criterion has been met. Retaining walls are proposed along the southern property. Staff recommends that these features be terraced and planted to minimize impacts on new and existing development. Finally, any potential noise impacts have been adequately addressed through proffer commitments for walls and construction techniques to comply with the Zoning Ordinance standards for noise mitigation.

*Green Building*

The applicant has proffered to obtain Energy Star for Homes certification for the

detached and attached units.

### *Noise Mitigation*

The Policy Plan recommends mitigation of the effects of noise generated by transportation to levels of no greater than DNL 65 dBA for outdoor activity areas, and DNL 45 dBA for interior areas of residences. The applicant has submitted a noise study of the property dated February 15, 2013. The analysis indicates that projected traffic noise will be greater than 65 dBA within the interior of the units on Lots 1 and 31-47 (those closest to Leesburg Pike). Mitigation will be necessary in order to meet the Ordinance. The illustrations on page 3 of the development plans depict a barrier height of 5-7 feet. The barrier height should be a minimum of 6 feet higher than the highest point of each privacy yard. The noise study recommends a barrier height of 6-7 feet. The barrier height should be measured between the piers. The interior of the affected units must be designed to ensure that interior noise levels do not exceed 45 dBA. The draft proffers provide for alternative interior noise attenuation measures subject to the implementation of a refined noise study as reviewed and approved by the Department of Public Works and Environmental Services (DPWES) in consultation with the Department of Planning and Zoning. While further study will be necessary to refine the most effective measures, the applicant has proffered to utilize noise attenuation measures with enhanced exterior walls, doors and glazing, and surfaces sealed and caulked to achieve noise levels to DNL 45 dBA for interior areas of the affected residences .

#### 4. Tree Preservation & Tree Cover Requirements

*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.*

The property contains significant areas of mature tree cover. With the exception of the tree save area at the southeast corner of the site, the applicant is proposing to remove many of the existing trees on the property. While some tree removal is unavoidable to provide space for the buildings, streets and utilities, staff continues to recommend that the applicant examine ways to save additional trees through careful grading and siting of utilities. The applicant proposes to plant new trees and landscaping to satisfy the tree canopy coverage requirements. It should be noted that the recently adopted site-specific text in the Comprehensive Plan acknowledges the necessity of tree removal in exchange for enhanced stormwater management controls. The plan states that if the applicant provides greater than the minimum stormwater requirements, a tree preservation target area modification may be appropriate. Additional comments related to tree planting requirements are discussed in the urban forest management analysis.

### ***Urban Forest Management Analysis*** (Appendix 8)

UFM staff have reviewed the proposal and identified several concerns. These concerns have largely been addressed but several items remain at least partially unresolved:

#### *Transitional Screening*

Staff has commented that the proposed 25 foot transitional screen along the southern property line near Chestnut Street does not meet the Ordinance requirements. The vegetation in the tree save area identified on the plans contains mature tulip poplar trees that do not provide a screen at eye level. Additional understory plantings are recommended including a mix of category I and category II evergreen trees and evergreen shrubs to meet the intent of the transitional screening requirement. The applicant has submitted revised plans that include additional understory plantings in this location. In addition, a development condition is proposed to require conformance with this recommendation. With the adoption of this condition, this issue is addressed.

#### *Limits of Clearing and Grading*

The proposed limits of clearing and grading along the southern property line at the location of the retaining wall on lots 5-7 provides only minimal preservation for the existing off-site trees and vegetation in this area. The limits should be relocated 10 feet to the north to protect the vegetation from construction activities. A development condition is proposed to require that the limits be expanded to the extent feasible. With the adoption of this condition, this issue is addressed.

#### *Utility Conflict*

There are two trees shown to be planted on top of a proposed utility pipe located to the west of lots 16 and 17. The applicant has submitted a revised plan that has rectified this condition.

## 5. Transportation

*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 proposed development would be accessed from Dale Drive and Chestnut Street. Both streets currently lack shoulders, curbs and sidewalks and would be improved and widened to 24 feet as part of the development. Internal circulation is provided via a network of private streets. Adequate sidewalks and internal pedestrian connections have been provided around and through the site. The development has been designed to discourage cut-through traffic from Dale

Drive to Chestnut Street. A 10' wide trail is proposed along Leesburg Pike that provides a connection to the signalized crossing at Haycock Road and access to the West Falls Church Metro. A proffer is included to fund possible traffic calming on adjacent streets to address long-standing cut-through problems. Staff believes this criterion has been met.

***Transportation Analysis*** (See Appendix 9 for FCDOT and VDOT memoranda)

FCDOT and VDOT have reviewed the proposal and identified several concerns. These concerns have largely been addressed by the most recent plan submission and are summarized here:

*Neighborhood Traffic Calming*

Residents of the surrounding Fall Hill neighborhood voiced concerns about increased traffic volumes along Dale Drive and Chestnut Street as well as on Gordons Road. The applicant conducted a traffic calming study which analyzed the effects of the proposed development as well as documented existing conditions. While the results of the study did reveal appreciable cut-through traffic as drivers attempt to avoid the light at Leesburg Pike and Haycock/Shreve Road, it did not conclude that the subject application generated the immediate need for physical traffic calming measures. As an alternative, the applicant has provided a proffer commitment for \$50,000 for any future traffic calming, traffic management, pedestrian enhancements and/or parking management measures deemed appropriate.

*Street Standards*

Both FCDOT and VDOT commented that the public street standards for Dale Drive and Chestnut Street need to be revised to reflect that no parking will be allowed on either side of the street. In addition the public street cross section for Dale Drive should indicate a minimum width of 24' from the existing curb on the west side. To avoid an uneven right-of-way at each proposed driveway on Dale Drive, a four foot wide buffer should be provided. The applicant has submitted a revised plan that provides a street section in accordance with this recommendation. In addition, a proffer has been provided that all public streets will be constructed per VDOT standards for acceptance and maintenance into State secondary system and sufficient ROW will be dedicated. With the adoption of this proffer, this issue has been addressed.

*Wayfinding Signage*

FCDOT has requested that \$750 be contributed towards bicycle wayfinding signage directing cyclists the nearby W & OD trail. Staff is continuing to work the applicant to provide this commitment as part of the proffers.

### *Bicycle Racks*

FCDOT has requested that three bicycle racks be provided adjacent to the community open spaces. The applicant has provided a revised plan that includes bicycle racks in the details of the open space areas. As such, this issue has been addressed.

## 6. Public Facilities

*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.*

The applicant has proffered to provide a monetary contribution for public schools and recreational facilities. The applicant has proposed BMPs and other stormwater measures that, subject to DPWES approval, will provide a tangible benefit. Overall, staff believes this criterion is adequately addressed. Specific Public Facilities issues are discussed in detail in Appendices 10 – 16.

### **Park Authority** (Appendix 10)

The Park Authority reviewed the application and identified several issues and recommendations. While most of these have been addressed, one remains at least partially unresolved:

#### *Recreation Contribution*

While the applicant has proffered to expend the \$1,700 per non-ADU unit required for open space and recreational features in the PDC district (per Sec.6-209 and 16-404 of the Zoning Ordinance), the Park Authority maintains that this offsets only a portion of the impact on recreational facilities anticipated to be generated by new residents of the development. Therefore, staff has requested that the applicant contribute a fair share contribution of \$893 per new resident ( $124 \times \$893 = \$110,732$ ) to offset the effects to service levels at nearby facilities. The applicant has not proffered to provide this fair share contribution and, as such, this issue remains unresolved; however, staff is continuing to negotiate with the applicant.

### **Fairfax County Public Schools (FCPS)** (Appendix 11)

The proposed development would be served by Shrevewood Elementary School, Kilmer Middle School and Marshall High School. If development occurs within the next six years, all three schools are projected to have a capacity deficit. The total number of students generated by the development is anticipated to be 20 students (11 elementary, 3 middle, 6 high school). Staff requests that the

applicant contribute \$209,760 (or if fewer units are built, an amount equal to \$10,488 per student) to offset potential impacts from the additional students on the schools. The applicant has proffered to make the contribution for capital improvements to Fairfax County schools in conformance with the guidelines in effect at the time the application was filed and accepted. FCPS has indicated this contribution is acceptable. No issues remain.

### **Sanitary Sewer** (Appendix 12)

The property is located within the Cameron Run Watershed, and would be ultimately serviced by the Alexandria Sanitation Authority (Alex Renew Enterprises) Treatment Plant on Eisenhower Avenue in the City of Alexandria. There is an existing 8-inch line located in an easement on the property, which is deemed adequate at this time.

### **Water Service** (Appendix 13)

Water service for the property will be provided by Falls Church Water from an existing main in Leesburg Pike.<sup>1</sup>

### **Fire and Rescue** (Appendix 14)

The proposed development would be served by Fire Station #413-Dunn Loring. Based on a review of the CDP/FDP the Fire Marshal has not identified any concerns with the proposed layout, but has noted that fire lanes must be provided in accordance with the PFM.

### **Health Department** (Appendix 15)

The Health Department notes that one of the existing homes on Dale Drive is served by an on-site septic system. The tank will need to be properly abandoned in order to receive the demolition permit.

## 7. Affordable Housing

*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.*

As the applicant's proposal falls below the density range in the Comprehensive Plan, the Affordable Dwelling Unit ordinance is not applicable, per the provisions in Part 8 of Article 2 of the Zoning Ordinance. A proffer has been proposed that will provide a contribution to the housing trust fund in an amount equal to one-half

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<sup>1</sup> Falls Church Water will be purchased by Fairfax Water in 2014, subject to the results of a City of Falls Church ballot question scheduled for November 2013,

of one percent of the value of all units approved at the site plan in accordance with Board of Supervisors' policy. This criterion has been met.

8. Heritage Resources

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

The applicant has proffered to undertake a Phase I archaeological assessment to determine if any resources are located on the property. A proffer has been proposed requiring the applicant to conduct additional studies (Phase II and III) if warranted, in consultation with Park Authority. This criterion has been addressed.

**Stormwater Management** (Appendix 16)

According to the applicant's stormwater narrative and adequate outfall analysis, two underground facilities are proposed at the northwest (F1) and southeast (F2) corners of the site. The property straddles a major drainage divide between the Pimmit Run and Cameron Run watersheds which creates a need for two facilities to capture runoff leaving the site in both directions. Facility F1 is shown as a corrugated metal pipe (CMP) system that occupies an area of 5,000 sf., has a storage volume of 14,000 cubic feet, and drains to the Pimmit Run watershed. According to the stormwater narrative, this facility has been sized so that that post-development outfall will meet or exceed PFM standards. Facility F2 is an underground concrete vault the occupies an area of 9,500 sf. and has a storage capacity of 54,000 cubic feet. This facility, which drains towards the Falls Hill neighborhood, has been designed to provide for extended detention of the 1 year storm for 24 hours, in addition to reducing post development peak flows below pre-development conditions for two, ten, and 100-year storms. Three storm filters are proposed that will provide 44.6% phosphorus removal to meet water quality (BMP) requirements. A waiver from the PFM (Section 6-0303.8) is required to locate an underground detention facility in a residential development. This waiver must be approved by the Board concurrently with the rezoning application. DPWES has reviewed the waiver request (#0082-WPFM-002-1) and recommended approval subject to conditions listed in Attachment "A" of Appendix 16, and included in the development conditions. Final determination of the adequacy of the proposed system will be made by DPWES at the time of site plan review.

**ZONING ORDINANCE PROVISIONS** (Appendix 17)

**Planned Development District Standards**

All rezoning proposals in a "planned" District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans.

## **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 has been designed to address the newly adopted recommendations in the Comprehensive Plan; key among these are providing an effective transition to the surrounding neighborhood and effectively managing stormwater runoff. Thus, the higher-density townhouses are located closer to Leesburg Pike and are separated from the surrounding neighborhood by a combination of open space and the lower density single-family detached units. Stormwater controls have been intentionally sized to exceed minimum requirements. The open space areas are well distributed throughout the site and the illustrative details show an attractive combination of active and passive recreation spaces that are easily accessible. The applicant will meet their affordable housing requirement through a contribution to the housing trust fund. Therefore, it is staff's opinion that the CDP/FDP as proposed, meets the purpose and intent of the PDH District.

### **Sect. 6-107, -109, and -110 Lot Size Requirements, Maximum Density, and Open Space**

*Section 6-107 states that a minimum of two acres is required for approval of a PDH District. Section 6-109 states that the maximum density for the PDH-8 District is 8 dwelling units per acre (du/ac). Par. 1 of section 6-110 requires a minimum of 25% of the gross area as open space in the PDH-8 District. Par. 2 of section 6-110 requires that recreational amenities be provided in the amount of \$1,700/du.*

The area of this rezoning application is 7.86 acres which meets the minimum district size requirement. The applicant proposes a density of 6.74 du/ac, which falls below the density range recommended by the Comprehensive Plan. The applicant proposes to retain 25.4% of the site as open space. The applicant has also proffered to provide the required monetary contribution per unit to be provided on-site. It is staff's opinion that 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.*

The comprehensive plan recommends the subject site for residential use at a density of 7-8 du/ac, predicated on full consolidation of the property and subject to a series of conditions described in detail in the land use analysis section of this report. The proposal for 43 single-family attached residential units and seven detached units at a density of 6.74 du/ac as depicted on the CDP/FDP is in conformance with Plan with respect to land use type, character and intensity. Staff finds this standard is satisfied.

*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.*

It is staff's opinion that the CDP/FDP provides a functional layout with well-designed common open spaces as intended in the PDH District more so than would a development proposal under a conventional district. The mixture of single family attached and detached residential units at 6.74 du/ac could be permitted under the R-8 district. However, the conventional district requires a lower percentage of open space (20% versus 25%) and has no requirements that such space be publically accessible or usable. The larger yard requirements in the conventional district would further reduce the ability to provide communal amenities. In exchange for the relaxation of these bulk standards, the Zoning Ordinance calls for an innovative project that provides a high quality residential environment with well-designed public spaces, attractive architectural design and high quality building materials. It is staff's opinion that these elements have been provided as evidenced by the multiple open space areas, stormwater management, and commitment to Energy Star certified homes; thus, this standard has been met.

*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.*

The site presently contains numerous mature trees; there is also steep topography at the southern and southwestern portions of the site. Due to required grading for the homes, utilities, stormwater management and streets the development will result in tree removal. However, it should be acknowledged that the proposal calls for below the recommended density range for the site and that the comprehensive plan placed specific priority on effective stormwater management over tree preservation. The proposed tree preservation in conjunction with the new plantings will exceed the 10 year tree canopy requirements. While staff cannot conclude that this standard has been achieved in full, it is our opinion that the aspects discussed above serve as mitigating factors and the development has protected scenic features to the extent possible.

*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 consist mainly of single-family homes to the west and south, with a proposed retail and office use to the east, and two public schools to the north across Leesburg Pike. The design of the development has intentionally sought to locate the higher density attached units away from the existing detached houses. New detached houses or open space are located closest to the surrounding neighborhood along Dale Drive and the southern property line. Transitional screening is also provided along the southern portion of Chestnut Street to hide the view of the stormwater facility and common space. It is staff's opinion that the applicant's proposal does not present an immediate conflict or negative effect on the use, value, or future development of any of the surrounding properties. 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 and utility services are available. Future residents will live within walking distance to rail transit at the West Falls Church metro station. This standard is 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 site layout includes internal pedestrian and vehicular connections to all parts of the development. Vehicle access is provided to Chestnut Street and Dale Drive. Pedestrian linkages are provided to these streets and directly to Leesburg Pike. Sidewalk facilities are also shown along all three public street frontages. It is staff's opinion 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 single-family attached units provide a minimum 25 foot rear yard setback and 18 foot side yard setback to Leesburg Pike. The units along Chestnut Street provide a minimum 25 foot rear yard and 12 foot side yard. These dimensions exceed the bulk regulations of the R-8 district which require a setback of no less 20 feet (30 degree ABP) and 10 feet (15 degree ABP) for the rear and side yards, respectively. The single family detached units along Dale Drive are shown with a front yard of at least 18 feet and the units along the southern property line have a minimum rear yard of 20 feet. These figures generally conform with R-8 district standards which require a 20 foot (30 degrees ABP) minimum front yard and 25 foot minimum rear yard. It should

be noted that the presence of the retaining wall along the southern property line will mitigate the effect the smaller rear yard as viewed from the adjacent properties, as the homes will sit below the existing homes and will be terraced and landscape. As shown on the CDP/FDP, the proposed interior parking lot landscaping and tree canopy coverage requirements also meet the Zoning Ordinance standards. The required 25' wide transitional screening and barrier requirements is also being met along the southern and eastern property line around the stormwater management facility; an exception to this is a request to substitute an evergreen hedge for a solid barrier along Chestnut Street. Staff supports the modification request; additional discussion of the screening plantings is provided in the waivers and modifications section.

*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 application meets or exceeds the open space and parking requirements that would typically be required for a conventional district. Any entry signage will conform to the provisions in Article 12. 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.*

The application provides for one access point onto Dale Drive and a second access point on Chestnut Street. A series of three 24'-26' wide private streets are proposed to serve the attached residential units and three of the detached units. Both Dale Drive and Chestnut Street are being widened and improved to a width of 24'. The street network is designed to allow full access through the development while discouraging through traffic. All driveways will be a minimum of 18' in length to accommodate parking. Sidewalks are provided along all private and public streets that allow for access throughout the development and onto all three adjacent roadways. The 10' wide trail proposed for Leesburg Pike will connect with existing sidewalks to the east and provide access to the signalized intersection at Haycock Road and the nearby West Falls Church Metro. Overall, staff supports the vehicular and pedestrian circulation network depicted on the CDP/FDP; This standard has been met.

## **Overlay District Requirements**

### Highway Corridor Overlay District (HC) (Sect. 7-600)

The proposed single-family attached and detached residential units are not subject to the additional regulations on auto-oriented, fast service, or quick-turn over uses within a Highway Corridor Overlay District; thus the provisions of the HC district are not

applicable.

**Waivers/Modifications:**

Modification pursuant to Section 11-302 of the Zoning Ordinance to allow private streets greater than 600 feet in length in favor of the streets shown on the CDP/FDP.

The Zoning Ordinance limits private streets to be maintained by a homeowners association to 600 feet in length unless approved by the Director. In total, the three private streets shown on the CDP measure approximately 1,400 feet in length. FCDOT and the fire marshal have reviewed the proposed layout and determined that the design of the private street network is adequate to provide traffic movement throughout the development, access for emergency and maintenance vehicles, and parking. Accordingly, staff supports the waiver request.

Waiver/Modification of transitional screening and barrier requirements pursuant to Section 13-305 of the Zoning Ordinance between the detached and attached residential units and along Dale Drive in favor of the plantings shown on the CDP/FDP.

Given the mix of proposed unit types there are transitional screening and barrier requirements between the proposed townhouses single-family detached houses on the property. The area in question is in the vicinity of the proposed lot which is shown with tree and shrub plantings. In order to encourage a sense of community between the residents of the different unit types, staff supports a waiver of any transitional screening and barrier requirements between the proposed units. In addition, there is a transitional screening and barrier requirement between the underground detention facility and Dale Drive. The applicant has provided plantings in this location, but the location of the facility prevents the provision of 25' wide screening yard. Given that the facility will be underground and will be planted with grasses and groundcover, staff does not object to the modification request.

Modification of the barrier requirements pursuant to Section 13-305 of the Zoning Ordinance in favor of the plantings shown on the CDP/FDP.

Along the portion of Chestnut Street where transitional screening and barriers are required (opposite the single-family detached homes) the applicant has requested a modification of the barrier requirement to allow a 42"-48" tall evergreen hedge in lieu of a 42"-48" tall wall or solid fence. The area in question is adjacent to the stormwater facility at the southeast corner of the site. As a conforming 25' wide screening yard is being provided, the modification request relates only to the barrier. In staff's opinion, an evergreen hedge will provide similar screening properties to a wall and will provide a more attractive appearance along Chestnut Street. In addition, the applicant has proposed to run a continuous 3' tall decorative cast aluminum fence along the site's entire Chestnut Street frontage and meeting the barrier requirement would create an inconsistent appearance. Accordingly, staff supports the modification

request. Staff notes that a possible access point to the SWM facility is shown in this location. If an access point is provided in this location, the gate should be a solid fence at least 48" tall to maintain an effective screen.

Modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions contained in Attachment A of Appendix 15 (Waiver #24549-WPFM-001-1).

Stormwater detention will be provided by two underground facilities at the northwest and southeast corners of the property. The applicant has proffered to provide stormwater management as depicted on the CDP/FDP and in conformance with Waiver # 0082-WPFM -002-1 and all applicable provisions of the County's PFM. DPWES recommends that the Board approve the waiver to locate underground facilities in a residential area, subject to Waiver # 0082-WPFM -001-1 and conditions dated March 28, 2012, as contained in Appendix 14, as Attachment A, and contained in the development conditions.

Modification of the Tree Preservation Target Area requirement pursuant to Section 12-0508.3 of the PFM in favor of the plantings shown on the CDPA/FDPA/SE Plat.

The applicant has requested a modification of the tree preservation target area and has submitted justification to DPWES indicating that conformance would preclude development of the use and intensity permitted by the Zoning Ordinance and because construction activities could reasonably be expected to impact existing trees. While the property contains many mature trees, the steep topography necessitates significant grading to install the foundations, roadways, stormwater facilities and streets required for the development. The applicant will be providing 6,563 sf. of preservation area as opposed to 30,804 sf. that is required or 10% of the existing canopy rather than 47%. Staff acknowledges this is a significant reduction; however, the recently adopted comprehensive plan amendment specifically identified that such a modification could be justified by adequately addressing stormwater management and exceeding the 10-year canopy requirements through new plantings. It is staff's opinion that both of these prerequisites have been met, and as such, staff supports the requested waiver. However, staff recommends that as the applicant refines their grading plan, opportunities for additional tree preservation should be pursued through the careful siting of buildings and infrastructure.

## **CONCLUSION AND RECOMMENDATIONS**

### **Conclusion**

The application proposes to develop one of the largest contiguous pieces of land remaining along Leesburg Pike inside the Beltway, with 46 townhouses and seven detached houses. Given the location along a major thoroughfare and in proximity to Interstate 66 and the West Falls Church Metro, the Comprehensive Plan has envisioned the eventual redevelopment of the site since at least the 1970s. Over the

course of many months the applicant has worked with staff, and the surrounding community to refine the CDP/FDP along with the vision for the wider neighborhood; culminating in an amendment to the comprehensive plan that reduced the recommended density on the property. Subsequent changes to the CDP/FDP and revised proffer commitments have addressed concerns about transitions to the existing neighborhood, stormwater management and traffic. Accordingly, it is staff's opinion that the request for approval of the Rezoning and Final Development Plan are in conformance with amended Comprehensive Plan and all applicable provisions of the Zoning Ordinance.

### **Staff Recommendations**

Staff recommends approval of RZ 2011-PR-025 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2011-PR-025 subject to the conditions contained in Appendix 2.

Staff recommends a waiver to allow private streets greater than 600 feet length in favor of the streets depicted on the CDP/FDP.

Staff recommends a waivers of the transitional screening and barrier requirements between the proposed attached and detached residential units and along Dale Drive in favor of the plantings shown on the CDP/FDP.

Staff recommends a modification of the barrier requirement along Chestnut Street in favor of the plantings shown on the CDP/FDP.

Staff recommends approval of a modification of the PFM requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions contained in Attachment A of Appendix 16 (Waiver #0082-WPFM-002-1).

Staff recommends approval of a modification of the Tree Preservation Target Area requirement in favor of the plantings shown on the CDP/FDP.

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

## **APPENDICES**

1. Draft Proffers
2. Final Development Plan Conditions
3. Affidavit
4. Statement of Justification
5. Comprehensive Plan Citations
6. Residential Development Criteria
7. Environmental Analysis
8. Urban Forest Management Analysis
9. Transportation (FCDOT and VDOT) Analysis
10. Park Authority Analysis
11. Fairfax County Public Schools
12. Sanitary Sewer Analysis
13. Water Service Analysis
14. Fire and Rescue Analysis
15. Health Department Analysis
16. Stormwater Management Analysis
17. Zoning Ordinance Provisions
18. Glossary

**DRAFT PROFFERS  
CHESTNUT STREET, LLC**

**RZ 2011-PR-025**

**June 27, 2013**

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended and subject to the Board of Supervisors approving a rezoning to the PDH-8 District, for property identified as Tax Map 40-3 ((1)) 99, 100, 101, 102, Tax Map 40-3 ((5)) 23, 24, Tax Map 40-3 ((7)) 1, 2, 3, 4, and Tax Map 40-3 ((8)) A (the "Property"), the Applicant and the owner proffer for themselves, their successors and assigns the following conditions:

1. Development Plan.

- A. Development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) prepared by Urban, Ltd., consisting of 13 sheets, dated June 3, 2011, as revised through June 21, 2013.
- B. Notwithstanding that the CDP/FDP is presented on 13 sheets, it shall be understood that the proffered portion of the CDP shall be the entire plan shown on Sheet 5 relative to the points of access, the maximum number and type of dwelling units, the amount and location of open space, the location of the limits of clearing and grading, 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, increase building height, decrease surface parking, decrease the amount of open space; decrease the setback from the peripheries; increase the height of retaining walls or reduce open space or landscaping.

2. Transportation

A. Leesburg Pike

- (1) At the time of subdivision plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors, right-of-way up to

78 feet from the centerline of Leesburg Pike along the Property's Leesburg Pike frontage as shown on the CDP/FDP.

B. Dale Drive.

- (1) At the time of subdivision plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors, right-of-way sufficient to provide a consistent 50 foot wide right-of-way along the Property's Dale Drive frontage as shown on the CDP/FDP.
- (2) The Applicant shall construct frontage improvements along Dale Drive to VDOT standards, with the face of curb set approximately 24 feet from the opposing face of curb from Route 7 south to the proposed Private Street as shown on the CDP/FDP, prior to issuance of any Residential Use Permit for the Property.
- (3) The Applicant shall construct frontage improvements along Dale Drive to VDOT standards, with the face of curb set approximately 12 feet from the existing centerline from south of the proposed Private Street to the southwestern corner of the Property as shown on the CDP/FDP, prior to issuance of any Residential Use Permit for the Property.

C. Chestnut Street.

- (1) At the time of subdivision plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors, sufficient right of way along the Property's Chestnut Street frontage as shown on the CDP/FDP in order to provide for a total right-of-way width of 50 feet.
- (2) The Applicant shall construct frontage improvements along Chestnut Street as shown on the CDP/FDP to VDOT standards, which provides for construction of the face of curb set 9.5 feet in from the proposed right-of-way line, prior to issuance of any Residential Use Permit for the Property.

D. Private Streets.

- (1) The private streets shown in the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities manual ("PFM") standards for public streets.
- (2) Initial purchasers shall be advised of the requirement to maintain private streets and estimated costs prior to entering into a contract of sale. This requirement to maintain the private streets as constructed and the estimated maintenance costs shall be included in the homeowners' association documents prepared for the Application Property.

- (3) A public access easement in a form acceptable to the County Attorney shall be recorded over all private streets internal to the development in order to facilitate their use by others at the time of Site Plan approval.
  - E. Delays. Should any of the transportation improvements or acceptance by VDOT described herein be delayed due to circumstances beyond the Applicant's control, later dates for compliance may be permitted as determined appropriate by the Zoning Administrator.
  - F. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.
3. Trails and Sidewalks.
  - A. The Applicant shall construct a 10 foot wide Type 1 Trail or sidewalk along the Property's Leesburg Pike frontage as shown on the CDP/FDP. This trail or sidewalk shall be constructed concurrent with adjacent development of units within the Property.
  - B. The Applicant shall construct 5 foot wide concrete sidewalks along the Property's Chestnut Street and Dale Drive frontages, and within the development as shown on the CDP/FDP. The sidewalks along the periphery of the Property shall be constructed prior to the issuance of the first Residential Use Permit, and the internal sidewalks shall be constructed concurrent with adjacent development of units within the Property. Construction of sidewalks connecting to adjacent properties is subject to obtaining any required off-site construction easements. The Applicant shall demonstrate all attempts to obtain off-site easements to DPWES. These attempts shall be evidenced by the submission of no more than two certified letters to the owners of the property upon which the easement is to be located in which the Applicant (a) specifies any impacts to that property resulting from the sidewalk's construction and (b) offers reasonable compensation for such necessary easements, and (c) these letters remain unanswered for more than one month or (d) the owners of the property upon which the easement is to be located provide a written response or email refusing the easement as reasonably offered and as described in (a) and (b) above. The Applicant shall escrow funds sufficient to construct the sidewalks connecting to adjacent properties if off-site construction easements cannot be obtained.
  - C. Delays. Should any of the trail or sidewalk improvements described herein be delayed due to circumstances beyond the Applicant's control, later dates for compliance may be permitted as determined appropriate by the Zoning Administrator.

4. Landscape Plan. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on Sheet 6 of the CDP/FDP shall be submitted concurrently with the first submission of the site plan. The landscape plan shall include detailed streetscape and open space landscaping. Said plan shall be coordinated with and approved by the Urban Forester. Street trees along Leesburg Pike, Dale Drive and Chestnut Street and all deciduous trees shall be a minimum of 2 to 2.5 inch caliper at the time of planting. All street trees shall be located subject to VDOT approval so as not to interfere with required sight distance. All evergreen trees shall be a minimum of 7 feet high at the time of planting. The Applicant shall provide maintenance and replacement of landscaping as necessary until final Bond Release, at which point this maintenance shall be the Homeowners Association's responsibility.

5. Tree Preservation.

A. 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, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP 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, and others as necessary, shall be included in the plan.

In addition, the Applicant shall evaluate opportunities where it will be reasonably practical to transplant native trees with a maximum caliper of 4 inches from areas to be graded to other locations on the Property. The Applicant shall transplant such trees prior to commencing grading activities if it is determined by the Applicant and Urban Forestry that it is reasonably practical to transplant these native trees.

B. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application 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. 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 Application 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 Application 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.

- C. The Applicant shall retain the services of a certified arborist or landscape architect and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, 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. The Applicant shall notify the Providence District Supervisor no less than ten (10) days in advance of the Tree Preservation Walk-through meeting. At the discretion and the direction of the Providence District Supervisor, the Falls Hill Homeowners Association and the abutting Gordon's Road property owners (TM 40-3 ((8)) All) shall be notified by United States Mail

no later than five (5) days in advance of the Tree Preservation Walk-through meeting inviting them to the meeting to discuss the limits of clearing and grading. The Providence District Supervisor shall be notified of the name and contact information of the Applicant's representatives responsible for the site monitoring at the Tree Preservation Walk-through meeting.

- D. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFM, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- E. All trees shown to be preserved on the tree preservation plan shall be protected by temporary tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to a six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer 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. Ten (10) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, and the Providence District Supervisor 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 corrected, as determined by the UFMD, DPWES. At the discretion and the direction of the Providence District Supervisor, the Falls Hill Homeowners Association and the abutting Gordon's Road property owners (TM 40-3 ((8)) All) shall be notified by United States Mail no later than five (5) days in advance of any clearing, grading or demolition activities. In this letter they shall be invited to be in attendance when the UFMD, DPWES, and the Providence District Supervisor inspect the site to ensure that all tree protection devices have been correctly installed.

- F. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- (1) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
  - (2) Root pruning shall take place prior to any clearing and grading, or demolition of structures.
  - (3) Root pruning shall be conducted with the supervision of a certified arborist.
  - (4) An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
- G. The demolition of all existing features and structures within areas protected by the limits of clearing and grading as shown on the CDP/FDP shall be conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved.
- H. During any clearing or tree/vegetation/structure removal a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
6. Stormwater Management/Best Management Practices/Low Impact Development ("LID") Techniques.
- A. Stormwater management shall be provided within underground facilities which could have the following design characteristics:
- (1) Underground CMP systems;
  - (2) Underground metal alloy systems;
  - (3) Underground High Density Polyethylene ("HDPE") systems;
  - (4) Underground concrete vaults; and/or

(5) StormFilter or approved equal for BMPs.

The Applicant shall design the SWM facility that drains toward "Outfall B" as identified on Sheet 10 of the CDP/FDP pursuant to the "Detention Method" as set forth in Section 6-0203.4C of the PFM or as otherwise may be approved by DPWES. This facility shall also be designed such that the 100-year storm peak runoff rate shall be reduced to a level below the pre-development rate for the site in a good forested condition as described in Section 6-0203.4A of the PFM and as shown on Sheet 9 of the CDP/FDP.

The Applicant shall design the facility that drains toward "Outfall A" as identified on Sheet 10 of the CDP/FDP such that the post development peak runoff rate for the 2- and 10-year storm events shall be less than the respective predevelopment peak runoff rates.

- B. Supplementary innovative low impact development ("LID") measures may be used on the Property, such as a bio-retention facility (rain garden), grassy swales, and or permeable pavers subject to DPWES approval, in order to meet water quality requirements, if necessary.
- C. Prior to initial Site Plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "Stormwater Management Agreement") providing for perpetual maintenance of all elements of the stormwater management facilities in accordance with the approval of Waiver #0082-WPFM-002-1 dated March 28, 2012 or as may be amended, including any LID measures and underground detention facilities (the "Stormwater Management Facilities"). The Stormwater Management Agreement shall address the following concerns to the satisfaction of DPWES: (a) agreement by the owners and successors not to petition the County to take future maintenance responsibility or replace the underground facilities; (b) easements for County inspection and emergency maintenance to ensure that the facilities which are maintained by the Applicants are in good working order; and (c) establishment of procedures to facilitate County inspections. The Stormwater Management Agreement shall also require the Applicants (or a successor Homeowners Association ("HOA")) to contract with one or more maintenance/management companies to perform regular routine maintenance of the Stormwater Management Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES.
- D. The maintenance responsibilities of the owners under the Stormwater Maintenance Agreement shall be (a) disclosed to future purchasers prior to entering into a contract for sale; (b) specified in the HOA documents; and (c) included on recorded plats.
- E. Prior to initial site plan approval for the Property, the Applicant shall establish an account (the "Stormwater Maintenance Account") to be used for the ongoing

maintenance of the Stormwater Management Facilities on the Property. The Stormwater Maintenance Account shall be an interest bearing account held by a financial institution authorized to do business in Virginia. As applicable, a line item for ongoing maintenance of the Stormwater Management Facilities shall be included in the budget(s) for any HOA established, and the fees collected for such purposes by the HOA shall be deposited in the Stormwater Maintenance Account annually. The HOA documents that establish and control the HOA shall provide that the Stormwater Maintenance Account shall not be eliminated as a line item in the HOA's budget, and that funds in the Stormwater Maintenance Account shall not be utilized for purposes other than to fund the maintenance of the Stormwater Management Facilities.

- F. Prior to initial site plan approval, the Applicant shall make an initial contribution to the Stormwater Maintenance Account in an amount equal to the estimated cost for the maintenance of the underground vaults and pervious parking pavers, if any, for a period of ten years, which is \$20,000 (at \$2,000 per year) for underground stormwater vault maintenance and \$10,000 (at \$1,000 per year) for LID maintenance.
- G. Prior to final bond release, the Applicant shall submit a copy of a Stormwater Facilities Maintenance Manual (the "Manual") to DPWES that has been prepared by the Applicant for use by the HOA. A copy of the Manual shall also be provided to the HOA. The Manual, at a minimum, shall provide the following:
  - (a) a graphic depiction of the location of the drainage sheds and all Stormwater Management Facilities on the Property;
  - (b) a narrative explaining in non-technical terms the reasons why it is important for the HOA to properly maintain the Stormwater Management Facilities, including a general discussion of the downstream flooding concerns;
  - (c) a copy of the proffers requiring funding and contracting for the maintenance of the Stormwater Management Facilities; and
  - (d) any product manufacturer's manuals or other instructions, where applicable.

7. Recreational Facilities.

Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide a minimum expenditure of \$1,700 per developed unit (\$90,100 for 53 units) at the time of Residential Use Permit issuance for each dwelling unit for the development of recreational facilities within the Application Property. The Applicant reserves the right to install recreational/play equipment and benches within any of the Community Green areas as indicated on the CDP/FDP, without the need for an interpretation or approval of an FDPA; except that the Applicant shall not install a tot lot, playground or play equipment within Community Green #1, as identified on Sheet 11 of the CDP/FDP, and which is located generally between Units 7 and 20 as depicted on the CDP/FDP.

8. Noise Attenuation.

A. The Applicant shall provide the following noise attenuation measures as a result of the Traffic Noise Analysis prepared by Phoenix Noise and Vibration dated February 15, 2013:

- (1) In order to reduce interior noise to a level of approximately 45 dBA Ldn, Units 35-44 identified in the noise analysis as being impacted by highway noise having levels projected to be between 70 and 72 dBA Ldn shall employ the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 45. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- (2) In order to reduce interior noise to a level of approximately 45 dBA Ldn, Unit 1, Units 31-34 and Units 45-47 identified in the noise analysis having levels projected to be between 65 and 70 dBA Ldn shall employ with the following acoustical measures:

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

B. A solid masonry wall that is no more than seven feet in height shall extend along the frontage of Leesburg Pike as depicted on the CDP/FDP and as indicated in the Traffic Noise Analysis. It is the intention that this masonry wall will reduce exterior noise for the affected yards to 65 dBA or below.

C. Alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with DPZ.

9. Architectural Design.

- A. The architectural design of the units shall be generally consistent with the quality of construction and materials as shown on Sheet 12 of the CDP/FDP.
- (1) All units shall be constructed with a mixture of brick and/or stone, and HardiePlank or other comparable cement board. No vinyl or wood siding shall be used on the building facades.
- i. A minimum of 75% of calculated area of the front facades of each stick of single family attached homes and each single family detached home, excluding the area used for windows, doors and their surrounding moldings, shall be comprised of brick and/or stone.
  - ii. The front façade treatment of all single family attached end units shall be continued and provided on the sides of those units.
  - iii. Fenestration and/or doorways shall comprise a minimum of 25% of the front façade and 20% of rear facades of all single family attached homes.
  - iv. Fenestration and/or doorways shall comprise a minimum of 20% of the side facades of all single family attached end units.
  - v. Facades may include elements such as box bay windows, covered doorways and dormers to create architectural interest and variety.
  - vi. A variety of colors, tones, materials and/or articulation shall be provided for the rear façades to provide visual breaks within individual sticks of units.
- (2) In addition to Subparagraph (1) above, and in order to provide an appropriate transition to adjacent uses, the following units shall require enhanced façade treatments as described below:
- i. The side facades of Units 25 and 26 shall have the appearance of a front façade; in that these side facades shall be comprised of similar amounts and types of materials and architectural features as the fronts of these units, as determined by the Applicant, but shall not be required to contain a doorway.
  - ii. A minimum of 75% of the rear facades of Units 36–45, except for the area used for decks, windows, doors, and their surrounding moldings, shall be comprised of brick or stone.
  - iii. The rear façade of Units 20–25 shall be comprised of a combination of brick and/or stone and HardiePlank, or other comparable cement board, with the exception of areas comprised of fenestration and/or doorways.
- (3) Wood elements may be used for fencing and balconies.

- B. Balconies may be constructed out from the fronts of units, and balconies and/or decks may be constructed out from the rears of units in order to provide private outdoor space for those units. Private outdoor areas may be provided on the unit's roof at the rear of the unit; however, a wall instead of a railing shall be used to meet safety codes, and this wall shall match the façade of the unit upon which it is located.
- C. The elevations will be refined as a result of final design and engineering so long as the quality of the buildings remains in substantial conformance with those shown on the CDP/FDP and the materials are as stated within this proffer.
- D. All visible areas of retaining walls shall be faced with stone, brick, or decorative masonry materials, and shall be terraced and planted where possible.
- E. A six-foot high, board on board fence shall be constructed and maintained by the Applicant along the Application Property's southern periphery where the southern periphery is also designated as a side and/or rear yards of the abutting property and where the construction of such a fence shall not negatively impact trees or vegetation shown to be preserved on the CDP/FDP. If this board on board fence will negatively impact trees or vegetation shown to be preserved on the CDP/FDP, then the owners of abutting lots shall have the option to permit construction of the board on board fence on their lot by the Applicant, or to decline construction of the fence.

10. Sustainable Design.

- A. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. The major features of ENERGY STAR homes include features such as: effective insulation, high-performance windows, tight construction and ducts, efficient heating and cooling equipment, efficient products, and Third Party Verification (Home Energy Rater).
- B. Prior to issuance of the Residential Use Permit for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning from a home energy rater certified through the Residential Energy Services network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for HOMES qualification.

11. Use of Garages, Driveways and Common Area Parking Spaces.

- A. The Applicant agrees that individual garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). All driveways shall be 18 feet in length or greater so that 2 garage parking spaces and two driveway parking spaces are provided for each unit, for a total of 4 designated parking spaces for each unit.

- B. No parking of recreational vehicles (RVs), boats or trailers shall be permitted on the private streets or Common Area Parking Spaces on the Application Property. This restriction shall be included in the homeowners' association documents prepared for the Application Property.
  - C. The Homeowners Association shall have the ability to assign common parking spaces, following the procedures designated by the State of Virginia for the use of common areas.
  - D. Owners shall be advised of the use restrictions which shall be included in the initial lease/sales documents.
12. Schools Contribution. At the time of site plan approval the Applicant shall contribute the amount of \$9,378.00 per new student generated by the Application to the Fairfax County Board of Supervisors for the construction of capital improvements to Fairfax County public schools to which the students generated by the Property are scheduled to attend.
13. Housing Trust Fund Contribution. 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 Application 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 and DPWES.
14. Traffic Calming/Pedestrian and Bicycle Safety Improvements. At the time of Site Plan approval, the Applicant shall escrow \$50,000 for the installation of traffic calming and/or pedestrian and bicycle safety improvements, including caution and way finding signage, in the vicinity of the W&OD Trail Crossing on Shreve Road and within the Falls Hill Neighborhood. If these funds have not been utilized for the purposes identified above within 2 years of site plan approval, then the escrowed amount shall be used to provide other improvements to the W&OD Trail where deemed appropriate by the Northern Virginia Regional Park Authority.

15. Archaeological Review. A Phase I Archeological investigation by an archeological professional shall be conducted in areas identified by the Cultural Resource Management and Protection Section (CRMP) of the Park Authority 30 days before any land disturbance activities on the Property. Results of the Phase I study shall be provided to the CRMP. If the phase one study warrants a Phase II archeological investigation that investigation shall also be conducted and submitted to the CRMP but will not hold up the approval of the site plan and if that study warrants a Phase III evaluation and recovery effort that process shall not be a precondition of site plan approval and shall be carried out in conjunction with site construction.
16. Lighting. All outdoor lighting on the Property shall be in substantial conformance with that shown on Sheet 3 of the CDP/FDP and shall be in compliance with Part 9 of Article 14, Outdoor Lighting Standards. All lighting along Dale Drive, Chestnut Street and Leesburg Pike shall also be in compliance with PFM/VDOT standards.
17. Signs. Signs shall be in conformance with Article 12 of the Zoning Ordinance. No temporary signs (including "popsicle" 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 by any builder or at the Applicant's or any builder's direction to assist in the initial and future marketing and/or sales/rental of dwelling units on the Property. The Applicant shall direct its agents and employees involved in marketing the Property to adhere to this proffer.
18. Construction Activity.
  - A. Outdoor construction activities, any associated construction deliveries, any construction related loading or unloading of vehicles, and any construction related trash collection on the Property shall only occur between the hours of 7:00 a.m. and 9:00 p.m., Monday through Saturday, and between the hours of 9:00 a.m. and 9:00 p.m. on Federal Holidays, exclusive of Thanksgiving, Christmas, New Year's Day, Memorial Day, the 4<sup>th</sup> of July and Labor Day, on which no construction activities shall occur.
  - B. All construction related vehicular access and deliveries shall be from Route 7/Leesburg Pike to Dale Drive and/or Chestnut Street, and shall not be permitted on or across Gordons Road.
  - C. Construction workers shall either park on-site during the construction of the improvements on the Property or shall park in a remote location and be shuttled to the Property. Construction workers shall not be permitted to park on Chestnut Street, Dale Drive or Gordons Road.
  - D. The construction activity hours, parking restrictions, the name of a contact person for the construction activities, a 24 hour contact number shall be posted on the

Property during all construction activities. Any information posted on the Property during construction shall be posted in both English and Spanish.

- E. All construction site lighting shall use full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light shall be substantially confined to the object intended to be illuminated. Directional control shields shall be used where necessary to limit stray light.
  - F. All construction activities, including silt and dust control, and the use and disposal of any and all possible pollutants such as paint, gas, cement, etc. shall be performed in accordance with the County Code.
19. Severability. If determined appropriate in accordance with the parameters stated in Par. 10D of Sect. 16-402 of the Ordinance, any of these lots or 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 lots within the Property.
20. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
21. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

APPLICANT/AGENT FOR TITLE OWNERS

CHESTNUT STREET, LLC

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

Its: Manager

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNERS OF TAX MAP 40-3 ((7)) 1

By: \_\_\_\_\_  
Benjamin D. Lee

By: \_\_\_\_\_  
Ronald T. Ching

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNER OF TAX MAP 40-3 ((1)) 100  
AND 40-3 ((7)) 4

TAYLOR HOLDINGS III, LLC

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

John E. Taylor, Jr.

Its: Manager

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNER OF TAX MAP 40-3 ((7)) 3

JTBC, LLC

By: \_\_\_\_\_  
John E. Taylor, Jr.  
Its: Manager

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNER OF TAX MAP 40-3 ((5)) 23, 24 AND  
40-3 ((8)) A

ROBERT CHARLES COLE FAMILY TRUST

By: \_\_\_\_\_  
Mary Alice Cole, Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNERS OF TAX MAP 40-3 ((1)) 101

COLE FAMILY TRUST

By: \_\_\_\_\_  
Mary Alice Cole, Trustee

ROBERT CHARLES COLE FAMILY TRUST

By: \_\_\_\_\_  
Mary Alice Cole, Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 40-3 ((7)) 2

By: \_\_\_\_\_  
William D. Kelly

By: \_\_\_\_\_  
Donna M. Kelly

ROBERT CHARLES COLE FAMILY TRUST

By: \_\_\_\_\_  
Mary Alice Cole, Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNER OF TAX MAP 40-3 ((1)) 99, 102

ROBERT CHARLES COLE MARITAL TRUST

By: \_\_\_\_\_  
Mary Alice Cole, Trustee

[SIGNATURES END]

**DEVELOPMENT CONDITIONS****FDP 2011-PR-025****June 26, 2013**

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2011-PR-025 for residential development located at Tax Map 40-3((1)) 99, 100, 101, 102; 40-3 ((5)) 23, 24; 40-3 ((7)) 1, 2, 3, 4; and 40-3 ((8)) A at the southeast quadrant of the intersection of Leesburg Pike and Dale Drive, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan (FDP) entitled "Chestnut Street" prepared by Urban, Ltd., consisting of 13 sheets dated June 3, 2011, with revisions through June 21, 2013.
2. The masonry noise mitigation wall along Leesburg Pike shall be constructed at a height of at least six feet above finished grade, as measured between the supporting piers.
3. Additional understory tree and shrub plantings shall be installed within the tree save area to provide an effective transitional screen subject to the review and approval of UFM.
4. The limits of clearing and grading along the southern property line of Lots 5-7 shall be adjusted to the extent feasible in consultation with UFM to ensure the protection of off-site trees and vegetation.
5. If vehicle access to the stormwater facility is provided from Chestnut Street in the located depicted on the plan, an opaque locking gate shall be installed that meets the Zoning Ordinance requirement for a barrier in this location, per Section 13-305.
6. Prior to the issuance of the demolition permit for the existing single-family dwelling, the applicant shall obtain a permit from the Fairfax County Health Department for the proper abandonment of the existing septic tank on the application property.
7. Stormwater Management for the subject property shall be provided in conformance with the Waiver Conditions associated with the Public Facilities Manual Waiver #0082-WPFM-002-1. (see Attachment A).

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Waiver #9329-WPFM-001-1 Conditions

Chestnut Street, LLC  
Rezoning Application #RZ-2011-PR-025  
March 28, 2013

1. The underground facilities shall be constructed in accordance with the development plan as modified by these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).
2. The underground facilities shall be located as shown on the approved CDP/FDP, as determined by DPWES.
3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission
4. To provide greater accessibility for maintenance purposes, the underground facilities shall have a minimum height of 72 inches.
5. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to ensure the facilities are maintained by the property owner in good working condition acceptable to the County so as to control Stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events;
- A condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to replace the underground facilities;
- Establishment of a reserve fund for future replacement of the underground facilities;
- Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.;
- A condition that the property owner provide and continuously maintain liability insurance -- the typical liability insurance amount is at least \$1,000,000 against claims associated with underground facilities; and
- A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

7. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated into the site construction plan and private maintenance agreement that ensures safe operation, inspection, and maintenance of the facilities.
8. Prior to final construction plan approval, the property owner shall escrow sufficient funds that will cover a 20-year maintenance cycle and replacement of the underground facilities. These monies shall not be made available to owner until after final bond release.
9. The applicant and its successors and assigns shall disclose, as part of the chain of title, to all future property owners

**REZONING AFFIDAVIT**

DATE: May 20, 2013  
 (enter date affidavit is notarized)

I, M. Catharine Puskar, attorney/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

113129a

in Application No.(s): RZ/FDP 2011-PR-025  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Chestnut Street, LLC  Agents: John E. Taylor, Jr. Mary Alice Cole Roanld T. Ching	3750 Jefferson Davis Highway Alexandria, VA 22305	Applicant/Agent for Title Owners
Benjamin D. Lee Ronald T. Ching	7201 Leesburg Pike Falls Church, VA 22043	Title Owners of Tax Map 40-3 ((7)) 1
Taylor Holdings III, LLC  Agent: John E. Taylor, Jr.	P.O. Box 299 Alexandria, VA 22313	Title Owner of Tax Map 40-3 ((1)) 100 and 40-3 ((7)) 4

(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: May 20, 2013  
 (enter date affidavit is notarized)

113129a

for Application No. (s): RZ/FDP 2011-PR-025  
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
JTBC, LLC  Agents: John E. Taylor, Jr. Mary Alice Cole	P.O. Box 299 Alexandria, VA 22313	Title Owner of Tax Map 40-3 ((7)) 3
Mary Alice Cole, Trustee of the Robert Charles Cole Family Trust f/b/o Mary Alice Cole, Robert Todd Cole, Sam Cole, and John Clark Cole	2331 Dale Drive Falls Church, VA 22043	Title Owner of Tax Map 40-3 ((5)) 23, 24 and 40-3 ((8)) A
Mary Alice Cole, Trustee of the Cole Family Trust f/b/o Mary Alice Cole, Robert Todd Cole, Sam Cole and John Clark Cole and Mary Alice Cole, Trustee of the Robert Charles Cole Family Trust f/b/o Mary Alice Cole, Robert Todd Cole, Sam Cole, John Clark Cole	2331 Dale Drive Falls Church, VA 22043	Title Owner of Tax Map 40-3 ((1)) 101
Mary Alice Cole, Trustee of the Robert Charles Cole Family Trust f/b/o Mary Alice Cole, Robert Todd Cole, Sam Cole and John Clark Cole William D. Kelly Donna M. Kelly	2331 Dale Drive Falls Church, VA 22043	Title Owners of Tax Map 40-3 ((7)) 2
Mary Alice Cole, Trustee of the Robert Charles Cole Marital Trust f/b/o Mary Alice Cole	2331 Dale Drive Falls Church, VA 22043	Title Owner of Tax Map 40-3 ((1)) 99, 102

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

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

DATE: May 20, 2013  
 (enter date affidavit is notarized)

113129a

for Application No. (s): RZ/FDP 2011-PR-025  
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Urban Engineering & Associates, Inc. t/a Urban Ltd. Agents: Eric S. Siegel David T. McElhaney Alvis H. Hagelis	7712 Little River Turnpike Annandale, VA 22003	Engineers/Agent for Applicant
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci William F. Johnson Lester A. Adkins III	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent for Applicant
SettleLand LLC Agent: Stanley F. Settle Jr.	42395 Ryan Road, Suite 112/614 Ashburn, VA 20148	Agent for Applicant
SettleLand & Realty LLC Agent: Stanley F. Settle Jr.	42395 Ryan Road, Suite 112/614 Ashburn, VA 20148	Agent for Applicant
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, Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent

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

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

DATE: May 20, 2013  
(enter date affidavit is notarized)

113129a

for Application No. (s): RZ/FDP 2011-PR-025  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Phoenix Noise & Vibration LLC  Agents: Scott B. Harvey Adam P. Wells	5216 Chairman's Court, Suite 107 Frederick, MD 21703	Noise Consultant/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: May 20, 2013  
(enter date affidavit is notarized)

113/29 a

for Application No. (s): RZ/FDP 2011-PR-025  
(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)  
Chestnut Street, LLC  
3750 Jefferson Davis Highway  
Alexandria, VA 22305

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

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

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

Managing Members: John E. Taylor, Jr., Mary Alice Cole, Ronald T. Ching  
Members: Taylor Holdings III, LLC; JTBC, LLC; Robert C. Cole (deceased); Donna M. Kelly; William D. Kelly; Ronald T. Ching; Benjamin D. Lee

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

Board of Managers: John E. Taylor, Jr., Mary Alice Cole, Ronald T. Ching

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

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

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

DATE: May 20, 2013  
(enter date affidavit is notarized)

113129a

for Application No. (s): RZ/FDP 2011-PR-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Taylor Holdings III, LLC  
P.O. Box 299  
Alexandria, VA 22313

**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)  
Manager: John E. Taylor, Jr.  
Members: John E. Taylor, Jr. and Sharon H. Taylor

=====

**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)  
JTBC, LLC  
P.O. Box 299  
Alexandria, VA 22313

**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)  
Managers and Members: John E. Taylor, Jr. and Mary Alice Cole

=====

**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: May 20, 2013  
(enter date affidavit is notarized)

113129a

for Application No. (s): RZ/FDP 2011-PR-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Urban Engineering & Associates, Inc. t/a Urban Ltd.  
7712 Little River Turnpike  
Annandale, Virginia 22003

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

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

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Barry B. Smith (former)  
J. Edgar Sears, Jr.  
Brian A. Sears

=====

**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)  
M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 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)  
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

=====

**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: May 20, 2013  
(enter date affidavit is notarized)

113129a

for Application No. (s): RZ/FDP 2011-PR-025  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
SettleLand LLC  
42395 Ryan Road, Suite 112/614  
Ashburn, VA 20148

**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: Stanley F. Settle Jr.

=====

**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)  
SettleLand & Realty LLC  
42395 Ryan Road, Suite 112/614  
Ashburn, VA 20148

**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)  
Managing Member: Stanley F. Settle Jr.  
Members: John T. Hazel, III, Chris Anthon (nmi)

=====

**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: May 20, 2013  
(enter date affidavit is notarized)

113124a

for Application No. (s): RZ/FDP 2011-PR-025  
(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, Jerry K. Emrich (former), 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)  
Phoenix Noise & Vibration LLC  
5216 Chairman's Court, Suite 107  
Frederick, MD 21703

**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)

Scott B. Harvey, Karen Q. Marble-Hall, Mark W. Heaney, Rhonda E. Cleveland, Joseph G. Harvey, Tommie J. Harvey

**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: May 20, 2013  
(enter date affidavit is notarized)

113/24 a

for Application No. (s): RZ/FDP 2011-PR-025  
(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: May 20, 2013  
(enter date affidavit is notarized)

113129a

for Application No. (s): RZ/FDP 2011-PR-025  
(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: May 20, 2013  
(enter date affidavit is notarized)

113129a

for Application No. (s): RZ/FDP 2011-PR-025  
(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)

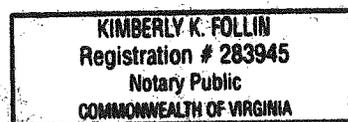
M Catharine Puskar  
[ ] Applicant [x] Applicant's Authorized Agent

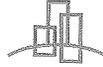
M. Catharine Puskar, attorney/agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20 day of May, 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2015





WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

Inda E. Stagg  
Senior Land Use Planner  
(703) 528-4700 Ext. 5423  
istagg@arl.thelandlawyers.com

RECEIVED  
Department of Planning & Zoning

DEC 10 2012

Zoning Evaluation Division

December 7, 2012

**Via Hand Delivery**

Barbara C. Berlin  
Director, DPZ/ZED  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Statement of Justification – Rezoning to the PDH-8 District  
Chestnut Street LLC (the "Applicant")  
TM 40-3 ((1)) 99, 100, 101, 102; TM 40-3 ((5)) 23, 24; TM 40-3 ((7)) 1, 2, 3,  
4; TM 40-3 ((8)) A; (the "Property")

Dear Ms. Berlin:

Please accept this statement as justification for the Applicant's proposal to rezone the 7.86 acre Property from the R-1, C-8, and HC Districts to the PDH-8 and HC Districts for the development of 46 single family attached homes and 7 single family detached homes (a total of 53 homes) at a density of 6.8 dwelling units per acre.

**Property Location and Current Zoning Classification**

The 7.86 acre Property is located within the Providence Magisterial District. It is a consolidation of 11 parcels of land that are bounded by Leesburg Pike (Rt. 7) to the north, Dale Drive (Rt. 1128) to the west, Chestnut Street (Rt. 1750) to the east and the Johnsons Falls Hill Subdivision to the south. The Property is currently zoned to the R-1, C-8 and HC Districts and is developed with 7 single family homes and 1 plant nursery that are currently accessed via 3 driveways on Dale Drive, 1 driveway on Chestnut Street, and 4 driveways on Leesburg Pike.

**Zoning History**

There are no previously accepted proffers or rezoning actions that encumber development of the Property.

On January 9, 2006, the Board of Supervisors approved Special Exception SE 2005-PR-006 in the name of Robert C. Cole and Mary Alice Cole for a plant nursery on TM 40-3 ((1)) 99 ("Parcel 99"). This special exception approval expanded the by-right nursery use that already existed on Parcel 102. The special exception approval will become null and void upon abandonment of the nursery use when construction on Parcel 99 commences.

PHONE 703 528 4700 ■ FAX 703 525 3197 ■ WWW.THELANDLAWYERS.COM  
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LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

## **Comprehensive Plan Recommendations and Response**

On October 30, 2012, Supervisor Linda Smyth authorized an Out of Turn Plan Amendment ("OTPA") for the Property. It is anticipated that the recommendations of the OTPA will reflect the proposed development of the Property and will be processed concurrently with this rezoning application; however, at this time, it is unknown what the precise recommendations will be for the Property.

Plan Recommendation at the time of this Statement of Justification - The Property is located within the Jefferson Planning District (Area I); Jefferson North Community Planning Sector (J10). No site specific recommendation for the Property is provided in this Sector's recommendations. Overview text for this District states, "Neighborhood Park facilities should be provided in conjunction with any new residential development..." Plan Maps within this District specify that additional Plan guidance for the Property is located in the Area II Plan for the West Falls Church Transit Station Area.

Response to Recommendation – Based on discussions with the surrounding Falls Hill neighborhood's residents, the Application has been revised to remove a previously planned public park on the Property in favor of providing private open space areas for the use of the proposed development's residents.

Plan Recommendation at the time of this Statement of Justification – The Property is located in the McLean Planning District (Area II); West Falls Church Transit Station Area, Land Unit H. Specific text for this Land Unit states, "The area contains mostly single-family detached homes, strip retail use including fast food and nursery operations, office use and underutilized parcels. The area has good visibility and access from Route 7. Since proximity to the Metro station is good, that portion of the area west of Chestnut Street is planned for residential use at 12 – 16 dwelling units per acre. The parcels along Route 7 to the east and the parcel immediately west of Chestnut Street, Tax Map 40-3 ((1)) 102, are planned for commercial uses, including office and retail uses as shown on the Plan Map, and should provide screening next to residential areas."

Response to Recommendation – The Application proposes residential development at 6.74 dwelling units per acre, which does not exceed the density recommended for the Property. No commercial development is proposed on TM 40-3 ((1)) 102.

Plan Recommendation at the time of this Statement of Recommendation – A major pedestrian walkway is not recommended in the Comprehensive Plan; although, according to the Countywide Trails Plan, a minimum 8-foot wide asphalt or concrete trail/sidewalk is indicated along Leesburg Pike.

Response to Recommendation – The Application proposes a 10-foot wide concrete trail/sidewalk along the Application Property’s Leesburg Pike frontage.

Plan Recommendation at the time of this Statement of Justification – “Streetscape” is recommended along the Property’s Leesburg Pike frontage.

Response to Recommendation – The Application proposes to line the southern side of a proposed 10-foot wide concrete trail/sidewalk with Category IV deciduous trees, which will provide pedestrians with shade. Additional shrubs, perennials and groundcovers will also be located within this area. Other streetscape features are shown on Sheet 3 of the CDP/FDP, including benches, lighting and a privacy wall.

Plan Recommendation at the time of this Statement of Justification – Vehicular transportation improvements are recommended through the Property, including a public road connection between Dale Drive and Chestnut Street.

Response to Recommendation – Based on conversations with the surrounding Falls Hill community, a previously proposed public street is no longer provided; however, Dale Drive and Chestnut Street will be connected by a private street that bifurcates the Property from east to west as indicated on the CDP/FDP.

### **Requested Waivers and Modifications**

The following waivers and modifications are requested as part of the Application:

- Modification of Transitional Screening and Waiver of Barrier Requirements on the eastern periphery in the vicinity of Lot 25 pursuant to Par. 5 of Sect. 13-305 of the Ordinance. The property located on the eastern side of Chestnut Street is designated in the comprehensive plan for residential use at 8 – 12 dwelling units per acre.
- Waiver of the prohibition of underground stormwater detention facilities for residential developments per Section 6-0303.8 of the Public Facilities Manual. Two, oversized, underground stormwater detention facilities are proposed with this application.
- Modification of the Tree Preservation Target to permit 10% of the 10-Year Tree Canopy Requirement to be met through tree preservation where 47% of the 10-Year Tree Canopy Requirement should be met through tree preservation. The remaining 10-Year Tree Canopy Requirement will be met by means of onsite planting. Pursuant to discussions with the surrounding Falls Hill community, the proposed density of the development has been reduced; however, the amount of

land area for tree preservation has also been reduced due to the inclusion of 7 single family detached lots.

### Conclusion

The Applicants are the owners of the Property and either reside or have resided on the Property for many years. They are longtime members of this community who are vested in providing a quality development that will be an asset to their neighbors. This development proposal does not seek to maximize the development density permitted pursuant to the Comprehensive Plan. Much thought was given to this development and its conformance with the Comprehensive Plan. It was determined that fewer, rather than more, homes provided an appropriate transition in this area to the abutting stable residential neighborhoods. Currently there is no stormwater or Best Management Practices controls on the Property. After development, adequate storm water management/BMPs will be provided in underground detention vaults. Rain gardens or other measures may also be pursued by the developer in order to filter storm water runoff. The addition of sidewalks along Dale Drive and Chestnut Street, and the addition of a trail along Leesburg Pike will benefit the community at large. The Applicants are pleased to present this Application for consideration and look forward to continue working with staff and the community in the process of rezoning the Property.

Please let me know if you have any questions or require further information.

Very truly yours,

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



Inda E. Stagg  
Senior Land Use Planner

Enclosures

cc: Jack Taylor  
Mary Alice Cole  
Ron Ching  
Dave McElhaney  
Al Hagelis  
Robin Antonucci  
Will Johnson  
Stan Settle  
M. Catharine Puskar

## RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, as amended through 2-12-2013, Jefferson Planning District Overview, page 1, to delete references to the West Falls Church Transit Station Area:

“The Jefferson Planning District is located in the eastern section of the county, and encompasses approximately 6,300 acres, which is approximately two percent of the county. The planning district is bounded by the City of Falls Church on the northeast, Leesburg Pike (Route 7) on the north, the Capital Beltway/Interstate 495 (I-495), Prosperity Avenue and Gallows Road on the west and the Holmes Run Stream Valley on the south. (see Figure 1). The Merrifield Suburban Center, the Dunn Loring Transit Station Area, as well as portions of the Tysons Corner Urban Center, ~~the West Falls Church Transit Station Area~~, and the Seven Corners Community Business Center are located in the planning district. Plan recommendations for the Merrifield Suburban Center, the Dunn Loring Transit Station Area and the Seven Corners CBC are included in the Area I volume of the Comprehensive Plan. Plan recommendations for the Tysons Corner Urban Center ~~and the West Falls Church Transit Station Area~~ are included in the Area II volume of the Comprehensive Plan.

The Jefferson Planning District is composed primarily of stable single-family residential neighborhoods, with a sizable number of multifamily residential units along major transportation corridors. The planning district is transected by two major thoroughfares, Arlington Boulevard (Route 50) and Lee Highway (Route 29), and by two interstate highways, I-495 and Interstate 66 (I-66). Commercial activity has, in large part, located in and around the intersections of these major thoroughfares.

## CONCEPT FOR FUTURE DEVELOPMENT

The planning guidance provided by the Concept for Future Development is one of the principal elements used in formulating Area Plan recommendations. The Concept and its associated land use guidance recommend the predominant use and character envisioned for land areas within each planning district although within the Planning District, there may be land areas planned for a distinctly different land use than that envisioned by the Concept.

The Concept for Future Development recommends that the Merrifield Suburban Center be comprised of areas previously identified as the Merrifield Area and the Route 50/I-495 Area. The Dunn Loring Transit Station Area is also included in the Merrifield Suburban Center. The remainder of the Jefferson Planning District is classified as Suburban Neighborhoods.

The Merrifield Suburban Center is generally located south of I-66, north of Woodburn Village, west of Holmes Run, and east of Long Branch Stream Valley and Prosperity Avenue. A portion of the Merrifield Suburban Center is located in the Vienna Planning District, Sector V1 and the Fairfax Planning District, Sector F2. There are two core areas for the Merrifield Suburban Center, with one

focusing development at/near the transit station and the other core area, located north of Luther Jackson Intermediate School, planned to evolve into a “town center,” with the two core areas to be linked by a new “Main Street.”

A portion of the Seven Corners Community Business Center is also within the Planning District and is generally located near Hillwood Avenue, Route 50 and Sleepy Hollow Road. Community Business Centers include retail, office, cultural and residential uses in a community-scale, pedestrian-oriented setting. A portion of the district is part of the Seven Corners Community Business Center ~~and a portion is part of the West Falls Church Transit Station Area.~~”

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, as amended through 2-12-2013, Jefferson Planning District Overview, Figure 2, “Countywide Transportation Recommendations” page 4 to adjust the shading representing the West Falls Church Transit Station Area to reflect the new boundary.

**MODIFY:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, as amended through 2-12-2013, J10 Jefferson North Community Planning Sector, Character, page 73, to delete references to the West Falls Church Transit Station Area:

“The Jefferson North Community Planning Sector is bounded by Leesburg Pike (Route 7) on the north, the City of Falls Church on the east, Shreve Road and the Washington and Old Dominion (W&OD) Railroad Regional Park on the south and the Capital Beltway/Interstate 495 (I-495) on the west. ~~A p~~Portions of the ~~West Falls Church Transit Station Area and the~~ Tysons Corner Urban Center lies within this sector. Plan recommendations for ~~these~~this areas are included in the Area II volume of the Comprehensive Plan.”

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, as amended through 2-12-2013, J10 Jefferson North Community Planning Sector, Figure 40, “Land Use Recommendations” page 74 to adjust the shading representing the West Falls Church Transit Station Area to reflect the new boundary and to add a new recommendation #8 represented by a polygon located over the general area of the Surrey Lodge/Sam’s Nursery tract, along Route 7 east of Dale Drive and West of Chestnut Street.

**ADD:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, as amended through 2-12-2013, J10 Jefferson North Community Planning Sector, Land Use Recommendations, page 76, to add a new recommendations #8:

- “8. The area south of Route 7 between Dale Drive and Chestnut Street (Tax Map Parcels 40-3 ((1)) -99, 100, 101, 102; 40-3 ((5)) -23, 24; 40-3 ((7)) -1, 2, 3, 4; and 40-3 ((8))-A) is planned for residential use at 7-8 dwelling units per acre. This area should be fully consolidated and developed in a manner that meets the following conditions:
- The site layout achieves effective transitions to the existing residential neighborhoods.

- There is no new vehicular access to Route 7.
- An attractive appearance and streetscape is provided along Route 7, Chestnut Street, and Dale Drive.
- To help address existing drainage problems, effective stormwater management and best management practices (BMPs) beyond minimum Public Facilities Manual (PFM) requirements and Low Impact Development (LID) techniques are provided; it is acknowledged that the provision of such measures may conflict with tree preservation and/or the provision of a public park. In such instances, new plantings are preferred over preservation as the primary means to comply with tree canopy requirements.
- Where new tree plantings are utilized in lieu of preservation, the development exceeds the minimum 10-year canopy requirements in the PFM.
- Noise impacts from Route 7 are effectively mitigated.
- Expands the existing roadway network to increase connectivity, allows for efficient internal circulation, disperses cut-through traffic and minimizes negative effects on the surrounding roadway network.”

**MODIFY:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, as amended through 2-12-2013, J10 Jefferson North Community Planning Sector, Transportation, pages 76-79, to revise sector-wide transportation recommendations:

“Transportation recommendations for this sector are shown on Figures 41 and 42. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals. The eastern portion of the planning sector along Leesburg Pike and Shreve Road is in proximity to the West Falls Church Metro Station. In order to improve pedestrian connectivity, a signalized pedestrian crossing of Leesburg Pike or other pedestrian facility should be considered between Interstate 66 and Chestnut Street. Bicycle and pedestrian facilities should be provided along Leesburg Pike and Shreve Road and should be coordinated with the redevelopment of parcels along these roadways.”

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, as amended through 2-12-2013, J10 Jefferson North Community Planning

Sector, Figure 41, "Transportation Recommendations" page 77 to remove all dashed lines representing proposed new roadways located south of Route 7 in the vicinity of Dale Drive and Chestnut Street.

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Jefferson Planning District, as amended through 2-12-2013, J10 Jefferson North Community Planning Sector, Figure 42, "Transportation Recommendations West Falls Church Transit Station Area M2, J10 Community Planning Sectors" page 77, to remove all dashed lines and cul-de-sacs representing proposed new roadways located south of Route 7 from west of Dale Drive to east of Chestnut Street. The arrow and note identifying the cul-de-sacs and road connections should be deleted. The title at the top of the map should be modified as follows "J10 – Jefferson North Community Planning Sector ~~West Falls Church Metro Station Area~~" The figure title box at the bottom of the map should be modified as follows "Transportation Recommendations ~~West Falls Church Metro Station Area M2, J10 Community Planning Sectors~~"

**MODIFY:** Fairfax County Comprehensive Plan, 2011 Edition, Area II, Mclean Planning District, as amended through 2-12-2013, McLean Planning District Overview, page 1, to modify references to the West Falls Church Transit Station Area:

"The McLean Planning District encompasses approximately 19,400 acres, or about seven percent of the county. The planning district is located in the northeast portion of Fairfax County, and is bounded on the north by the Potomac River, on the southeast by Arlington County and the City of Falls Church, on the southwest by Leesburg Pike (Route 7) and the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), and on the west by Difficult Run, Leesburg Pike, Towlston Road, and Old Dominion Drive (see Figure 1). The planning district contains the McLean Community Business Center (CBC), the West Falls Church Transit Station Area (TSA), and a portions of the Tysons Corner Urban Center ~~and the West Falls Church Transit Station Area (TSA)~~. Plan recommendations for the Tysons Corner Urban Center are included in the Area II volume of the Comprehensive Plan, Tysons Corner Urban Center."

**MODIFY:** Fairfax County Comprehensive Plan, 2011 Edition, Area II, Mclean Planning District, as amended through 2-12-2013, West Falls Church Transit Station Area, Overview, page 76, to modify references existing land uses:

"The West Falls Church Transit Station Area is located north of the City of Falls Church along the I-66 corridor between Route 7 and the Dulles Airport Access Road. The Metro station itself lies in the median of I-66 and is bordered on the north by the Washington Metropolitan Area Transit Authority (WMATA) Service and Inspection Yard and Haycock Road. To the south is vacant acreage comprised of parcels owned by WMATA and the City of Falls Church. Adjacent to this land is the University of Virginia/Virginia Tech Education Center and George Mason High School. The surrounding area is characterized by stable neighborhoods consisting mostly of single-family detached houses. ~~The only commercial development occurs along Route 7 to the southwest.~~"

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through 2-12-2013, West Falls Church Transit Station Area,

Figure 13, "West Falls Church Transit Station Area Boundary and Land Units" page 77 to delete land units F, G, H, I and J.

**MODIFY:** Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through 2-12-2013, McLean Planning District West Falls Church Transit Station Area, Recommendations Outside of the Transit Development Area, page 88, to delete recommendations for and references to land units F, G, H, I, and J:

**~~"Surrey Lodge and Areas North of Shreve Road, West of Route 7, and South of Dale Drive (Land Unit H)~~**

~~The area contains mostly single family detached homes, strip retail use including fast food and nursery operations, office use and underutilized parcels. The area has good visibility and access from Route 7. Since proximity to the Metro station is good, that portion of the area west of Chestnut Street is planned for residential use at 12-16 dwelling units per acre. The parcels along Route 7 to the east and the parcel immediately west of Chestnut Street, Tax Map 40-3((1))102, are planned for commercial uses, including office and retail uses as shown on the Plan Map, and should provide screening next to residential areas.~~

**~~Historic Highland View Property (Portions of Land Unit J)~~**

~~This parcel (Tax Map 40-3((1))75) is mostly vacant with steep slopes to the north. It is well buffered by trees and overlooks I-66 and Route 7. The historic structure should be carefully considered in all site designs. Although the planned density for the site is 2-3 dwelling units per acre, it should be developed in a single family attached or cluster configuration. Again, preservation of the historic structure and site buffering is a priority.~~

**~~Balance of the Transit Station Area (Portions of Land Unit B and Land Units C, D, and E, F, G, I, and J)~~**

~~Portions of Land Unit B adjacent to the Transit Development Area (TDA) and on the same block should be reviewed for potential redevelopment in the future pending changing conditions. This area should probably not exceed a density of 8-12 dwelling units per acre and should serve as a transition between higher densities in the TDA and stable neighborhoods to the east and south. Review of this area should be based upon mitigation of any transportation impacts.~~

~~The balance of the Transit Station Area is, for the most part, stable residential communities that are planned at the densities shown on the Comprehensive Plan map. Special efforts should be taken to provide pedestrian amenities which allow access to the Metro station. Infill development should occur at densities similar to that of adjacent development. Cluster development may be appropriate because of site difficulties. Finally, a more uniform frontage is encouraged for commercial properties to correct the negative elements associated with strip development. (See Area I Plan, Jefferson Planning~~

~~District, Sector J10 for additional recommendations that pertain to a portion of the West Falls Church Transit Station Area.)”~~

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through 2-12-2013, West Falls Church Transit Station Area, Figure 16 “Transportation Recommendations West Falls Church Transit Station Area M2, J10 Community Planning Sectors” page 90, to remove all dashed lines and cul-de-sacs representing proposed new roadways located south of Route 7 from west of Dale Drive to east of Chestnut Street. The arrow and note identifying the cul-de-sacs and road connections should be deleted. The figure title box at the bottom of the map should be modified as follows “Transportation Recommendations West Falls church Metro Station Area M2, ~~J10~~ Community Planning Sectors”

**MODIFY:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Mclean Planning District, as amended through 2-12-2013, M2 Pimmit Community Planning Sector, Character, page 94, to modify reference to the West Falls Church Transit Station Area:

“The Pimmit Community Planning Sector is located to the north of the City of Falls Church, and is generally bounded by Magarity Road, the Dulles Airport Access Road and Dulles Toll Road (DAAR, Route 267), Interstate 66 (I-66), and Leesburg Pike (Route 7). The planning sector includes ~~the eastern portion of the~~ West Falls Church Transit Station Area (TSA). Plan recommendations for the West Falls Church TSA area can be found in a previous section of the McLean Planning District text, following the McLean Community Business Center (CBC) section.”

**MODIFY:** Fairfax County Comprehensive Plan, 2011 Edition, Area I, Mclean Planning District, as amended through 2-12-2013, M2 Pimmit Community Planning Sector, Land Use Recommendations, page 95, to modify reference to the West Falls Church Transit Station Area:

~~“A portion of t~~“The West Falls Church Transit Station Area is located in this planning sector. Recommendations for this area are found in the section of the Plan entitled “West Falls Church Transit Station Area.”

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through 2-12-2013, M2 Pimmit Community Planning Sector, Figure 19, “Land Use Recommendations” page 96 to adjust the shading representing the West Falls Church Transit Station Area to reflect the new boundary.

**MODIFY FIGURE:** Fairfax County Comprehensive Plan, 2011 Edition, Area II, McLean Planning District, as amended through 2-12-2013, McLean Planning District, as amended through 2-12-2013, M2 Pimmit Community Planning Sector, Figure 20 “Transportation Recommendations” page 97, to adjust the shading representing the West Falls Church Transit Station Area to reflect the new boundary and to remove all dashed lines representing proposed new roadways located south of Route 7 in the vicinity of Dale Drive and Chestnut Street.

**COUNTYWIDE CONCEPT FOR FUTURE DEVELOPMENT MAP:** The shading representing the West Falls Church Transit Station Area on the Concept for Future Development Map will be revised to reflect the new boundary of the transit station area.

**THE PLAN MAP:** The Comprehensive Plan Map will be revised as follows:

- The boundary of the West Falls Church Transit Station Area will be revised to reflect the deletion of Land Units of F, G, H, I, and J.
- Tax Map Parcels 40-3 ((1)) 99, 100, 101, 102; 40-3 ((5)) 23, 24; 40-3 ((7)) 1, 2, 3, 4; and 40-3 ((8)) A) will be shown in the Residential 5-8 du/ac land use category.
- Tax Map Parcels 40-3 ((38)) 1, 2, 3, and 5, in their entirety, will be shown in the Residential 2-3 du/ac land use category.
- Tax Map Parcel 40-3 ((41)) 1B-11B and 101-320, in their entirety, will be shown in the Office land use category
- Tax Map Parcel 40-3 ((12)) 119 will be shown in the Office land use category.

**ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Mclean Planning District, as amended through 2-12-213, West Falls Church Transit Station Area, page 88:

Recommendations Outside of the Transit Development Area

**Surrey Lodge and Areas North of Shreve Road, West of Route 7, and South of Dale Drive (Land Unit H)**

The area contains mostly single-family detached homes, strip retail use including fast food and nursery operations, office use and underutilized parcels. The area has good visibility and access from Route 7. Since proximity to the Metro station is good, that portion of the area west of Chestnut Street is planned for residential use at 12-16 dwelling units per acre. The parcels along Route 7 to the east and the parcel immediately west of Chestnut Street, Tax Map 40-3((1))102, are planned for commercial uses, including office and retail uses as shown on the Plan Map, and should provide screening next to residential areas.

**Historic Highland View Property (Portions of Land Unit J)**

This parcel (Tax Map 40-3((1))75) is mostly vacant with steep slopes to the north. It is well buffered by trees and overlooks I-66 and Route 7. The historic structure should be carefully considered in all site designs. Although the planned density for the site is 2-3 dwelling units per acre, it should be developed in a single-family attached or cluster configuration. Again, preservation of the historic structure and site buffering is a priority.

**Balance of the Transit Station Area (Portions of Land Unit B and Land Units C, D, E, F, G, I, and J)**

Portions of Land Unit B adjacent to the Transit Development Area (TDA) and on the same block should be reviewed for potential redevelopment in the future pending changing conditions. This area should probably not exceed a density of 8-12 dwelling units per acre and should serve as a transition between higher densities in the TDA and stable neighborhoods to the east and south. Review of this area should be based upon mitigation of any transportation impacts.

The balance of the Transit Station Area is, for the most part, stable residential communities that are planned at the densities shown on the Comprehensive Plan map. Special efforts should be taken to provide pedestrian amenities which allow access to the Metro station. Infill development should occur at densities similar to that of adjacent development. Cluster development may be appropriate because of site difficulties. Finally, a more uniform frontage is encouraged for commercial properties to correct the negative elements associated with strip development. (See Area I Plan, Jefferson Planning District, Sector J10 for additional recommendations that pertain to a portion of the West Falls Church Transit Station Area.)

## 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: June 17, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Environmental Assessment: RZ 2011-PR-025  
Chestnut Street

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through May 3, 2013. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 7 to 18, the Plan 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. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

**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. . . .

**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 b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way. . . .

**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 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<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> 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 d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system."

## ENVIRONMENTAL ANALYSIS

**Green Building** The applicant has been encouraged to design and construct the proposed dwelling units in a manner to achieve a third party green building certification program. While a number of potential options are available for green building certification for this residential development, the applicant has elected to provide a commitment that the proposed dwelling units are Energy Star Qualified Homes. Specifically, prior to issuance of the Residential Use Permit for each dwelling unit, documentation will be submitted to the County from a certified home energy rater that the dwelling unit has attained the Energy Star for Homes qualification.

**Transportation Noise** The subject property is bounded on the north by Route 7. Staff had raised concerns about potential noise impacts from this roadway which might adversely impact the proposed development. A noise study, prepared by Phoenix Noise and Vibration, noted noise impacts along the frontage of Route 7. Based on the findings of the study, buildings will be exposed to future transportation noise up to 72 dBA Ldn. In accordance with Policy Plan guidance on noise mitigation, the draft proffers include a commitment to noise attenuation measures (specified building materials) to mitigate interior noise levels to approximately 45 dBA Ldn for the interior of impacted unit and to no more than 65 dBA Ldn for the exterior privacy yards. According to the consultant's noise study, units 1 and 31-47 are projected to be

impacted by traffic noise greater than 65 dBA Ldn. The interior of these units must be designed to ensure that interior noise levels do not exceed 45 dBA, while the rear privacy yards of these units must be adequately shielded to ensure that noise levels in those areas do not exceed 65 dBA Ldn. The illustrations on page 3 of the development plans depict a barrier height of 5-7 feet. The barrier height should be a minimum of 6 feet higher than the highest point of each privacy yard. The noise study recommends a barrier height of 6-7 feet. The barrier height should be measured between the piers. The draft proffers provide for alternative interior noise attenuation measures subject to the implementation of a refined noise study as reviewed and approved by the Department of Public Works and Environmental Services (DPWES) in consultation with the Department of Planning and Zoning.

**Stormwater Management (SWM) Quantity and Quality Control** In order to meet detention and water quality control requirements, the applicant is proposing two underground detention facilities. Underground detention is only permitted in residential development areas subject to the approval of a waiver of SWM requirements to allow for such facilities. The applicant has submitted the waiver request in order to ensure that it can be considered as part of this development proposal. Any final determination regarding the adequacy of such facilities will be subject to review and approval by the Department of Public Works and Environmental Services.

#### **COUNTYWIDE TRAILS PLAN**

The Countywide Trails Plan Map depicts a minimum 8 foot wide asphalt or concrete major paved trail along the site's Leesburg Pike (Route 7) frontage. The applicant is proposing on the CDP/FDP Layout a 10 foot wide concrete sidewalk.

PGN: JRB



# County of Fairfax, Virginia

## MEMORANDUM

June 18, 2013

**TO:** Brent Krasner, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Todd Nelson, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Chestnut Street, LLC; RZ/FDP 2011-PR-025

**RE:** Request for assistance dated June 3, 2013

This review is based upon the Conceptual Development Plan/Final Development Plan RZ/FDP 2011-PR-025 stamped "Received, Department of Planning and Zoning, June 3, 2013". A site visit was conducted on March 4, 2013, as part of a review of the CDP/FDP dated February 5, 2013.

General Comment: Urban Forest Management Division comments and recommendations on the previously submitted RZ/FDP were provided to DPZ in memos dated September 30, 2011, November 2, 2011, January 3, 2012, March 23, 2012, and March 5, 2013. Several comments contained in the above mentioned memos were not adequately addressed and are identical to several of the following comments. Additional comments and recommendations are provided to address transitional screening requirements, landscaping, and the draft proffers dated May 31, 2013.

- 1. Comment:** The request to deviate from the tree preservation target, as indicated on sheet 6, is unclear as the "formal tree preservation target reduction letter ..." has not been provided as part of this CDP/FDP.

**Recommendation:** The formal tree preservation target reduction letter should be provided as part of the CDP/FDP.

- 2. Comment:** The proposed limits of clearing and grading at the southern portion of the site, south of proposed lots 5 through 7, will provide minimal preservation for the existing off-site trees and vegetation located in this area.

**Recommendation:** The proposed limits of clearing and grading at the southern portion of the site, south of proposed lots 5 through 7, should be relocated 10 feet to the north to protect the existing off-site trees and vegetation from construction activities.



3. **Comment:** Transitional screening type 1 and an associated barrier are required at the northwestern portion of the site, adjacent to off-site parcel 40-3 ((38)) 5. Transitional screening calculations have not been provided and it does not appear the proposed landscaping in this area of the site meets the intent of the transitional screening and barrier requirements.

**Recommendation:** Transitional screening calculations in accordance with ZO 13-303.3A(1)(2)(3) identifying the transitional screening requirements for the northwestern portion of the site should be provided as part of the CDP/FDP. Landscaping and an associated barrier should be provided that meet the transitional screening and barrier requirements.

4. **Comment:** Transitional screening type 1 and an associated barrier are required between the single family detached dwellings and single family attached dwellings within the development plan. Transitional screening calculations have not been provided and it does not appear the proposed landscaping located between these uses within the development plan meets the intent of the transitional screening and barrier requirements.

**Recommendation:** Transitional screening calculations in accordance with ZO 13-303.3A(1)(2)(3) identifying the transitional screening requirements between the single family detached dwellings and single family attached dwellings within the development plan should be provided as part of the CDP/FDP. Landscaping and an associated barrier should be provided that meet the transitional screening and barrier requirements. If the Applicant wishes to pursue a modification of these transitional screening requirements, a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the CDP/FDP.

5. **Comment:** The proposed landscaping at the southeast corner of the site, Buffer D-E, does not meet the intent of the transitional screening requirements. The proposed tree save area contains four mature tulip trees and there does not appear to be any vegetation below 5 feet in height that provides an effective year round screen. There appears to be an opportunity to provide additional landscaping along the southern side of the proposed tree save area.

**Recommendation:** The transitional screening and barrier calculations for the southeast property boundary, Buffer D-E, should be revised and based on the entire length of the buffer area. A mix of category I and category II evergreen trees and evergreen shrubs should be provided along the southern side of the proposed tree save area to meet the intent of the transitional screening requirement.

6. **Comment:** There appears to be an opportunity to provide additional landscaping in the open areas along the northern side of the proposed masonry privacy wall located at the northern portion of the site.

**Recommendation:** Additional landscaping should be provided along the northern side of the proposed masonry privacy wall at the northern portion of the site.

7. **Comment:** There are two trees shown to be planted on top of a proposed utility pipe located to the west of lots 16 and 17.

**Recommendation:** The two trees located to the west of lots 16 and 17 should be relocated off of the proposed utility pipe.

8. **Comment:** The draft proffers do not include Tree Appraisal language.

**Recommendation:** The following Tree Appraisal proffer language should be included in the proffers.

Tree Appraisal. “The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application 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. 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 Application 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 Application 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.”

Chestnut Street, LLC  
RZ/FDP 2011-PR-025  
June 18, 2013  
Page 4 of 4

Please contact me at 703-324-1770 should you have any questions.

TLN/  
UFMDID #: 164264

cc: DPZ File



# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 17, 2013

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 2011-PR-025)

SUBJECT: RZ/FDP 2011-PR-025; Chestnut Street, LLC  
Land Identification Map: 40-3 ((1)) 99, 100, 101, and 102; 40-3-((7))-1, 2, 3, and 4; 40-3-((8))-A

This department has reviewed the plat and proffers revised May 31, 2013. We offer the following comments:

- The applicant should proffer that Dale Drive and Chestnut Street are constructed per Virginia Department of Transportation (VDOT) standards for acceptance of maintenance and that appropriate right-of-way is provided for the street sections. The current proffer language is inadequate. The proffer should reference the road centerline when indicating the width of the proposed ROW dedication.
- Language in proffer 3B states that sidewalks will be constructed concurrent with adjacent development of units. Sidewalks should not be constructed in a piecemeal fashion as appears to be indicated in this proffer. The applicant should revise this proffer to construct all sidewalks on-site prior to issuance of first RUP.
- Proffer 14 should be revised to address a contribution towards bicycle wayfinding to guide cyclists southward toward the W&OD trail. Staff previously requested \$750 towards this end.
- The sidewalk adjacent to lots 45-49 leading to Route 7 should be enhanced with additional landscaping or other pedestrian amenities.
- The driveway of the first single family detached unit from Route 7 on Dale Drive should be further removed from Route 7. Vehicles entering Dale Drive from Route 7 pose potential conflict with the residential driveway because of its close proximity.
- Three (3) bicycle racks should be provided at the benches by the proposed community green space.

AKR/MEC

Fairfax County Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, VA 22033-2895  
Phone: (703) 877-5600 TTY: 711  
Fax: (703) 877-5697  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030

June 21, 2013

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Paul J. Kraucunas, P.E.  
Land Development Program Manager

**Subject:** Chestnut Street LLC  
RZ/FDP 2011-PR-025

I have reviewed the plans for this project dated May 31, 2013. The following comments are offered.

1. The public street cross section for Dale Drive should indicate a minimum width of 24' from the existing curb on the west side. All dimensions from the centerline should be deleted as the existing roadway was not constructed in the center of the existing ROW.
2. To avoid "bump out" of the ROW and sidewalk at each driveway on Dale Drive the proposed dedication should extend 10' beyond the face of curb.
3. The public street cross section must clearly show where no parking will be allowed on Dale Drive.
4. VDOT would prefer that the building set-back on Dale Drive be a minimum of 20', rather than 18', to avoid cars overhanging the sidewalk and forcing people to walk out on to this minimal width street.
5. As the existing pavement on Chestnut Street is not centrally located within the existing ROW, all dimensions referencing the centerline of the roadway should be deleted.
6. Sight Distance at each intersection should be shown on the Landscape Plan to ensure that planting will not obstruct oncoming vehicles.
7. The 10' concrete SW/Trail along Route 7 should be located 2' away from the proposed ROW to provide appropriate clearance for the users.

Please contact me if have any questions.

cc: Mr. Brent Krasner  
Ms. Angela Rodeheaver  
Mr. Michael Davis  
Ms. Ariel Yang



# 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 *SS*

**DATE:** June 14, 2013

**SUBJECT:** RZ/FDP 2011-PR-025, Chestnut Street LLC – **Addendum**  
Tax Map Numbers: 40-3((1))99, 100, 101 & 40-3((5))23, 24 &  
40-3((7))1, 2, 3, 4 & 40-3((8))A

This is an addendum to the comments in the revised memorandum dated March 20, 2013, that reflected the Park Authority review and analysis of the Development Plan dated January 31, 2013, for the above referenced application.

The Applicant has submitted a revised Development Plan and draft proffers, both dated May 31, 2013, which addressed many of the issues raised in the January 31, 2013 memorandum.

### ANALYSIS AND RECOMMENDATIONS

The Development Plan dated May 31, 2013, shows additional details regarding the three proposed onsite park spaces referenced as community greens. Community green #1 is located in the southern corner of the site adjacent to a stormwater management facility and tree save area. The space is designed with a circular walking path, gazebo, and tables. Community green #2 is centrally located in the development and is shown as two parts separated by a road. The western part is designed as open lawn with benches around a portion of the perimeter and a trellis. The eastern part is designed with two seating areas and a trellis to mimic its counterpart. Community green #3 is located slightly northwest of community green #2 and is designed as a gated and fenced tot-lot with benches. The community greens will be applied to the P-District requirement to expend \$1,700 per non-AUD for onsite recreational facilities.

The Park Authority appreciates the additional provided details regarding the three park spaces and believes they will be valuable community assets in the future. However, the Applicant may want to consider adding a small-scale recreational facility, like a bocce or multi-use court, to enhance the park spaces and to provide an additional recreational opportunity for the development.

Furthermore, the lack of recreational facilities shown on the Development Plan should be addressed by the Applicant by committing in proffers to provide the fair-share contribution request of \$110,732 to the Fairfax County Park Authority to offset impacts to park and recreation service levels for the types of facilities that cannot be provided onsite, but that the new residents will use at public parks. See memorandum dated March 20, 2013, for calculation and full justification.

FCPA Reviewer: Jay Rauschenbach  
DPZ Coordinator: Brent Krasner

Copy: Cindy Walsh, Director, Resource Management Division  
Liz Crowell, Manager, Cultural Resource Management & Protection Branch  
Charles Smith, Manager, Natural resources Management & Protection Branch  
Chron Binder  
File Copy



# 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 20, 2013

**SUBJECT:** RZ/FDP 2011-PR-025, Chestnut Street LLC – Revised  
 Tax Map Numbers: 40-3((1))99, 100, 101 & 40-3((5))23, 24 &  
 40-3((7))1, 2, 3, 4 & 40-3((8))A

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated January 31, 2013, for the above referenced application; this memorandum is intended to replace all previous memoranda regarding this application. The Development Plan shows 46 new single-family attached (SFA) and 7 new single-family detached (SFD) dwelling units on 11 parcels totaling 6.95 acres to be consolidated and rezoned from R-1, C-8 and HC to PDH-8 and HC with proffers. Based on an average SFA household size of 2.69 in the Jefferson Planning District, and accounting for the offsetting seven existing and seven new SFD homes, the development could add 124 new residents (46 x 2.69) to the Providence 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 Jefferson District recommendations in the Area I Plan describe the importance and need for local park facilities, open space, and the preservation of heritage resources. In addition, recommendations for the sub-unit containing the subject property specifically state that “neighborhood park facilities should be provided in conjunction with new residential development” and that “any development or ground disturbance ... should be preceded by heritage resource studies” (Area I, Jefferson District, J10-Jefferson North Community, Recommendations, Parks and Recreation, pp. 80 and 79).

Finally, text from the Jefferson District chapter of the Great Parks, Great Communities Comprehensive Park System Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include that new developments should be encouraged to contribute towards improvements at existing parks or provide new facilities on-site, and to identify and evaluate cultural resources prior to any proposed construction activity.

## **ANALYSIS AND RECOMMENDATIONS**

### **Park Needs:**

Using adopted service level standards, staff has identified a need for every type of parkland and recreational facility in this area. Existing nearby parks (Mount Royal, Lemon Road, Pimmit Hills, Griffith, Tysons Pimmit, Hollywood Road, Idylwood, and Pimmit Run Stream Valley) meet only a portion of the demand for parkland and recreational facilities generated by the residential development within one mile of the applicant site. In the triangle bounded by Shreve Road, Route 7, and I-66 where the subject property is located, there are no public parks. Based on the adopted service level standard of 5 acres of local-serving parkland per 1,000 residents, the proposed development and increase of 124 new residents generates a need for about 0.62 acres of onsite parkland ( $124/1,000 \times 5$ ).

### **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 facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 53 non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$90,100 ( $53 \times \$1,700$ ). Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development. No onsite recreational facilities are shown on the Development Plan; therefore, the Applicant should demonstrate how this P-District requirement will be met.

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 \$110,732 ( $124 \times \$893$ ) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Onsite Park Spaces, Amenities and Recreational Facilities:

The Development Plan shows three “Community Green” and one “Possible Active Park/Community Green” park spaces onsite. A circular trail and four benches are shown within the “Possible Active Park/Community Green” park space. No further information about the park spaces are provided except a Development Plan note (pg. 5, note #7) stating that “Amenities such as pathways, benches, tot lots or play areas may be located within open spaces identified as possible park or community green.” The Applicant should clarify if this note applies to all onsite park spaces or just the park space labeled as “Possible Active Park/Community Green.”

As part of the FDP submission, the Applicant should clearly identify and show all onsite park spaces including dimensions, amenities, and recreational facilities. The Park Authority encourages the Applicant to provide trails and adequate seating (benches, picnic tables, etc.) within all onsite park spaces. Small-scale recreational facilities such as fitness stations, game tables, bocce courts, or similar should also be considered to provide future residents with onsite recreational opportunities as there are none shown on the Development Plan. In addition, the Applicant should commit to the referenced tot lot within the “Possible Active Park/Community Green” park space and consider consolidating some of the remaining park spaces to generate a larger, more usable park space.

Natural Resources Impact:

The Park Authority recommends that all plant species be non-invasive and native to Fairfax County to reduce the spread of invasive species and protect the environmental health of parkland. Therefore, it is recommended that the Development Plan planting list (pg. 6) be modified to remove the following species and replaced with species native to Fairfax County: *Ilex crenata* (Japanese Holly), *Zelkova serrata* (Japanese Zelkova), *Cryptomeria japonica* (Japanese Cryptomeria).

If there is a question as to whether a native species occurs in Fairfax County, the Applicant should check the Digital Atlas of Virginia Flora at <http://vaplantatlas.org/> for clarification. A list of invasive plant species for the state of Virginia 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](http://www.dcr.virginia.gov/natural_heritage/documents/invlist.pdf). For a list of native plant species, see the section on the DNH website titled Native Plants for Conservation, Restoration, and Landscaping at: [http://www.dcr.virginia.gov/natural\\_heritage/nativeplants.shtml](http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml).

Cultural Resources Impact:

The subject property was subjected to archival cultural resources review. Analysis of the property indicates that certain structures appear on historical aerial photography of the county from both 1937 and 1954; this is confirmed in a Development Plan note (pg. 2, general note #15) stating that the existing homes were constructed in 1900, 1918, 1936, 1951, 1955, and 1956. In addition, some of the parcels that abut Route 7 have moderate to high potential to contain historic archaeological sites.

Therefore, it is recommended that the property undergo a Phase I archaeological survey in undisturbed portions and that any structures older than 50 years be documented and assessed for

architectural significance. The Applicant has indicated the intention (Development Plan, pg. 2, general note #29) to conduct a Phase I archaeological study. The Park Authority appreciates the Applicant's willingness to conduct the Phase I study; however, the Park Authority requests the Applicant also document and assess the existing homes for architectural significance.

If any potentially significant archaeological sites are found during the Phase I survey, it would be recommended that the sites undergo a Phase II archaeological testing in order to determine eligibility for the National Register of Historic Places. If any sites are found eligible, avoidance or Phase III archaeological data recovery would be recommended.

At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

### **SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section.

- Applicant should demonstrate how the P-District requirement to expend \$1,700 per non-ADU for onsite park and recreational facilities will be met.
- Applicant should provide the fair-share contribution request of \$110,732 to offset impacts to park and recreation service levels.
- As part of the FDP submission, Applicant should clearly identify and show all onsite park spaces including dimensions, amenities, and recreational facilities.
- Applicant is encouraged to provide trails and adequate seating (benches, picnic tables, etc.) within all onsite park spaces. Small-scale recreational facilities such as fitness stations, game tables, bocce courts, or similar should also be considered to provide future residents with onsite recreational opportunities as there are none shown on the Development Plan. In addition, the Applicant should commit to the referenced tot lot within the "Possible Active Park/Community Green" park space and consider consolidating some of the remaining park spaces to generate a larger, more usable park space.
- Applicant should use only non-invasive and native to Fairfax County plant species for all onsite landscaping.
- In addition to the indicated intention to conduct a Phase I archaeological survey, Applicant should assess and document existing structures for architectural significance and commit to conducting subsequent Phase II and III archaeological studies as warranted.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and 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: Jay Rauschenbach  
DPZ Coordinator: Brent Krasner

Copy: Cindy Walsh, Director, Resource Management Division  
Liz Crowell, Manager, Cultural Resource Management & Protection Branch  
Charles Smith, Manager, Natural resources Management & Protection Branch  
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

March 12, 2013

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

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

**SUBJECT:** RZ 2011-PR-025, Chestnut Street

**ACREAGE:** 6.95 acres

**TAX MAP:** 40-3 ((1)) 99-101; 40-3 ((5)) 23, 24; 40-3 ((7)) 1-4; 40-3 ((8))(A)

**PROPOSAL:**

The applicant proposes to rezone the subject parcels from R-1 District to PDH-8 District. The rezoning would permit the construction of 7 single family detached homes and 46 Townhouses.

**ANALYSIS:**

School Capacities

The schools serving this area are Shreveewood Elementary, Kilmer Middle and Marshall 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
Shreveewood ES	624 / 624	638	721	-97	774	-150
Kilmer MS	1116 / 1116	1195	1259	-143	1505	-389
Marshall HS	1511 / 2000	1651	1752	-241	2068	-68

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, all three school levels are anticipated to have capacity deficits. Beyond the six year projection horizon, enrollment projections are not available.

Overcrowding at Kilmer could potentially be addressed with a Boundary Adjustment with Thoreau (receiving school) which is anticipated to be at 85% Capacity Utilization in 2017-18 after completion of renovation and capacity enhancements.

Capital Improvement Program Projects

The 2014-18 Capital Improvement Program (CIP) includes continued funding for the renovation at Marshall High School. The renovation, which will increase capacity, is scheduled to be completed in FY 2015.

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	7	2
Middle	0.085	7	1	0.085	7	1
High	0.178	7	1	0.178	7	1
			<b>4 total</b>			<b>4 total</b>

School level	Single Family Detached ratio	Proposed # of units	Student yield	Single Family Detached ratio	Current # of units permitted by-right	Student yield
Elementary	0.249	46	11	0.249	0	0
Middle	0.063	46	3	0.063	0	0
High	0.128	46	6	0.128	0	0
			<b>20 total</b>			<b>0 total</b>

**RECOMMENDATIONS:**Proffer Contribution

A total of 20 new students are anticipated (11 Elementary, 3 Middle, and 6 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$209,760 (20 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 Marshall HS pyramid and/or to Cluster II 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:**Future Development Impacts

In addition, Kilmer, and Marshall also are receiving schools for several other significant developments that are approved or pending approval. Student yields from these developments are likely to impact receiving schools. These developments include:

- RZ-2010-PR-021, *Capital One* - Approved (1,297 MFHR, 113)

- RZ 2010-PR-022, *Campus Point Realty/Tyson's Westpark*- Pending (1,900 MFHR, 165 students)
- RZ 2011-PR-005, *NVC and Clyde's* - Pending (757 HRMF, 83 students)
- RZ 2011-PR-009,010 & 011, *Cityline Partners* - Pending (2,772 MFHR, 295 students)
- RZ 2011-HM-012 & 013, *Dominion Square* - Pending (2,000 MFHR, 174 students)
- RZ 2011-PR-023, *Arbor Row* - Approved (685 to 1,174 MFHR, 63 to 102 students)
- RZ 2011-HM-026, *Q-R Spring Hill* - Pending (341 MFHR, 29 students)
- RZ 2011-HM-027, *1587 Springhill Holdings* - Pending (501 MFHR, 45 students)
- RZ 2011-HM-032, *Tyson's West* - Pending (625 MFHR, 54 students)

DMJ/gjb

Attachment: Locator Map

cc: Patty Reed, School Board Member, Providence District  
Pat Hynes, Vice-Chairman, School Board Member, Hunter Mill District  
Jane Strauss, School Board Member, Dranesville 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  
Jim Kacur, Cluster II, Assistant Superintendent  
Jay W. Pearson, Principal, Marshall High School  
Douglas Tyson, Principal, Kilmer Middle School  
Michelle Eugene, Principal, Shrevewood Elementary School



FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services  
Office of Design and Construction Services  
Gatehouse Administration Center, Suite 3500  
8115 Gatehouse Road  
Falls Church, Virginia 22042

February 19, 2013

Barbara C. Berlin, AICP  
Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 800  
Fairfax, Virginia 22035

Ladies and Gentlemen:

Re: Below Listed Recently Filed Development Plan Analysis

**RZ/FDP 2011-PR-025 (Chestnut Street, LLC)**

This office has reviewed the subject development plan application, and has no comments with respect to school acquisition.

Sincerely yours,

A handwritten signature in cursive script that reads "Eric C. Brunner".

Eric C. Brunner, PE  
Civil Engineer, Capital Projects

EB/vm

cc: Facilities Planning Services, FCPS, (w/attach.)  
File



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 14, 2012

**TO:** Suzie Zottl  
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 2011-PR-025 amended**  
**Tax Map No. 40-3- ((01)) 99, 100, 101; ((05)) 23, 24; ((07)) 1, 2, 3, 4;**  
**((08)) A**

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 (I-2 ) watershed. It would be sewered 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 8 inch line located on the property 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.

<u>Sewer Network</u>	<u>Existing Use</u> <u>+Application</u>		<u>Existing Use</u> <u>+ Application</u> <u>+Previous Applications</u>		<u>Existing Use</u> <u>+ Application</u> <u>+ Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>	<u>Adeq.</u>	<u>Inadeq</u>
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 COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

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

February 21, 2013

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

Re: RZ 2011-PR-025  
Chestnut Street  
Tax Map: 40-3

Dear Ms. Berlin:

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

The applicant is proposing construction of 53 single family dwelling units. The Rule identifies utility-related reasons for not connecting to Fairfax Water. Because the proposed construction is more than 3,000 feet from the nearest Fairfax Water main, a utility-related reason exists under Section III not to connect to Fairfax Water's system.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Bain Hedges".

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

cc: Chief Site Plan Review



# County of Fairfax, Virginia

## MEMORANDUM

DATE: April 26, 2012

**TO:** Todd Nelson, UFMD  
 Jay Rauschenbach, Park Authority  
 D. Thomas, Fire Prevention Division, Plans Review Section  
 John Bell, PD  
 Elfatih Salim, Stormwater and Geotech Section  
 Paul Kraucunas, VDOT

**FROM:**  Suzie Zottl, Senior Staff Coordinator  
 Zoning Evaluation Division  
 703-324-1290

**SUBJECT:** RZ/FDP 2011-PR-025 Chestnut Street

**RE-STAFFING:** May 3, 2012  
**Planning Commission:** June 14, 2012

The following items are enclosed:

- Revised statement of justification
- Attachment to the statement of justification
- New CDP/FDP Plan dated April 26, 2012
- Revised draft proffers dated April 26, 2012

Construction of buildings shall  
 require full compliance with  
 fire protection and access  
 requirements listed in the  
 Public Facilities Manual

This case will be restaffed on May 3, 2012. Please have your final review comments and memos to be on or before that date; the staff report is due May 14. Thank you.

Fire Lanes Required.  
 Submit 2 Sets Plans  
 Per PFM 9-0202. J (5).  
 Approval and Installation  
 Required Prior to Occupancy.

Reviewed By Fire Marshal:  
 Signature:  
 Approved  
 Approved as noted  
 Not approved, correct and resubmit  
 Date: 5-2-12  
 By: D. THOMAS / S. WARD



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 21, 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 2011-PR-025

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 #413, **Dunn Loring**
2. After construction programmed \_\_\_(n/a)\_\_\_ this property will be serviced by the fire station \_\_\_\_\_(n/a)\_\_\_\_\_





# County of Fairfax, Virginia

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**DATE:** February 19, 2013

**TO:** Brent Krasner, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

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

**SUBJECT:** Development Plan Analysis

**REFERENCE:** Application No. RZ/FDP 2011-PR-025 (Chestnut Street, LLC)

After reviewing the application, we have only one comment to be considered. Health Department records indicate that the existing house on lot 23, 2331 Dale Drive which is to be demolished as part of this application is served by an onsite sewage disposal system. There are no records on file that the septic system was ever abandoned. **The septic tank will have to be properly abandoned inconjunction with any demolition permit being released.**





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 5, 2013

**TO:** Brent Krasner, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

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

**SUBJECT:** Rezoning Application #RZ /FDP 2011-PR-025; Chestnut Street, LLC; CDP/FDP Plan dated January 31, 2013; Pimmit Run and Cameron Run Watersheds; LDS Project # 82-ZONA-002-1; Tax Map #040-3-01-0099 thru 0102, 040-3-05-0023 thru 0024, 040-3-07-0001 thru 0004, 040-3-08-A; Providence District

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

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 no current downstream drainage complaints on file.

Stormwater Detention

Applicant indicates on sheets 5, 9 and 10 that the stormwater detention requirements will be met by two underground detention facilities approximately located in northwest (F1) and southeast (F2) corners of the proposed development. Applicant has shown approximate 14,000 and 54,000 cubic feet storage capacities with 5,000 and 9,500 square feet of footprints for the proposed facilities capturing about 2.87 and 3.16 acres of drainage area on sheets 9 and 10, with some preliminary summary of SWM calculations. The outfall narrative also mentions that detention method per PFM 6-0203.4C will be utilized for the design of the facility F2. Minimum Stormwater Information Table on sheet 8 needs to be corrected to maintain consistency of information provided on SWM narrative on sheet 9. The plan does not show any access paths to SWM facilities (Quantity and quality control structures).

A separate waiver request to allow the proposed underground stormwater detention vaults within the residential development in accordance with PFM § 6-0303.8 shall be required. The Board of Supervisors must take action on the waiver request concurrently with the subject rezoning application.

#### Water Quality Control

Three StormFilters/or approved equal with three different approximate locations have been proposed to acquire a phosphorus removal of about 44.6% greater than minimum required of 40%. Preliminary calculations and approximate locations of these facilities are provided on sheet 9. Breakups of drainage areas do not add up to give a total of 6.87 shown on BMP calculation sheet #9. Please verify the total onsite area.

#### Downstream Drainage System

Outfall narratives have been provided with a description of the types of existing drainage systems extended downstream from the site to a point which is more than 100 times the site area for two outfalls designated as A and B. The engineer has also provided where the extent of adequate outfall analysis end for both the outfalls per the requirement of Public Facilities Manual. Site plan shall show the detail calculations to demonstrate that the adequate outfalls exist.

The proposed development site contains a major drainage divide between Pimmit Run and Cameron Run watersheds. Please be reminded that a diversion shall not be approved if it changes the total drainage area of a watershed depicted on the County map of Watersheds, as may be amended per PFM 6-0202.2A (4).

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

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

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





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** March 28, 2012

**TO:** Suzie Zottl, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Elfatih Salim, Senior Engineer III  
Site Development and Inspection Division  
Department of Public Works and Environmental Services

**SUBJECT:** Chestnut Street, LLC; Rezoning Application #RZ/FDP 2011-PR-025; Conceptual Development Plan and Final Development Plan dated March 6, 2012, Tax Map #040-3-01-00-0099, 040-3-01-00-0100, 040-3-01-00-0101, 040-3-05-00-0023, 040-3-05-00-0024, 040-3-07-00-0001, 040-3-07-00-0002, 040-3-07-00-0003, 040-3-07-00-0004, and 040-3-08-00-0000-A; Providence District

**REFERENCE:** Waiver #0082-WPFM-002-1 for the Location of Underground Facilities in Residential Areas

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment and the burden placed on prospective property owners for maintenance and replacement. Underground stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The owner of Chestnut Street, LLC has submitted a rezoning application to allow 72 single-family attached units. The property owner feels that this project is a high density



infill development and due to the site constraints are not conducive to above-ground detention facilities.

### ANALYSIS

An analysis of the possible impacts on public safety, the environment and the burden placed on the owners for maintenance and replacement is as follows.

Impacts on Public Safety – The underground facilities are proposed to be located within the site on common Home Owners association (HOA) property. The access points to the underground facilities must be locked restricting access to the underground chambers by children.

If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities. In addition, locking manholes and doors must be provided at each access point.

Impacts on the Environment – The surrounding areas are developed and the underground facility would outfall into an existing piped storm drainage system. The underground storage would be below access roads and parking garages. Staff does not believe that there will be any adverse impact on the environment from the underground facilities.

Burden Placed on Property Owner for Maintenance and Future Replacement – Underground storage facilities are normally required to be off-line. With an off-line design, should a facility become clogged, the storm drain system could continue to operate. When in-line facilities become clogged, the storm drain system's operations would cease. The storm drain system would back up and could overflow. Flooding may be possible depending on the intensity and duration of the storm event.

A minimum height of 72-inch for underground stormwater structures is generally required to facilitate maintenance (PFM 6-1306.3H). Accessibility to the underground facilities is a concern in that sufficient head room is necessary for maintenance purposes. The current plats show more than 72-inch height for the proposed underground stormwater management vaults.

If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility. The engineer has provided \$2,000 as an estimate of the annual maintenance cost for the underground

facilities; staff finds this estimate reasonable. Before site plan approval, \$40,000 should be placed into escrow to fund 20 years of maintenance. These monies would not be available to the owner until bond release.

The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facility, the property owner must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities. The engineer has estimated the construction cost of these underground facilities to be \$400,000; staff finds this estimate reasonable. The owner would be expected to contribute \$400,000 to fund the replacement cost of the underground stormwater management facilities.

Staff further recommends that the minimum height of the underground facility be no less than 72-inch in height.

#### RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facilities at Chestnut Hill, LLC, and a residential area. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #0082-WPFM-002-1 Conditions, Chestnut Street, dated March 28, 2012, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 4-1720.

#### ATTACHED DOCUMENTS:

Attachment A – Waiver #000082-WPFM-002-1 Conditions, Chestnut Street, LLC, dated March 28, 2012

Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive  
James Patteson, Director, DPWES  
Michele Brickner, Director, Land Development Services, DPWES  
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES  
Judy Cronauer, Chief, Central Branch, Site Development and Inspection Division, DPWES  
Zoning Application File (0082-ZONA-001)  
Waiver File

**Waiver #000082-WPFM-002-1 Conditions**

Chestnut Street  
RZ 2011-PR-025  
March 28, 2012

1. The underground facilities shall be constructed in accordance with the development plan as modified by these conditions and approved by the Director of the Department of Public Works and Environmental Services (DPWES).
2. The underground facilities shall be located as shown on the approved CDP/FDP, as determined by DPWES.
3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.
4. The underground facilities shall be constructed with a minimum interior height of 72-inch to facilitate maintenance.
5. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to insure that the applicant maintains the facilities in good working condition acceptable to the County to control stormwater generated from the development of Chestnut Street.
- A condition that the applicant, their successors, or assigns shall not petition the County to take future maintenance or replace the underground facilities.
- Establishment of a reserve fund, for future replacement of the underground facilities.
- Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
- A condition that the applicant provides and continuously maintains, liability insurance. The typical liability insurance amount is at least \$1,000,000, against claims associated with underground facilities.
- A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

7. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan, private maintenance agreement, and documents, which insure safe operation, inspection, and maintenance of the facilities.
8. Prior to final construction plan approval, the developer shall escrow sufficient funds which will cover a 20-year maintenance cycle and replacement of the underground facilities. These monies shall not be made available to the management company until after final bond release.
9. The applicant and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the documents:

“The applicant and its successors and assigns are responsible for the operation, inspection, maintenance, and replacement of the underground stormwater facilities as set forth in the documents and a private maintenance agreement entered into with the County.”

## **Attachment B**

### **The Public Facilities Manual (PFM) Section 6-0303.8 (24-88-PFM, 83-04-PFM)**

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

## ARTICLE 6

### PLANNED DEVELOPMENT DISTRICT REGULATIONS

#### PART 1      6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

##### 6-101      **Purpose and Intent**

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

##### 6-102      **Principal Uses Permitted**

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 106 below.

1. Affordable dwelling unit developments.
2. Dwellings, single family detached.
3. Dwellings, single family attached.
4. Dwellings, multiple family.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

##### 6-103      **Secondary Uses Permitted**

The following secondary uses shall be permitted only in a PDH District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 106 below.

1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
2. Automated teller machines, located within a multiple family dwelling.
3. Business service and supply service establishments.

## PLANNED DEVELOPMENT DISTRICT REGULATIONS

- C. The keeping of all animals including wild or exotic animals as defined in Chapter 41.1 of The Code may be permitted with the approval of the Director of the Department of Animal Control, upon a determination that the animal does not pose a risk to public health, safety and welfare and that there will be adequate feed and water, adequate shelter, adequate space in the primary enclosure for the particular type of animal depending upon its age, size and weight and adequate veterinary care.
11. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

**6-107**

### **Lot Size Requirements**

1. Minimum district size: Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
3. Minimum lot width: No requirement for each use or building.

**6-108**

### **Bulk Regulations**

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

**6-109**

### **Maximum Density**

1. For purposes of computing density, the PDH District is divided into subdistricts in which the residential density is limited as set forth below, except that the maximum density limitations may be increased in accordance with the requirements for affordable dwelling units set forth in Part 8 of Article 2 and shall be exclusive of the bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

<b>Subdistrict</b>	<b>Density</b>
PDH-1	1 dwelling unit per acre
PDH-2	2 dwelling units per acre
PDH-3	3 dwelling units per acre
PDH-4	4 dwelling units per acre

FAIRFAX COUNTY ZONING ORDINANCE

PDH-5	5 dwelling units per acre
PDH-8	8 dwelling units per acre
PDH-12	12 dwelling units per acre
PDH-16	16 dwelling units per acre
PDH-20	20 dwelling units per acre
PDH-30	30 dwelling units per acre
PDH-40	40 dwelling units per acre

2. The Board may, in its sole discretion, increase the maximum number of dwelling units in a PDH District in accordance with and when the conceptual and the final development plans include one or more of the following; but in no event shall such increase be permitted when such features were used to meet the development criteria in the adopted comprehensive plan and in no event shall the total number of dwellings exceed 125% of the number permitted in Par. 1 above.
  - A. Design features, amenities, open space and/or recreational facilities in the planned development which in the opinion of the Board are features which achieve an exceptional and high quality development - As determined by the Board, but not to exceed 5%.
  - B. Preservation and restoration of buildings, structures, or premises which have historic or architectural significance - As determined by the Board, but not to exceed 5%.
  - C. Development of the subject property in conformance with the comprehensive plan with a less intense use or density than permitted by the current zoning district - As determined by the Board in each instance, but not to exceed 10%.

**6-110**

**Open Space**

1. The following minimum amount of open space shall be provided in each PDH subdistrict:

Subdistrict	Open Space	Affordable Dwelling Unit Development Open Space
PDH-1	25% of the gross area	Not Applicable
PDH-2	20% of the gross area	18% of the gross area
PDH-3	20% of the gross area	18% of the gross area
PDH-4	20% of the gross area	18% of the gross area
PDH-5	35% of the gross area	31% of the gross area
PDH-8	25% of the gross area	22% of the gross area
PDH-12	30% of the gross area	27% of the gross area
PDH-16	35% of the gross area	31% of the gross area
PDH-20	35% of the gross area	31% of the gross area
PDH-30	45% of the gross area	40% of the gross area
PDH-40	35% of the gross area	31% of the gross area

## PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities in all PDH Districts. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$1700 per dwelling unit for such facilities and either:
  - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
  - B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

### 6-111

#### Additional Regulations

1. Refer to Article 16 for standards and development plan requirements for all planned developments.
2. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401.

## 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		