



**APPLICATION ACCEPTED:** June 28, 2013  
**PLANNING COMMISSION:** January 16, 2014  
**BOARD OF SUPERVISORS:** Not Yet Scheduled

# County of Fairfax, Virginia

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**January 2, 2014**

## **STAFF REPORT**

### **APPLICATION RZ 2013-LE-013**

#### **LEE DISTRICT**

**APPLICANT:** Eastwood Properties, Inc.

**PRESENT ZONING:** R-1: Residential, One Dwelling Unit/Acre

**REQUESTED ZONING:** R-8: Residential, Eight Dwelling Units/Acre

**PARCELS:** 91-1 ((1)) 18, 19 and 20

**LOCATION:** 6309, 6312, and 6316 Alforth Avenue

**SITE AREA:** 1.795 acres (78,190 square feet)

**PROPOSED DENSITY:** 7.80 dwelling units per acre (du/ac)

**PLAN MAP:** Residential; 5-8 du/ac

**PROPOSAL:** To demolish the two existing dwellings and rezone from R-1 to R-8 to permit the construction of 14 single family attached dwelling units

#### **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2013-LE-013, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the following waives and modifications:

- Modification of the minimum district size for the R-8 District to allow 1.795 acres instead of 5 acres;

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**Nick Rogers, AICP**

- Deviation from the required tree preservation target percentage of 40.5% to 2.1% as shown on the GDP;
- Modification of the transitional screening and barrier requirements to allow the screening and barriers shown on the Generalized Development Plan; and,
- Waiver of the trail requirement along Franconia-Springfield Parkway.

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

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



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

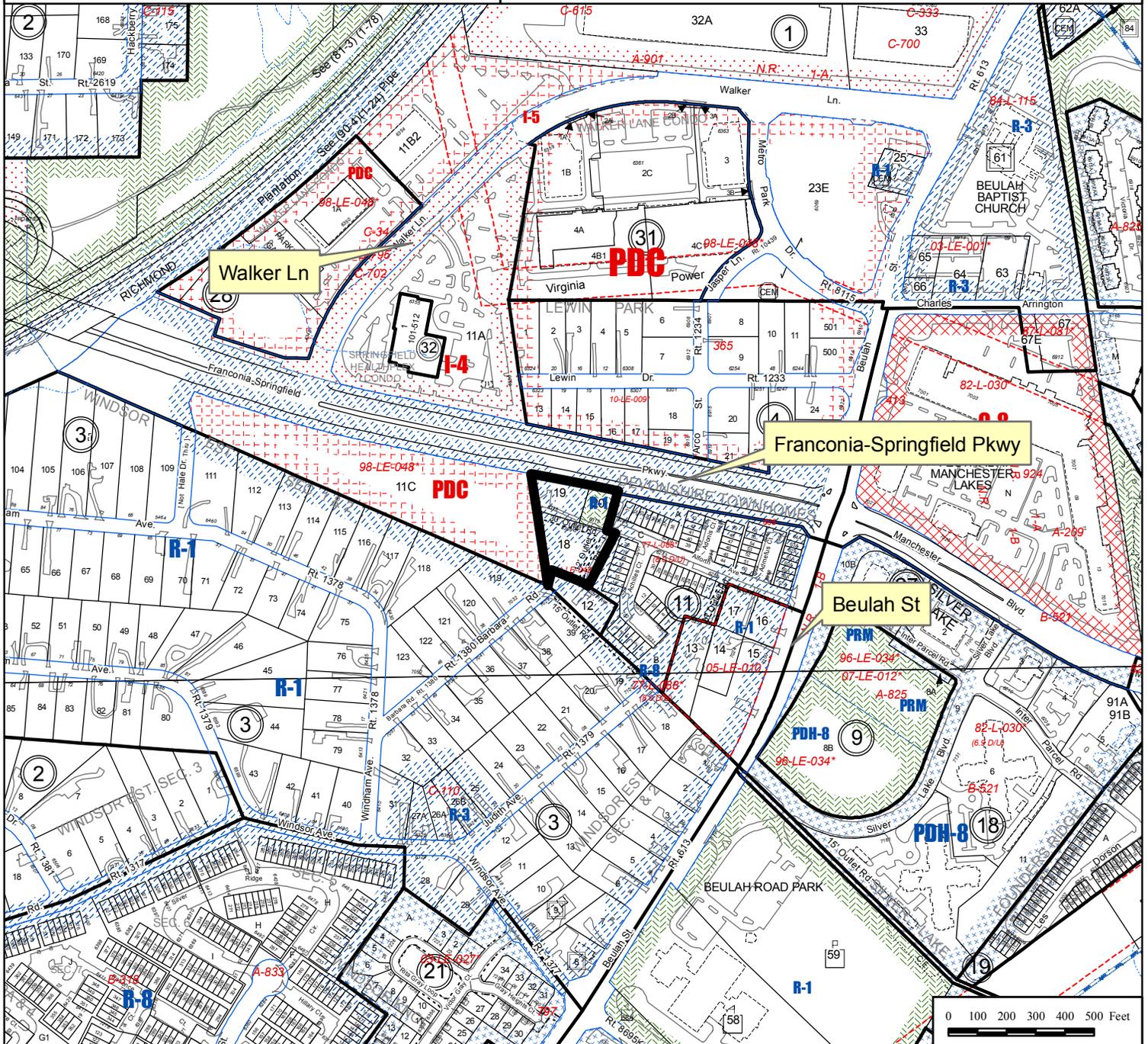
# Rezoning Application

## RZ 2013-LE-013



Applicant: EASTWOOD PROPERTIES, INC.  
Accepted: 06/28/2013  
Proposed: RESIDENTIAL  
Area: 1.79 AC OF LAND; DISTRICT - LEE  
Zoning Dist Sect: SOUTH SIDE OF THE FRANCONIA-SPRINGFIELD BYPASS,  
LOCATED: APPROXIMATELY 700 FEET EAST OF ITS INTERSECTION  
WITH BEULAH STREET

Zoning: FROM R- 1 TO R- 8  
Overlay Dist:  
Map Ref Num: 091-1- /01/ /0018 /01/ /0019  
/01/ /0020



# GENERALIZED DEVELOPMENT PLAN

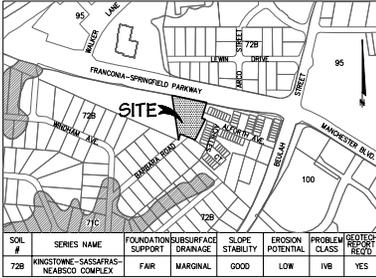
# DEVONSHIRE TOWNHOMES

## SECTION TWO

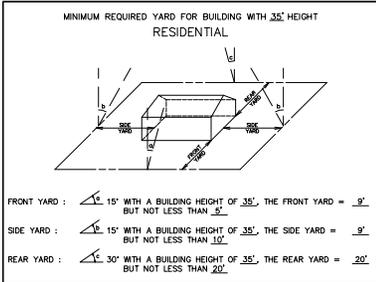
### LEE DISTRICT

### FAIRFAX COUNTY, VIRGINIA

## RZ 2013-LE-013



**SOILS MAP/DATA**  
SCALE: 1" = 500'



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

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

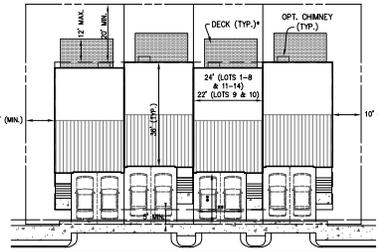
Facility Name/Type & No.	On-site area served (acres)	Off-site area (acres)	Drainage area (sf)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Filter	0.872	0	0.872	N/A	N/A	N/A
Underground Storage	0.922	2.712	3.632	5,0002	9,0002	N/A
TOTAL	1.792	2.712	4.502		9,0002	
- 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 4. Pond inlet and outlet pipe systems are shown on Sheet 4.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4. Type of maintenance access road surface noted on the plat is asphalt.
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
- 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 3.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- 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 1 & 2.
- 11. A submission waiver is requested for N/A
- 12. Stormwater management is not required because N/A

**SITE TABULATIONS**

SITE AREA :	LOT AREA	PARCELS A & B	RIGHT-OF-WAY DEDICATION
	29,757 $\phi$	(0.683 Ac)	43,714 $\phi$
			(1.004 Ac)
			4,718 $\phi$
			(0.108 Ac)
<b>TOTAL</b>	<b>78,189<math>\phi</math></b>	<b>(1.795 Ac)</b>	

**R-8 ZONE**

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	14 single-family attached
MAXIMUM DENSITY	8 DU/AC	7.7 DU/AC
MINIMUM LOT AREA	N/R	1,824 $\pm$
AVERAGE LOT AREA	N/R	2,120 $\pm$
MINIMUM LOT WIDTH	18'	24'
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS :		
FRONT	15'/0"	15'/0"
SIDE	15'/10"	15'/10"
REAR	30'/20"	30'/20"
OPEN SPACE	20% (0.36 Ac)	22% (0.40 Ac)
PARKING	2.7 spaces/unit (38 total spaces)	3.1 spaces/unit (28 driveway spaces + 16 surface spaces = 44 total spaces)



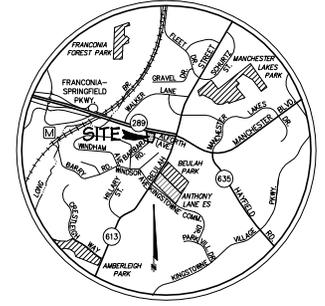
\* DECKS MAY BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412, WHICH ALLOWS A 12' EXTENSION INTO THE REQUIRED MINIMUM YARD

\*\* EACH UNIT TO HAVE TWO(2) 8.5' x 18.0' PARKING SPACES IN THE DRIVEWAY

EXTENSIONS INTO REQUIRED YARDS ARE TO BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412

**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 91-1(11)18-20. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS R-8.
2. THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF :
  - PARCEL 18 - ROBIN LEIGH & JAMES DOUGLAS KNOCKBOOGER IN DEED BOOK 21826 AT PAGE 2185
  - PARCEL 19 - MILDRED HOUGHENS IN DEED BOOK 518 AT DEED BOOK 171, DEED BOOK 7282 AT PAGE 360, AND WILL BOOK 220 AT PAGE 189
  - PARCEL 20 - FAIRFAX COUNTY BOARD OF SUPERVISORS IN DEED BOOK 7112 AT PAGE 1282
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED AUGUST 2004. CONTOUR INTERVAL EQUALS TWO (2) FEET NGVD 1929.
4. THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
5. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
6. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
9. ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
10. SEE SHEET 3 FOR A DESCRIPTION OF EXISTING VEGETATION.
11. EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1947 (PARCEL 18) AND 1938 (PARCEL 19).
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, 302.4, AND 305; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
13. THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
14. THERE ARE NO AFFORDABLE DWELLING UNITS (ADU) REQUIRED FOR THIS PROJECT.
15. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
16. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 7.7 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW :
  - A WAIVER OF THE MINIMUM DISTRICT SIZE OF FIVE (5) ACRES IS HEREBY REQUESTED.
  - A WAIVER OF THE TRAIL REQUIREMENT ALONG ROUTE 289 IS HEREBY REQUESTED.
  - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT OF Z.O. #13-303 IS HEREBY REQUESTED IN ACCORDANCE WITH Z.O. #13-303(4) ALONG THE SOUTHERN PROPERTY LINE.
  - A MODIFICATION OF THE TREE PRESERVATION TARGET AREA REQUIREMENT OF PFM SECTION 12-508.1 (SEE SHEET 5)
17. PROPOSED PUBLIC IMPROVEMENTS :
  - WATER SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN ALFURTH AVENUE.
  - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ON-SITE.
18. PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
19. A TOT LOT IS PROPOSED AS A RECREATIONAL FACILITY FOR THIS DEVELOPMENT.
20. SPECIAL AMENITIES ARE NOT PROPOSED WITH THIS PLAN.
21. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
22. SEE SHEET 10 FOR ARCHITECTURAL ELEVATIONS.
23. A REGIONAL TRAIL IS REQUIRED ALONG ROUTE 289 FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN (SEE NOTE 14).
24. PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. PARCEL "B" WILL BE RESERVED FOR PUBLIC STREET PURPOSES.
25. THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-808 OF THE ZONING ORDINANCE.
26. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE GSP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-204 OF THE ZONING ORDINANCE.



**VICINITY MAP**  
SCALE: 1" = 2000'

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) REVISED SITE PLAN, TYPICAL LOT LAYOUT & BUFFER MODIFICATION REQUEST. (2) REVISED LAYOUT, REMOVED NORTHERN BUFFER. (3) REVISED LANDSCAPING, TREE COVER CALC & TARGET LETTER. (4) REVISED TREE SYMBOLS. (5) NEW SHEET.	9-9-13
2.	(1) REVISED STORMWATER INFORMATION. (2) NEW CLEARING LIMITS, ADDED UNDERGROUND, ROUSE LINE, CONSERVATION EASEMENTS & TREE BOX FILTERS. (3) REPLACED RAIN GARDEN WITH UNDERGROUND STORAGE. (4) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (5) REVISED SWM & BMP COMPUTATIONS. (6) REVISED OUTFALL MARKING.	10-15-13
3.	(1) REVISED SITE TABULATIONS. (2) ADDED R/W DEDICATION FOR BARBARA ROAD; REVISED CONSERVATION AREAS. (3) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (4) REVISED BMP COMPUTATIONS. (5) NEW SHEET.	12-6-13

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.



**DEVELOPER**  
EASTWOOD PROPERTIES  
3050 CHAIN BRIDGE ROAD  
SUITE 103  
FAIRFAX, VIRGINIA 22030  
(703) 383-6111

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- 7 TREE PRESERVATION NOTES & DETAILS
- 8 SWM & BMP CALCULATIONS
- 9 OUTFALL ANALYSIS
- 10 ARCHITECTURAL ELEVATION
- 11 EXHIBIT SHOWING POSSIBLE CONNECTION BETWEEN BARBARA ROAD AND ALFURTH AVENUE

**CPJ Charles P. Johnson & Associates, Inc.**  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
3649 Piedmont Dr., Ste. 210 Fairfax, VA 22030 703-383-7555 Fax 703-273-8936  
www.cpj.com Silver Spring, MD • Gaithersburg, MD • College Park, MD • Potomac, MD • Fairfax, VA

DATE : APRIL 30, 2013  
REVISED : SEPTEMBER 9, 2013  
OCTOBER 15, 2013  
DECEMBER 6, 2013

SHEET 1 OF 11

**DEVONSHIRE TOWNHOMES - SECT. 2**



COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (SF)
Maintained Grassland	-----	good	36,785
Landscaped Tree Canopy	Red Maple, Redcedar, Pines, Leyland Cypress	fair	26,535
Upland Forest	Sweetgum, Oaks, Hickory	good	5,155
Developed Area	-----	-----	9,713
TOTAL AREA			78,188

COMMENTS:

UPLAND FOREST : The trees in this cover type were in quite good condition with no apparent insect or disease problems.

LANDSCAPED TREE CANOPY : The vegetation in this cover type was in fair condition with no apparent insect or disease problems. Several trees along ex. driveway have been pruned severely.



EXISTING VEGETATION MAP  
**DEVONSHIRE TOWNHOMES SECTION TWO**  
 LEE DISTRICT, VIRGINIA  
 FAIRFAX COUNTY, VIRGINIA

NO. DATE REVISION FROM TO APPROVAL

**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Botanists  
 ASSOCIATES 3069 Piedmont Dr., Ste. 200 Fairfax, VA 22030 703.546.8055 Fax: 703.275.8400  
 www.cpja.com • Silver Spring, MD • Chantilly, VA • College Park, MD • Potomac, MD • Fairfax, VA

PAUL B. JOHNSON  
 Lic. No. 018450  
 PROFESSIONAL LANDSCAPE ARCHITECT

DATE: 12/6/2013  
 SHEET: 3 OF 11  
 PROJECT: DEVONSHIRE TOWNHOMES SECTION TWO  
 TYPE: GSP

REVISIONS:

NO. DATE DESCRIPTION

1 12/6/2013 GSP

2 12/6/2013 GSP

3 12/6/2013 GSP

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Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement (Table 12.9)		
A	Pre-development area of existing tree canopy	31,690 SF
B	Percentage of gross site area covered by existing tree canopy	40.5 %
C	Percentage of 10-year canopy required for site	20 %
D	Percentage of 10-year canopy requirement that should be met through tree preservation	46.8 %
E	Proposed percentage of canopy requirement that will be met through tree preservation	21.1 %
F	Has the Tree Preservation Target minimum been met?	NO
G	If no, provide sheet number where deviation request is located	SHEET 5
B. Tree Canopy Requirement		
1	Identify gross site area	76,188 SF
2	Subtract area dedicated to road frontage and parks	4,718 SF
3	Subtract area of excavations	0 SF
4	Adjusted gross site area (B1 - B2 - B3)	73,470 SF
5	Identify site's zoning and/or use	R-8
6	Percentage of 10-year canopy required	20 %
7	Area of 10-year canopy required (B4 x B6)	14,694 SF
8	Is a modification of canopy requirements being requested?	NO
9	If B8 is yes, provide sheet number where modification request is located	N/A
C. Tree Preservation		
1	Tree Preservation Target Area	6,996 SF
2	Total canopy area meeting standards of §12-2000	250 SF
3	x 1.25	313 SF
4	Total canopy area of unique or valuable forest or woodland communities	0 SF
5	x 1.50	0 SF
6	Total canopy area of Heritage, Memorial, Specimen or Street Trees	0 SF
7	x 1.5 to 3.0	0 SF
8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0 SF
9	x 1.0	0 SF
10	Total of C3, C4, C7, and C9	313 SF
D. Tree Planting		
1	Area of canopy to be met through tree planting (B7 - C10)	14,382 SF
2	Area of canopy to be provided by planted trees	14,400 SF
3	x 1.00	14,400 SF
4	Area of canopy provided through tree seedlings	0 SF
5	x 1.0	0 SF
6	Area of canopy provided through native shrubs or woody seed mix	0 SF
7	x 1.0	0 SF
8	Percentage of live D4 represented by live D0 (must not exceed 55% of D4)	0 %
9	Total of canopy area to be provided through tree planting	14,400 SF
10	Is offsite planting relief requested?	NO
11	Tree Bank or Tree Fund?	N/A
12	Canopy area requested to be provided through offsite banking or tree fund	0 SF
13	Amount to be deposited into the Tree Preservation and Planting Fund	0 SF
E. Total of 10-year Tree Canopy Provided		
1	Total canopy area provided through tree preservation (C10)	313 SF
2	Total canopy area provided through tree planting (D8)	14,400 SF
3	Total canopy area provided through offsite mechanism (D12)	N/A SF
4	Total 10-year tree canopy provided	14,713 SF
Total 10-year tree canopy provided (% of net site area)		20.0 %

\* Plant species and additional credit types (if applicable) are to be specified with the final site/landscape plan. Total 10-year tree canopy provided with the site plan shall be equivalent to that shown on the CDR/DFP.

COMPUTATIONS FOR LANDSCAPE BUFFER AREA (25' TYPE 1 BUFFER)	
AREA OF BUFFER	2,666 Sq.Ft.
LANDSCAPING REQUIRED (75% OF ABOVE)	2,000 Sq.Ft.
EXISTING TREE SAVE AREA WITHIN BUFFER (NO MULTIPLIER TAKEN)	0 Sq.Ft.
AREA OF PROPOSED LANDSCAPING	2,950 Sq.Ft.
TOTAL TEN-YEAR TREE CANOPY WITHIN BUFFER	2,950 Sq.Ft. (111%)

**CPI** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA

December 6, 2013

Fairfax County  
Urban Forest Management Division  
10050 Government Center Parkway  
Fairfax, Virginia 22030

Attention: Mr. Mike Knapp

Re: Donovan's Townhomes, Section Two

Dear Mr. Knapp:  
The purpose of this letter is to request a deviation from the Tree Preservation Target Area requirement of §12-2000 (12-3000). It is our belief that this deviation request meets the conditions allowed under §12-2000 (12-3000).

If the development were to meet the required target area of 5,996 square feet, it would preclude the development of the use and density allowed by the Zoning Ordinance and Comprehensive Plan. In order to make up the deficit in the target area, several lots would have to be administered.

This project area is only 1.8 acres, and much of it must consist of meeting parking, stormwater management, and BMP requirements for 14 townhouse units, leaving little area for tree save. Many of the large existing trees are located near the necessary point of access for this project, where the proposed street connects to the existing street (Albany Avenue) and townhouse development (Donovan's Townhomes). Most of the 5,996 square feet of existing tree canopy along the western boundary is in form of white trees located on County property. There are other large existing trees elsewhere on the site to be located to provide required canopy for this development, as well as for the existing Donovan's neighborhood, where there is a shortage of parking. The largest contiguous area of trees to be saved is along Franconia-Springfield Parkway. However, much of this area is located within the proposed right-of-way dedication, and thus cannot be counted toward the tree save area. Although it counts for meeting the cover for calculating the Target Area, a noise wall is also to be located along the right-of-way, which will cut into a potentially larger save area.

Proposed landscaping in addition to the existing trees to be saved will exceed the total Ten-Year Tree Canopy requirement. Most of these proposed trees will be located along Franconia-Springfield Parkway and adjacent to R-1 (12) for buffering and noise reduction purposes, and in the proposed non-parking/banking area.

If you have any questions or concerns, please do not hesitate to contact me at 703-380-7000 or cjohnson@cpi.com.

Sincerely,  
*Paul B. Johnson*  
Kenneth J. Vesce, L.L.A.  
kjohnson@pjohnson.com

3959 Pender Drive, Suite 210 • Fairfax, VA 22030 • 703-380-7000 • Fax: 703-273-8590 • www.cpi.com

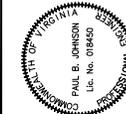
**LEGEND**

	CAT. III & IV SHADE TREE (3" CAL.) (E.G. RED MAPLE, OAK, RIVER BIRCH, BEECH)		CAT. II ORNAMENTAL TREE (2" CAL.) (E.G. SERVICEBERRY, MAGNOLIA, DOGWOOD)
	CAT. II, III & IV EVERGREEN TREE (10' HGT.) (E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)		CAT. I EVERGREEN TREE (6' HGT.) (E.G. HOLLY, JASMINE)
	MEDIUM DECIDUOUS SHRUB (E.G. VIBURNUM, HYDRANGEA, DOGWOOD)		MEDIUM EVERGREEN SHRUB (E.G. HOLLY, JASMINE)

\* LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.



CONCEPTUAL LANDSCAPE PLAN  
**DEVONSHIRE TOWNHOMES SECTION TWO**



PAUL B. JOHNSON  
Lic. No. 018450  
VIRGINIA PROFESSIONAL LANDSCAPER

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

DESIGN	SCALE	DATE
BY: KJV	AS SHOWN	12/6/13
APPROVED	SCALE	DATE
BY: PBJ	AS SHOWN	12/6/13
DATE	SCALE	DATE
12/6/13	AS SHOWN	12/6/13
PROJECT NO.	SHEET NO.	TOTAL SHEETS
04-503	5	11

FRANCONIA-SPRINGFIELD PARKWAY ROUTE #289

PRJ NO: 04-503  
TYPE: GDP



**TREE PRESERVATION NARRATIVE:**

Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading and shown for preservation on approved plans.

- Flagging/Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans.
- Pre-Construction Meeting:** After clearing limits have been staked a meeting shall be requested by the contractor to walk with owner or owner's designated representative, arborist/forester hired by owner, site superintendent, clearing contractor and UFMD, DPWES representative to make minor adjustments as necessary to observe trees listed in tree preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at this time.
- Tree Protection Approval:** Selective tree removals, root pruning, and tree protection fence installation should be completed prior to any demolition or land clearing operations. An UFMD, DPWES representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities are to begin, to inspect the site to insure that the tree protection has been installed.
- Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD, DPWES.
- Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, mowers, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.
- Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be backfilled immediately. Silt fence/super silt fence installation utilizing walk behind trencher can be substituted for root pruning as long as a minimum depth of 18" is achieved.
- Mulching:** Mulch shall be placed in areas as indicated on approved plans and/or extending in a swath fifteen feet wide along the Limit of Disturbance adjacent to indicated trees at minimum. Trees/Areas indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite may be utilized if approved by project arborist. Mulch shall be spread in a uniform depth of three (3") inches by hand.
- Tree Protection Fencing:** Tree Preservation Areas shall be protected by per the attached Tree Protection Detail. Super-Silt fencing may be used for tree protection fencing as approved by UFMD. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types should 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. Tree protection fencing shall be made clearly visible to all construction personnel. Bilingual signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and three (3) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing. UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.
- Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the project. Tree protection fencing that is damaged as a result of land clearing operations shall be repaired prior to the end of the workday that the damage occurred.
- Pruning:** All pruning shall conform to current ANSI A300-2001 pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth or be removed from the site.
- Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant should retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure compliance with all tree preservation conditions, and UFMD approvals. Monitoring inspections to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during initial site clearing operations, weekly through the erosion and sediment control plans, weekly for four weeks thereafter and monthly for 12 months. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

**NOTE:** AS STATED BY SECTION 12-0507.1B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.

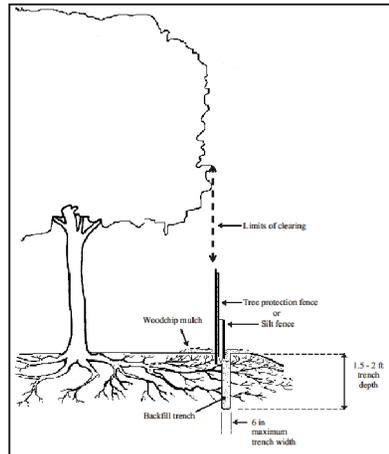
**AREA 1. 100 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.**

**AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.**

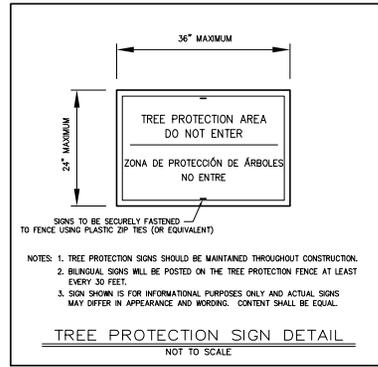
**NOTES:**

- OFFSITE TREES SHALL BE REMOVED ONLY AFTER WRITTEN PERMISSION FROM THE OWNER HAS BEEN OBTAINED AND SUBMITTED TO UFMD.
- TREES #55 & #56 SHALL BE REEVALUATED AT TIME OF FINAL SITE PLAN TO DETERMINE IF THESE TWO TREES CAN BE SAVED INSTEAD OF BEING REMOVED.
- SHOULD PERMISSION TO REMOVE THE OFFSITE TREES NOT BE GRANTED, THE BUILDER SHALL MAKE ALL REASONABLE EFFORTS TO SAVE THE TREES THROUGH BUT NOT LIMITED TO THE FOLLOWING: ROOT PRUNING, VERTICAL MULCHING, RADIAL TRENCHING, ETC.

**FAIRFAX COUNTY PUBLIC FACILITIES MANUAL**

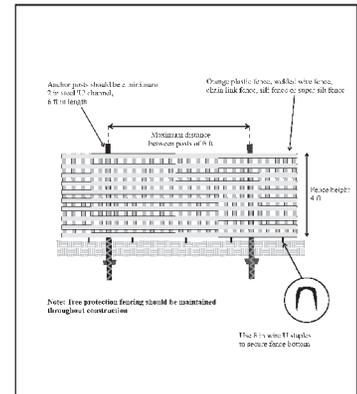


Ref. No. 13-070.1	<b>ROOT PRUNING</b>	PLATE NO.	STD. NO.
Rev. 10-08		7-12	



International Society of Arboriculture  
**CERTIFIED ARBORIST**  
 Rebecca Mitchell  
 Certificate Number: MA-4668A  
 Expiration Date: Dec 31, 2015

**FAIRFAX COUNTY PUBLIC FACILITIES MANUAL**



Ref. No. 13-070.1B	<b>TREE PROTECTION FENCE INSTALLATION</b>	PLATE NO.	STD. NO.
Rev. 04-2011 Rev 04		6-12	

TREE INVENTORY AND ACTIVITIES SPREADSHEET									
Tree #	Survey Tree #	COMMON NAME	SCIENTIFIC BINOMIAL	DBH(IN)	CONDITION	COMMENTS	STATUS	ROOT PRUNING	ACTIVITIES
								TOLERANCE	PRUNING
								CAUSE	TREATMENT
29	10029	Red Maple	Acer rubrum	12	78	Invasive bark, one leader dead and decaying, pruned limbs or side adjacent to power lines and lower line pole.	Remove	X	X
30	10030	White Pine	Pinus strobus	12	84	Uneven/one-sided growth, limb dieback.	Preserve	X	X
31	10031	Red Cedar	Juniperus virginiana	12	84	Broken limb, some limb dieback.	Preserve	X	X
32	10032	White Pine	Pinus strobus	16	90		Preserve	X	X
33	10033	Red Cedar	Juniperus virginiana	16	84	Multi-trunk, some lower limb dieback, broken limb.	Remove		
34	10034	Black Locust	Robinia pseudo-acacia	16	81	Multiple leaders, limb dieback, epicormic sprouting, growing on a steep road embankment.	Preserve	X	X
35	10035	Red Cedar	Juniperus virginiana	16	84	Multi-trunk, some lower limb dieback, buttressing roots, grinding roots, invasive bark, poor branching, epicormic sprouting.	Remove		
36	10036	Baldford Pear	Pyrus calleryana	14	78	Multiple trunks, limb dieback.	Remove		X
37	10037	Baldford Pear	Pyrus calleryana	14	81	Secondary leader starting to form, lower limb dieback, growing into adjacent electric pole.	Preserve	X	X
38	10038	Virginia Pine	Pinus virginiana	12	81	Invasive bark, buttressing roots, canopy crowding, epicormic sprouting, limb dieback.	Preserve	X	X
39	10039	Willow Oak	Quercus phellos	12	81	Crowding from adjacent pine, lower broken limbs.	Preserve	X	X
40	10040	White Pine	Pinus strobus	14	84	Dual leaders, growing at an angle, extensive vine coverage, large vine growing up the trunk into the canopy, limb dieback, small canopy.	Preserve	X	X
44	10044	White Oak	Quercus alba	24	78	Extensive vine coverage, limb dieback, poor branching, poor canopy form, limb dieback, extensive vine coverage, large vine growing up trunk, poor branching.	Preserve	X	X
45	10045	White Oak	Quercus alba	24	78	Extensive vine coverage, limb dieback, poor branching, small canopy.	Preserve	X	X
46	10046	White Oak	Quercus alba	22	78	Dead tree. Recommended for removal or to be cut down to a safe height if safe for wildlife. Offsite tree shall be removed with owner's permission.	Remove		
47	10047	White Oak	Quercus alba	20	78	Floor form, broken limb, limb dieback, epicormic sprouting, poor canopy form, poor branching. Board nailed into trunk - board connects to a adjacent oak, epicormic sprouting, limb dieback, sparse canopy, canopy crowding, buttressing roots.	Preserve	X	X
51	10051	Dead	Unidentified	12	0	Buttressing roots, bulge at root collar, epicormic sprouting, jagged the trunk, small canopy.	Preserve	X	X
52	10052	White Oak	Quercus alba	18	78	Dual leaders, one leader growing at an angle, buttressing roots, limb dieback, epicormic sprouting, poor form, lower trunk damage to bark. Tree recommended for removal due to construction disturbance. Tree shall be removed with written permission from F.	Remove		
53	10053	White Oak	Quercus alba	18	75	Stump where secondary trunk once was, sprout growing within the stump of the secondary trunk, limb dieback, primary trunk growing at an angle, epicormic sprouting, buttressing roots. Tree recommended for removal due to construction disturbance. Tree shall be removed with written permission from F.	Remove		
54	10054	White Oak	Quercus alba	14	75	Epicormic sprouting, limb dieback, poor branching, buttressing roots.	Preserve	X	X
55	10055	White Oak	Quercus alba	24	78	Epicormic sprouting, limb dieback, poor canopy form, canopy growing at an angle, sparse branching, canopy competition.	Preserve	X	X
56	10056	Northern Red Oak	Quercus rubra	28	72	Epicormic sprouting, invasive bark, limb dieback, canopy crowding, vines beginning to grow up the trunk.	Preserve	X	X
57	10057	White Oak	Quercus alba	22	78	Fairfax County Sign bolted to the trunk of the tree, limb dieback, epicormic sprouting, poor branch connections.	Preserve	X	X
58	10058	White Oak	Quercus alba	16	75		Preserve	X	X
59	10059	Pignut Hickory	Carya glabra	12	81		Preserve	X	X
60	10060	White Oak	Quercus alba	20	81		Preserve	X	X

**THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY**

**REVISIONS**

NO.	DATE	REVISION

**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil/Environmental Engineers • Planners • Landscape Architects • Surveyors  
 3809 Parker Dr., Ste. 200, Fairfax, VA 22030 703.545.9335 Fax: 703.275.6666  
 www.cpj.com www.cpj.com  
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**DEVONSHIRE TOWNHOMES SECTION TWO**

LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

PRJ NO: 04-503  
 TYPE: GPP

Sheet N:\04503\DWG\00-06801

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Checked: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawn: \_\_\_\_\_ Date: \_\_\_\_\_  
 Plotted: \_\_\_\_\_ Date: \_\_\_\_\_

**2-YEAR ROUTING**

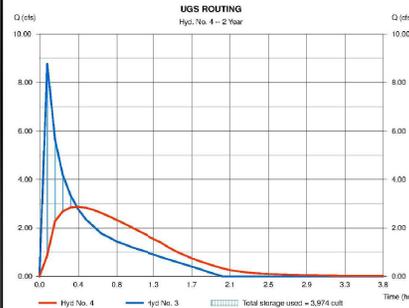
**Hydrograph Report**  
 Hydrograph Laboratory for AIA/CES/CEU (AW) 2008 by Autodesk, Inc. 06/05/13  
 Tuesday, Oct 16, 2013

**Hyd. No. 4**  
**UGS ROUTING**  
 Hydrograph type = Reservoir  
 Storm frequency = 2 yrs  
 Time interval = 5 min  
 Inflow hyd. No. = 3 - TOTAL INFLOW TO UGS  
 Reservoir name = GRAVEL UGS

Peak discharge = 2.369 cfs  
 Time to peak = 0.42 hrs  
 Hyd. volume = 12.904 cuft  
 Max. Elevation = 229.49 ft  
 Max. Storage = 3.974 cuft

Storage Indicator Method Used:

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
0.00	228.86	5,000	0	0
0.05	228.86	5,000	0	0
0.10	228.86	5,000	0	0
0.15	228.86	5,000	0	0
0.20	228.86	5,000	0	0
0.25	228.86	5,000	0	0
0.30	228.86	5,000	0	0
0.35	228.86	5,000	0	0
0.40	228.86	5,000	0	0
0.45	229.00	6,000	1,000	1,000
0.50	229.00	6,000	1,000	2,000
0.55	229.00	6,000	1,000	3,000
0.60	229.00	6,000	1,000	4,000
0.65	229.00	6,000	1,000	5,000
0.70	229.00	6,000	1,000	6,000
0.75	229.00	6,000	1,000	7,000
0.80	229.00	6,000	1,000	8,000
0.85	229.00	6,000	1,000	9,000
0.90	229.00	6,000	1,000	10,000
0.95	229.00	6,000	1,000	11,000
1.00	229.00	6,000	1,000	12,000
1.05	229.00	6,000	1,000	13,000
1.10	229.00	6,000	1,000	14,000
1.15	229.00	6,000	1,000	15,000
1.20	229.00	6,000	1,000	16,000
1.25	229.00	6,000	1,000	17,000
1.30	229.00	6,000	1,000	18,000
1.35	229.00	6,000	1,000	19,000
1.40	229.00	6,000	1,000	20,000
1.45	229.00	6,000	1,000	21,000
1.50	229.00	6,000	1,000	22,000
1.55	229.00	6,000	1,000	23,000
1.60	229.00	6,000	1,000	24,000
1.65	229.00	6,000	1,000	25,000
1.70	229.00	6,000	1,000	26,000
1.75	229.00	6,000	1,000	27,000
1.80	229.00	6,000	1,000	28,000
1.85	229.00	6,000	1,000	29,000
1.90	229.00	6,000	1,000	30,000
1.95	229.00	6,000	1,000	31,000
2.00	229.00	6,000	1,000	32,000
2.05	229.00	6,000	1,000	33,000
2.10	229.00	6,000	1,000	34,000
2.15	229.00	6,000	1,000	35,000
2.20	229.00	6,000	1,000	36,000
2.25	229.00	6,000	1,000	37,000
2.30	229.00	6,000	1,000	38,000
2.35	229.00	6,000	1,000	39,000
2.40	229.00	6,000	1,000	40,000
2.45	229.00	6,000	1,000	41,000
2.50	229.00	6,000	1,000	42,000
2.55	229.00	6,000	1,000	43,000
2.60	229.00	6,000	1,000	44,000
2.65	229.00	6,000	1,000	45,000
2.70	229.00	6,000	1,000	46,000
2.75	229.00	6,000	1,000	47,000
2.80	229.00	6,000	1,000	48,000
2.85	229.00	6,000	1,000	49,000
2.90	229.00	6,000	1,000	50,000
2.95	229.00	6,000	1,000	51,000
3.00	229.00	6,000	1,000	52,000



**10-YEAR ROUTING**

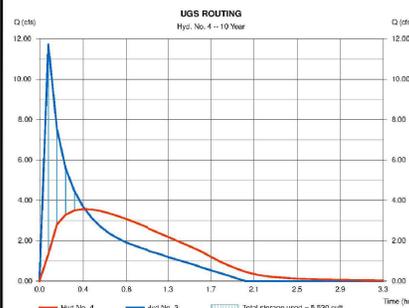
**Hydrograph Report**  
 Hydrograph Laboratory for AIA/CES/CEU (AW) 2008 by Autodesk, Inc. 06/05/13  
 Tuesday, Oct 16, 2013

**Hyd. No. 4**  
**UGS ROUTING**  
 Hydrograph type = Reservoir  
 Storm frequency = 10 yrs  
 Time interval = 5 min  
 Inflow hyd. No. = 3 - TOTAL INFLOW TO UGS  
 Reservoir name = GRAVEL UGS

Peak discharge = 3.558 cfs  
 Time to peak = 0.42 hrs  
 Hyd. volume = 17.172 cuft  
 Max. Elevation = 229.27 ft  
 Max. Storage = 5,530 cuft

Storage Indicator Method Used:

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
0.00	228.86	5,000	0	0
0.05	228.86	5,000	0	0
0.10	228.86	5,000	0	0
0.15	228.86	5,000	0	0
0.20	228.86	5,000	0	0
0.25	228.86	5,000	0	0
0.30	228.86	5,000	0	0
0.35	228.86	5,000	0	0
0.40	228.86	5,000	0	0
0.45	229.00	6,000	1,000	1,000
0.50	229.00	6,000	1,000	2,000
0.55	229.00	6,000	1,000	3,000
0.60	229.00	6,000	1,000	4,000
0.65	229.00	6,000	1,000	5,000
0.70	229.00	6,000	1,000	6,000
0.75	229.00	6,000	1,000	7,000
0.80	229.00	6,000	1,000	8,000
0.85	229.00	6,000	1,000	9,000
0.90	229.00	6,000	1,000	10,000
0.95	229.00	6,000	1,000	11,000
1.00	229.00	6,000	1,000	12,000
1.05	229.00	6,000	1,000	13,000
1.10	229.00	6,000	1,000	14,000
1.15	229.00	6,000	1,000	15,000
1.20	229.00	6,000	1,000	16,000
1.25	229.00	6,000	1,000	17,000
1.30	229.00	6,000	1,000	18,000
1.35	229.00	6,000	1,000	19,000
1.40	229.00	6,000	1,000	20,000
1.45	229.00	6,000	1,000	21,000
1.50	229.00	6,000	1,000	22,000
1.55	229.00	6,000	1,000	23,000
1.60	229.00	6,000	1,000	24,000
1.65	229.00	6,000	1,000	25,000
1.70	229.00	6,000	1,000	26,000
1.75	229.00	6,000	1,000	27,000
1.80	229.00	6,000	1,000	28,000
1.85	229.00	6,000	1,000	29,000
1.90	229.00	6,000	1,000	30,000
1.95	229.00	6,000	1,000	31,000
2.00	229.00	6,000	1,000	32,000
2.05	229.00	6,000	1,000	33,000
2.10	229.00	6,000	1,000	34,000
2.15	229.00	6,000	1,000	35,000
2.20	229.00	6,000	1,000	36,000
2.25	229.00	6,000	1,000	37,000
2.30	229.00	6,000	1,000	38,000
2.35	229.00	6,000	1,000	39,000
2.40	229.00	6,000	1,000	40,000
2.45	229.00	6,000	1,000	41,000
2.50	229.00	6,000	1,000	42,000
2.55	229.00	6,000	1,000	43,000
2.60	229.00	6,000	1,000	44,000
2.65	229.00	6,000	1,000	45,000
2.70	229.00	6,000	1,000	46,000
2.75	229.00	6,000	1,000	47,000
2.80	229.00	6,000	1,000	48,000
2.85	229.00	6,000	1,000	49,000
2.90	229.00	6,000	1,000	50,000
2.95	229.00	6,000	1,000	51,000
3.00	229.00	6,000	1,000	52,000



FOR DETAIL OUTFALL, SWM AND BMP NARRATIVE, SEE SHEET 9.

NOTE: THESE COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.

**SWM COMPUTATIONS**

**Existing Site Condition**  
 Q2 = 0.38 X 5.5 X 1.79 = 3.71 CFS  
 Q10 = 0.38 X 7.3 X 1.79 = 4.95 CFS

**Proposed Site Uncontrolled**  
 Q2 = 0.31 X 5.5 X 0.55 = 0.94 CFS  
 Q10 = 0.31 X 7.3 X 0.55 = 1.25 CFS

**Proposed to UGS**  
 Q2 = 0.68 X 5.5 X 1.24 = 4.58 CFS  
 Q10 = 0.68 X 7.3 X 1.24 = 6.10 CFS

**Offsite to UGS**  
 Q2 = 0.31 X 6.48 X 2.71 = 4.65 CFS  
 Q10 = 0.31 X 7.27 X 2.71 = 6.20 CFS

**Allowable Pond Release**  
 Q2 = 3.71 + 4.65 = 8.36 CFS  
 Q10 = 4.95 + 6.20 = 11.15 CFS

**Proposed UGS Release**  
 Q2 = From Hydrograph = 2.87 CFS  
 Q10 = From Hydrograph = 3.56 CFS

Onsite Area To UGS = 1.242 AC  
 Offsite Area To UGS = 2.71 AC  
 Total Area To UGS = 3.95 AC

**PIPED STORM SEWER ANALYSIS**

THE FLOW ENTERS A PIPED STORM SEWER SYSTEM AT EX. STR. 4, LOCATED WITHIN THE ROADSIDE DITCH ALONG JUDITH AVENUE (SEE OVERALL DRAINAGE MAP ON SHEET 9). THE SYSTEM WAS ANALYZED FOR THE 10-YEAR STORM BY USING MANNING'S EQUATION TO FIND THE PIPE CAPACITY AND COMPARING THE CAPACITY TO THE APPROXIMATE FLOWS ENTERING THE UPSTREAM INLET OF THE PIPE SECTION IN QUESTION IN THE OUTFALL NARRATIVE (SEE CLOSE STORM SEWER SYSTEM ANALYSIS CHART THIS BELOW). USING THIS ANALYSIS THE EXISTING STORM SEWER SYSTEM IS ADEQUATE.

**CLOSED STORM SEWER OUTFALL ANALYSIS**

STRUCTURE	TO	FROM	PIPE SIZE (IN.)	PIPE SLOPE (%)	PIPE CAPACITY (C.F.S.)	APPROXIMATE FLOW THRU PIPE (C.F.S.)
EX-4	EX-6	42-127	14.00	0.02	59	59
EX-6	EX-8	42-127	2.00	0.02	78	78
EX-8	EX-10	42-127	0.40	0.02	210	184
EX-10	EX-12	42-127	0.72	0.02	282	282
EX-12	EX-14	60	1.11	0.02	270	270
EX-14	EX-16	60	1.22	0.02	282	282
EX-16	EX-18	60	1.02	0.02	243	243
EX-18	EX-20	60	0.99	0.02	235	235
EX-20	EX-22	60	1.01	0.02	243	243
EX-22	EX-24	72	0.85	0.02	342	342
EX-24	EX-26	72	0.92	0.02	420	420
EX-26	EX-28	84	0.92	0.02	624	624

**EXISTING STORM DRAIN DESIGN COMPUTATIONS**

FROM	TO	DRAIN SIZE (IN.)	RUNOFF COEF.	C	TIME OF CONCENTRATION		RESULT	
					HR.	MIN.	Q (C.F.S.)	Q (C.F.S.)
EX-11	EX-13	18	0.28	0.28	1	7.27	0.87	4.23
EX-13	EX-15	18	0.28	0.28	1	7.27	2.32	4.23
EX-15	EX-17	18	0.28	0.28	1	7.27	4.62	4.23
EX-17	EX-19	18	0.28	0.28	1	7.27	7.02	4.23

**PRELIMINARY BMP COMPUTATIONS**

Part 1. List all of the Subareas and "C" Factors used in the BMP Computations

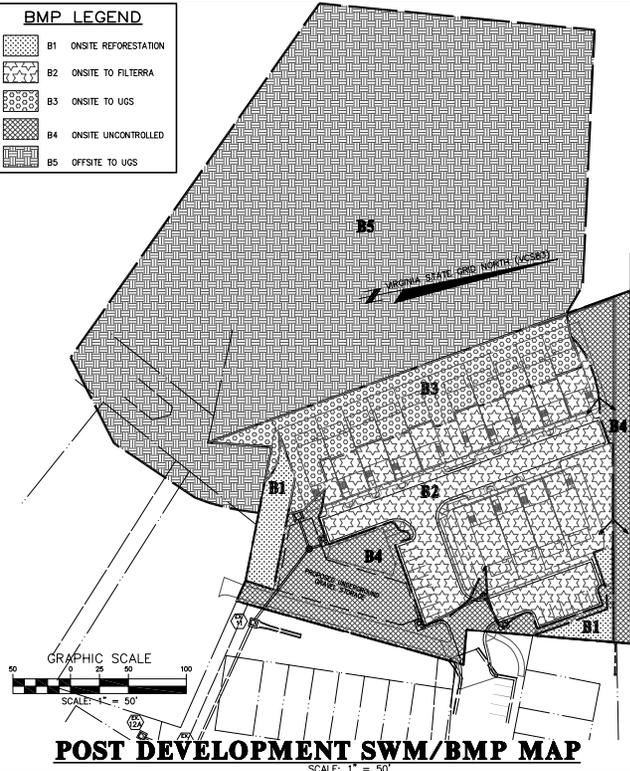
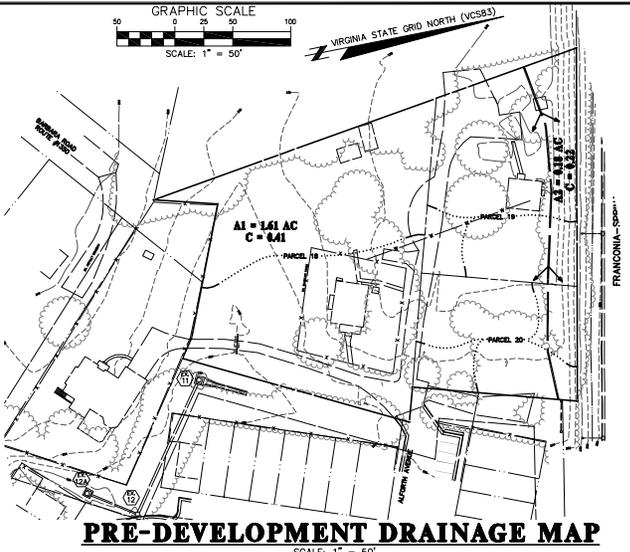
Subarea Designation and Description	"C" (1)	Acres (2)
B1 - Onsite Reforestation	0.200	0.096
B2 - Onsite to Filterra	0.766	0.875
B3 - Onsite to UGS	0.485	0.342
B4 - Onsite Uncontrolled	0.331	0.482
B5 - Offsite to UGS	0.315	2.712

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

(A) Area of the site	(B) Subarea Designation	(C) "C" Factor	(D) Acres	(E) Product
1.393	B1	0.200	0.096	0.289
1.393	B2	0.766	0.875	0.670
1.393	B3	0.485	0.342	0.166
1.393	B4	0.331	0.482	0.159
1.393	B5	0.315	2.712	0.855
1.393	(Total)		1.014	1.039
1.393	(Weighted Average "C" Factor)		0.563	

Part 3. Compute the Total Stormwater Retention for the Site

Subarea Designation	Type	Retention Ratio	Area (Acres)	"C" Factor	Product
B1	Reforestation	0.70	0.096	1.000	0.700
B2	Filterra	0.50	0.875	0.750	0.375
B3	UGS	0.50	0.342	0.500	0.171
B4	Uncontrolled	0.50	0.482	0.500	0.241
B5	Offsite to UGS	0.50	2.712	0.500	1.356
(Total)			4.427		2.843



**SWM & BMP CALCULATIONS**

**DEVONSHIRE TOWNHOMES SECTION TWO**

LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	06/05/13	ISSUE FOR PERMITS
2	10/16/13	REVISED SWM & BMP COMPUTATIONS
3	10/16/13	REVISION PRIOR TO APPRO

**OUTFALL, SWM, AND BMP NARRATIVE**

THE SITE CONSISTS OF 1.79 ACRES, ON WHICH 14 SINGLE-FAMILY ATTACHED UNITS AND RELATED UTILITIES ARE PROPOSED. THE EXISTING SITE IS FAIRLY OPEN WITH SOME MATURE TREES ON THE SITE. THE SITE IS SOMEWHAT FLAT; ITS SLOPES AVERAGE ABOUT 3%. THERE ARE TWO EXISTING HOUSES, GRAVEL DRIVEWAYS, AND SHEDS ON THE SITE THAT ARE TO BE REMOVED.

**PRE-DEVELOPMENT CONDITIONS**

THE SITE OUTFALLS IN TWO DIRECTIONS: TO THE NORTH TOWARD FRANCONIA-SPRINGFIELD PARKWAY (A2 = 0.18 ACRES) AND TO THE EAST TOWARDS DEVONSHIRE TOWNHOMES (A1 = 1.61 ACRES). (SEE SHEET # 8 FOR PRE-DEVELOPMENT DRAINAGE MAP). THE FLOW FROM A2 OUTFALLS TO THE NORTH INTO A WELL-DEFINED DITCH ALONG FRANCONIA-SPRINGFIELD PARKWAY, AND THEN CONVEYED TO THE WEST INTO A CLOSED STORM SEWER SYSTEM ALONG FRANCONIA-SPRINGFIELD PARKWAY. THE FLOW FROM THE REST OF THE SITE DISCHARGES INTO AN EXISTING CLOSED STORM SEWER SYSTEM IN DEVONSHIRE TOWNHOMES. THIS SYSTEM THEN DISCHARGES INTO AN EXISTING DRY POND IN DEVONSHIRE TOWNHOMES (SEE FAIRFAX COUNTY PLAN # 3173-SP-001-3). THIS EXISTING POND DISCHARGES INTO AN EXISTING ROADSIDE DITCH ALONGSIDE JUDITH AVENUE TO THE SOUTH OF THE SITE. THE EXISTING POND ALSO RECEIVES RUNOFF FROM THE OFFSITE AREA (2.75 ACRES) THROUGH THE SUBJECT PROPERTY.

**POST-DEVELOPMENT CONDITIONS**

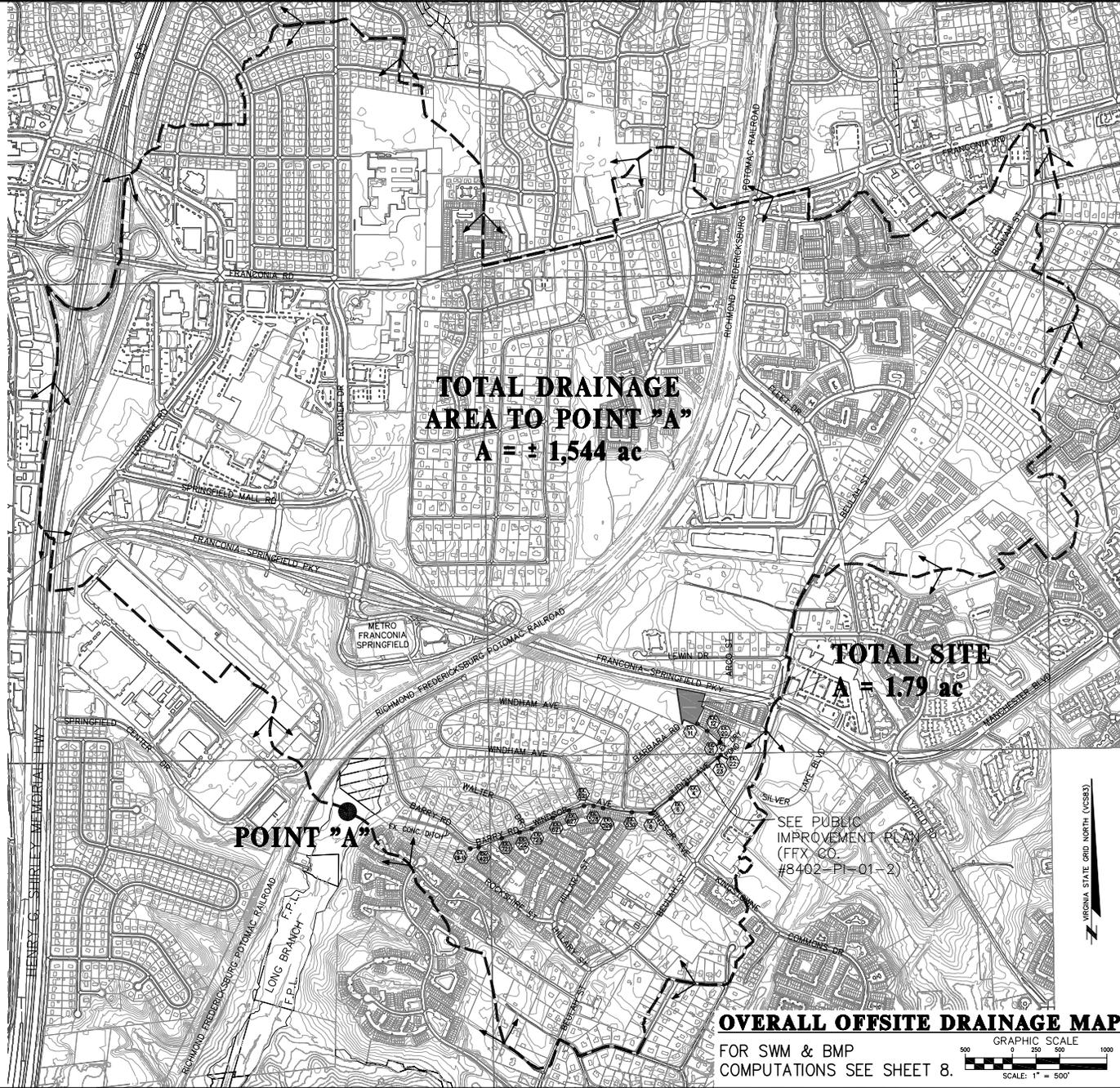
AFTER THE DEVELOPMENT, AN UNDERGROUND GRAVEL STORAGE (UGS) FACILITY WILL BE PROVIDED ON THE SOUTHEAST PART OF THE SITE. STORM SEWER WILL BE INSTALLED TO COLLECT 1.24 ACRES OF ONSITE AREA AND 2.71 ACRES OF OFFSITE AREA INTO THE UGS (SEE POST DEVELOPMENT SIM/BMP MAP ON SHEET 8). THIS UGS WILL PROVIDE STORMWATER MANAGEMENT FOR THE SUBJECT SITE AND OFFSITE AREA DRAINING INTO IT.

THE FLOWS FROM THE SITE WILL BE REDUCED BELOW PRE-DEVELOPMENT CONDITIONS (SEE SIM COMPUTATIONS AND UGS ROUTING ON SHEET 8). THE PROPOSED ONSITE UGS WILL DISCHARGE INTO THE EXISTING STORM SEWER SYSTEM AND THEN INTO THE EXISTING POND IN THE DEVONSHIRE TOWNHOMES DEVELOPMENT. HOWEVER, DOWNSTREAM RECEIVING ROADSIDE DITCH AND DRIVEWAY CULVERTS FOR A PORTION OF THE EAST SIDE OF JUDITH AVENUE ARE INADEQUATE TO CARRY THE EXISTING AND PROPOSED FLOWS. THEREFORE, THE DRIVEWAY CULVERTS AND ROADSIDE DITCH UPSTREAM OF THE EXISTING STORM INLET (EX. STR. #4 FROM FAIRFAX PLAN # 8402-PI-01-4) WILL NEED TO BE UPGRADED AS NECESSARY TO CARRY THE FLOW. THE PUBLIC IMPROVEMENT PLAN (PI) BY FAIRFAX COUNTY VIRGINIA DEPARTMENT OF PUBLIC WORKS, OFFICE OF CAPITAL FACILITIES PROPOSES STORM DRAINAGE IMPROVEMENTS FOR WINDSOR ESTATES, WHICH INCLUDES A CLOSED STORM SEWER SYSTEM BENEATH THE EXISTING ROADSIDE DITCH ALONGSIDE JUDITH AVENUE. THIS PLAN PROPOSES CONNECTING THE CLOSED STORM SEWER SYSTEM TO THE EXISTING OUTFALL STRUCTURE (EX. STR. #23) FROM THE DEVONSHIRE TOWNHOMES DRY POND TO EX. STR. #4 INCLUDING ADDITIONAL INLETS IN THE DITCH DURING FIELD VISITS IT HAS BEEN OBSERVED THAT THESE IMPROVEMENTS WERE NOT COMPLETED, MAKING ADDITIONAL IMPROVEMENTS NECESSARY. ONCE COLLECTED, THE EXISTING STORM SEWER SYSTEM DRAINAGE OF EX. STR. #4 HAS ADEQUATE CAPACITY TO HANDLE THE EXISTING AND PROPOSED FLOWS (SEE CLOSED STORM SEWER OUTFALL ANALYSIS ON SHEET 8).

THE OVERALL DRAINAGE AREA MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALL INTERSECTS WITH THE EXISTING FLOODPLAIN FOR LONG BRANCH OF ACCOTTING CREEK WATERSHED. THE TOTAL DEVELOPMENT AREA (1.79 ACRES) AT POINT "A" IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 1,544 ACRES). THEREFORE, PER 20 18-202 10F.2 (g-d) THE EXTENT OF THE REVIEW OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT "A". THE EXISTING ROADSIDE DITCHES ALONG JUDITH AVENUE, WINDSOR AVENUE, AND BARRY ROAD ARE WELL DEFINED. THESE DITCHES AND THE EXISTING STORM SEWER SYSTEM DISCHARGE INTO A CONCRETE TRAPEZOIDAL DITCH, WHICH OUTFALLS INTO A WELL-DEFINED, MAJOR TRIBUTARY OF LONG BRANCH LOCATED WITHIN AN EXISTING 100-YR FLOODPLAIN TO THE SOUTHWEST OF THE SITE.

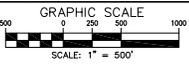
OVERLAND RELIEF WILL BE PROVIDED BY THE WELL MAINTAINED LANDSCAPING AREAS, INLETS, AND STORM SEWER WHICH WILL ELIMINATE THE POSSIBILITY OF FLOODING. IT IS THEREFORE THE ENGINEER'S OPINION THAT PROPORTIONAL IMPROVEMENT HAS BEEN PROVIDED FOR THIS SITE. THE DEVELOPMENT WILL NOT HAVE ANY ADVERSE IMPACTS ON THE DOWNSTREAM PROPERTIES, AND AN ADEQUATE OUTFALL WILL EXIST AFTER THE IMPROVEMENTS FOR THIS PROJECT.

BMPs WILL BE PROVIDED VIA THREE FILTERSTRIPS, AND 0.10 ACRES WILL BE ESTABLISHED AS CONSERVATION EASEMENT AREA FOR REFORESTATION. HOWEVER, BMP CREDIT HAS BEEN TAKEN ONLY FOR THE SUBJECT ONSITE AREA (0.87 ACRES) TREATED BY THE FILTERSTRIPS AND 0.10 ACRES CONSERVATION EASEMENT AREAS. THE TOTAL PHOSPHORUS REMOVAL IS APPROXIMATELY 40.21% WHICH IS MORE THAN THE 40% BMP REQUIREMENT (SEE BMP COMPUTATIONS ON SHEET 8).



**OVERALL OFFSITE DRAINAGE MAP**

FOR SWM & BMP COMPUTATIONS SEE SHEET 8.



**OUTFALL ANALYSIS  
DEVONSHIRE  
TOWNHOMES  
SECTION TWO**



NO.	DATE	REVISION	DESCRIPTION
1	12-15-13	REVISION	FOR ALL MARKING
2	12-15-13	REVISION	FOR ALL MARKING

ISSUED	DRAWN	DATE	BY
9	11	12/6/2013	CPJ

PRJ NO: 04-503  
TYPE: GCP/PRELIM

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LEE DISTRICT, VIRGINIA  
FAIRFAX COUNTY, VIRGINIA

RZ 2013-LE-013





## **DESCRIPTION OF THE APPLICATION**

The applicant, Eastwood Properties, Inc. has requested the approval of a rezoning of three parcels totaling 1.795 acres from the R-1: Residential District (One Dwelling Unit/Acre) to the R-8: Residential District (Eight Dwelling Units/Acre). The applicant proposes to demolish the existing two structures to construct 14 single family attached dwellings. This construction would result in a residential density of 7.80 dwelling units per acre (du/ac).

The three-story townhouses would have vehicular and pedestrian access to Alforth Avenue, which intersects at its eastern terminus with Beulah Street. The townhouses would have two-car garages and driveways with enough width and depth to accommodate two additional parked cars. The applicant's Generalized Development Plan (GDP) also shows 16 parking spaces distributed throughout the site for common usage.

Stormwater management would be handled via three tree-box filters and two conservation easements to meet the Public Facilities Manual (PFM) water quality requirements. For quantity control, the applicant would construct an underground gravel storage facility on the site that would detain the majority of the site's stormwater and discharge it at a reduced rate into the existing stormwater pipe system that serves the adjacent Devonshire townhouse community. The applicant's intent is for the proposed townhouses to annex into Devonshire's homeowners' association (HOA).

The applicant has submitted five requests for waivers and modifications:

- Modification of the minimum R-8 district size of 5 acres to allow a 1.795 acre district;
- Modification of the transitional screening requirement along the southern property boundary in favor of a narrower buffer as shown on the GDP;
- Waiver of the barrier requirement along the southern property lines;
- Deviation from the minimum tree preservation target; and,
- Waiver of the trail requirement along Franconia-Springfield Parkway

Copies of the draft proffers, affidavit, and applicant's statement of justification are included in Appendices 1, 2, and 3, respectively. A reduced copy of the applicant's GDP is included at the beginning of this staff report.

## **LOCATION AND CHARACTER**

The subject properties are 6309, 6312, and 6316 Alforth Avenue. The three properties are located at the western terminus of Alforth Avenue, a private street which runs parallel to the Franconia-Springfield Parkway. Two of the properties, 6309 and 6316 Alforth Avenue or Parcels 18 and 19, respectively, have single family detached

dwellings on them. The dwelling at 6309 Alforth Avenue was constructed in 1947, while the dwelling at 6316 dates to 1938. Collectively, the three properties are located approximately ½ mile east of the Franconia-Springfield Metrorail station and approximately 1,000 feet west of Franconia-Springfield Parkway's intersection with Beulah Street. Figure 1 provides an aerial photo of the subject properties.



**Figure 1: The subject properties are outlined above. Each parcel, along with Parcel 11C to the west and Parcel 12 to the south, has been labeled with its tax map parcel number (Source: Fairfax County DPZ GIS and 2011 aerial photography)**

The third property is 6312 Alforth Avenue, otherwise known as Parcel 20. It contains no dwellings and is used primarily as overflow parking by the adjacent Devonshire neighborhood. Fairfax County owns this property and has leased it to the Devonshire HOA for supplemental parking since 1992. This lease is scheduled to expire in 2017. Fairfax County acquired the property in 1988 for right-of-way in advance of the construction of Franconia-Springfield Parkway and has retained ownership of this remnant parcel since the road construction was completed.

Alforth Avenue primarily serves Devonshire, a neighborhood comprised of 64 single family attached townhouses at the corner of Franconia-Springfield Parkway and Beulah

Street. The townhouses were constructed in 1984 and 1985.

To the immediate west, the properties are bordered by forested open space. The open space is comprised of a single 6.44 acre parcel, Tax Map 91-1 ((1)) 11C, which is owned by Fairfax County. Parcel 11C is zoned PDC.

The southern edge of the properties is bordered by 6303 Alforth Avenue (Tax Map 91-1 ((1)) 12), which is zoned R-1: Residential. A single family detached dwelling was constructed on this property in 2009. This property, Parcel 12, is connected to Alforth Avenue via an access easement over Parcel 18, one of the subject properties. Parcel 12 has frontage on Barbara Road's right-of-way to the southwest, but does not have a vehicular driveway connected to Barbara Road.

Beyond Parcel 12 to the south, Barbara Road serves a portion of the larger Windham Estates community. Windham Estates was originally constructed in phases during the 1950s through the 1970s. The neighborhood is zoned R-1: Residential and composed of single family detached dwellings.

## **BACKGROUND**

The applicant previously attempted to rezone the subject properties and Parcel 12 from R-1 to PDH-8 (Planned Development Housing District – 8 du/ac). RZ/FDP 2004-LE-043 was submitted by the applicant and accepted for review on December 16, 2004. At the time, the applicant had proposed 18 townhouses at a density of 7.80 du/ac. This density was contingent on upgrades to Devonshire's existing stormwater management pond. If the off-site improvements were not approved, the applicant's alternative was to construct 15 townhouses at 6.50 du/ac.

Although a staff report was published on September 14, 2006, in anticipation of a September 28<sup>th</sup> Planning Commission hearing, the applicant requested an indefinite deferral of the case shortly thereafter. The case was ultimately dismissed on January 14, 2009.

The adjacent properties have been the subject of other development activity over the past 30 years. Those milestones are outlined below.

### **Devonshire Rezoning**

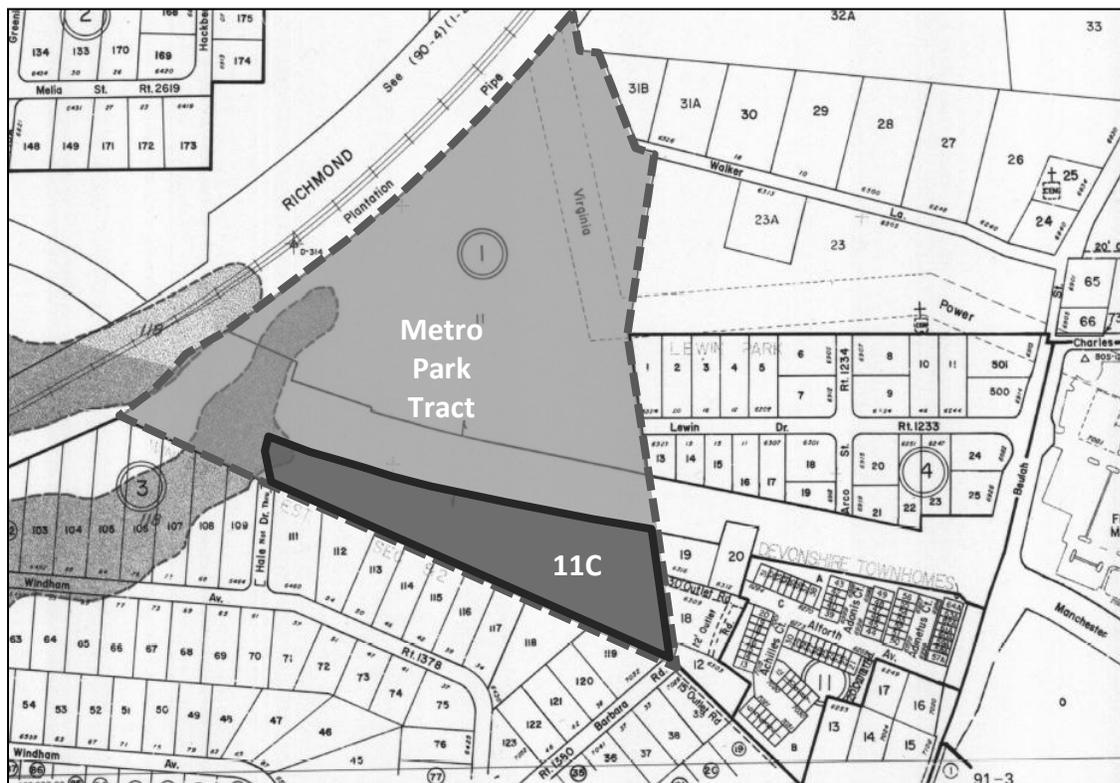
The acreage now occupied by Devonshire was the subject of RZ 77-L-088, which was approved by the Fairfax County Board of Supervisors on August 1, 1978. The property that was rezoned was the result of a consolidation of several residential parcels with frontage on Alforth Avenue. This action rezoned the 8.40 acres from the R-1 District to the R-8 District for the construction of 67 dwellings (8 du/ac).

### Construction of Franconia-Springfield Parkway

The section of Franconia-Springfield Parkway that abuts the subject properties was completed in 1992. The Parkway was connected to what is now the Fairfax County Parkway in the following year.

### Development of Metro Park

The property to the west and northwest of the subject properties was at one time consolidated into a large property that bordered the Richmond, Fredericksburg, & Potomac Railroad on the west<sup>1</sup>. The construction of the Franconia-Springfield Parkway bisected the property, leaving 6.43 acres south of the road and the remainder of the property to its north. These 6.43 acres became the previously mentioned Fairfax County-owned Parcel 11C (Figure 2). It was rezoned to PDC with RZ 1998-LE-048,



**Figure 2: Parcel 11C has been outlined on the 1990 property boundary map for Tax Map 91-1. The original, larger Metro Park tract has also been outlined. (Source: Fairfax County GIS and Mapping Services Branch)**

<sup>1</sup> This rail line was the predecessor to the railroad right-of-way now used by Metrorail, Amtrak, and other commercial railroad companies.

which was approved by the Board of Supervisors on August 2, 1999. The case included a total of 37.17 acres that were consolidated from acreage zoned R-1, I-4: Medium Intensity Industrial, and I-5: General Industrial. The Conceptual Development Plan/Final Development Plan (CDP/FDP) for this case called for office, retail, hotel, and child care center uses. Parcel 11C was dedicated to the Board of Supervisors to be solely used as undisturbed open space. Through a Proffered Condition Amendment (PCA), the property was developed solely with office and ancillary uses.

### **Board Authorization of the Conveyance of Parcel 20**

The Board of Supervisors authorized the advertisement of a public hearing to convey Parcel 20 to the applicant on February 26, 2013. A public hearing was conducted on April 9, 2013, and the Board unanimously supported Supervisor Jeff McKay's motion to convey the property to the applicant. On March 5, 2013, the Board of Supervisors authorized the inclusion of the parcel in the applicant's rezoning request. The Board unanimously approved the authorization.

### **COMPREHENSIVE PLAN PROVISIONS**

The subject properties are in the portion of Fairfax County covered by Area IV in the Comprehensive Plan. Specifically, the properties are within the Springfield Planning District's Beulah Community Planning Sector. The Comprehensive Plan does not contain site specific text for the subject properties. The Plan's Land Use Map calls for the properties to be developed at 5-8 du/ac.

### **DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN**

#### **Proposed Dwelling Units**

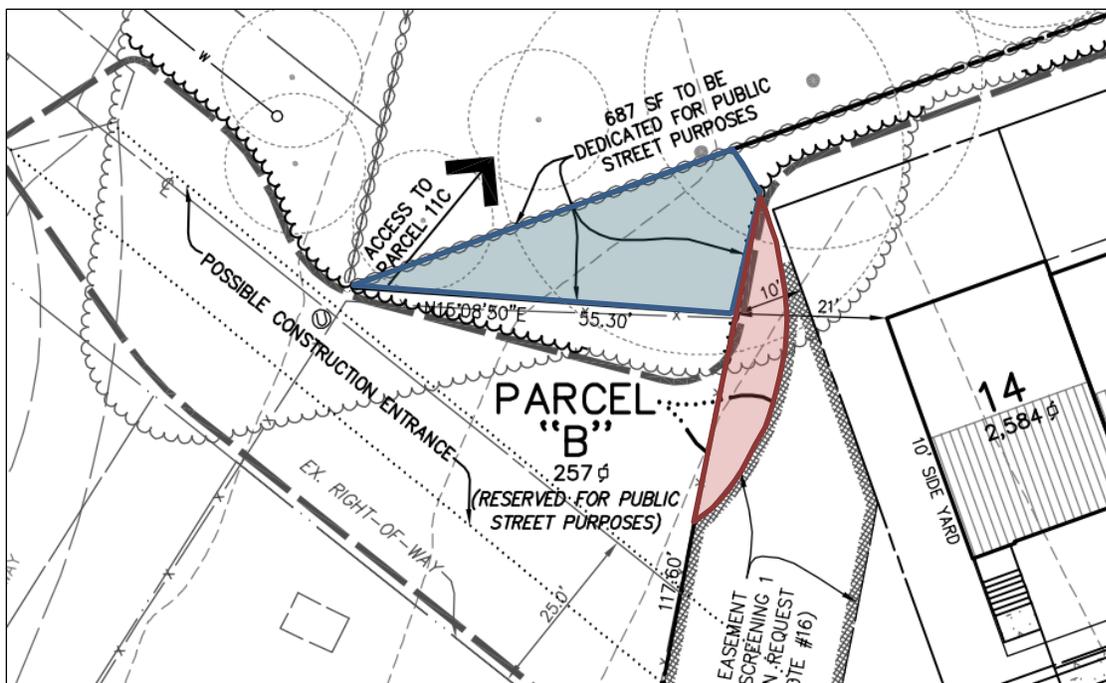
The applicant's Generalized Development Plan (GDP) displays 14 single family attached townhouses in three groups, as shown in Figure 3. Ten of the townhouses would be constructed parallel to the properties' western boundary. These ten townhouses would be split into two groups of five units each. The townhouses would have rear yards facing Parcel 11C, and would front along a private street. Four additional townhouses would be constructed across the private street from the northern group of five townhouses.



## Access and Parking

The townhouses would have vehicular access via private streets to Alforth Avenue, which would connect the subject properties to Devonshire along the site's eastern boundary. The private streets in the GDP would be constructed with 5-foot wide sidewalks. The applicant would connect Devonshire's existing sidewalk to the proposed sidewalk for this development. The applicant shows seven parking spaces in the northeastern corner of the site, and nine more spaces perpendicular to the private street connecting the site to Alforth Avenue. The proposed private streets would also serve as a vehicular connection for the recently constructed single family detached house at 6303 Alforth Avenue, previously described as Parcel 12. The applicant would provide Parcel 12 access to Alforth Avenue via a new ingress-egress easement. The new, larger easement would generally be in the location of the current one.

The GDP indicates Barbara Road may be used as the construction entrance for contractor vehicle traffic if the rezoning is approved. The applicant may need to reconstruct Barbara Road's terminus with a modified turnaround that meets VDOT and PFM standards if Barbara Road is used as a construction entrance. The applicant identified 687 square feet of that would be dedicated to the Board of Supervisors for public street purposes, and 257 feet that would be reserved for future dedication (Figure 4). This square footage could be used in the future to provide vehicular access, if deemed necessary, to Parcel 11C. The applicant's dedication and reservation



**Figure 4:** The half-circle represents the 257 square feet reserved for public street purposes, while the polygon is the 687 square foot dedication (Source: Charles P. Johnson & Associates, Inc., 12/6/2013)

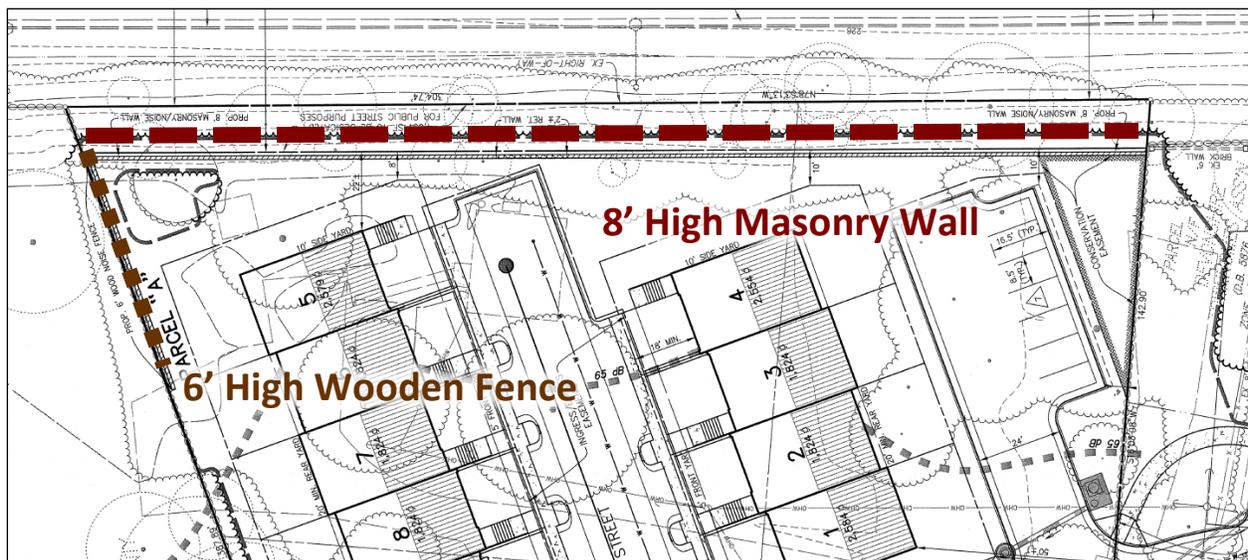
assumes that a portion of Parcel 11C would need to be used in order to construct a cul-de-sac at the end of Barbara Road to access Parcel 11C.

Proffers 12 and 13 in Appendix 1 further articulate the applicant's commitment to providing the reservation and dedication for a modified turnaround at the end of Barbara Road.

### Franconia-Springfield Parkway Frontage

**Dedication:** The applicant has identified 4,031 square feet along the properties' northern boundary to be dedicated for public street purposes along Franconia-Springfield Parkway. This dedication would facilitate the future construction of a grade-separated interchange for Franconia-Springfield Parkway, Manchester Boulevard, and Beulah Street. Although this interchange is recommended in the Comprehensive Plan<sup>2</sup>, no funding has been allocated for this project and no designs have been approved at the time of this report's writing.

**Noise Attenuation Walls:** Along the subject properties' ultimate boundary with Franconia-Springfield Parkway, the applicant would construct an 8-foot high masonry wall. This wall's primary purpose would be to reduce the impact of noise on the proposed dwellings from vehicular traffic travelling along Franconia-Springfield Parkway. The applicant would supplement this masonry wall with a 6-foot high wooden fence along approximately 80 feet of the western property boundary. This fence would intersect with the 8-foot high masonry wall (Figure 5).



**Figure 5: The proposed fencing along Franconia-Springfield Parkway to reduce noise impacts from traffic (Source: Charles P. Johnson & Associates, Inc., 12/6/2013)**

<sup>2</sup> Fairfax County Comprehensive Plan (2013 Edition), Springfield Planning District, Amended through 4/9/2013, p. 106.

## **Stormwater Management**

The applicant proposes to satisfy the PFM's stormwater quality requirements through the use of two conservation easements and three tree box filters as Best Management Practices (BMPs). The conservation easements would be placed on approximately 4,182 square feet of open space to be landscaped after construction of the townhouses. The three tree box filters would provide BMP coverage for an additional 38,115 square feet of the site. In all, the applicant's proposed BMPs would provide for a total phosphorus removal of 40.21%.

To reduce and detain the quantity of stormwater flow offsite, the applicant would construct an underground gravel storage facility at the properties' southeastern corner. Ultimately, 1.7 acres of the subject property and 2.71 acres of Parcel 11C would drain to the underground facility. The applicant's stormwater management narrative on Sheet 9 describes how this facility would convey stormwater into the existing underground piping that would flow to the stormwater management pond that currently serves all of Devonshire. According to the applicant, the post-development stormwater flow would be reduced to a rate lower than the pre-development rate. The applicant's site design identifies the ingress/egress easement for Parcel 12 to also serve as maintenance access for the underground gravel storage facility.

## **Landscaping**

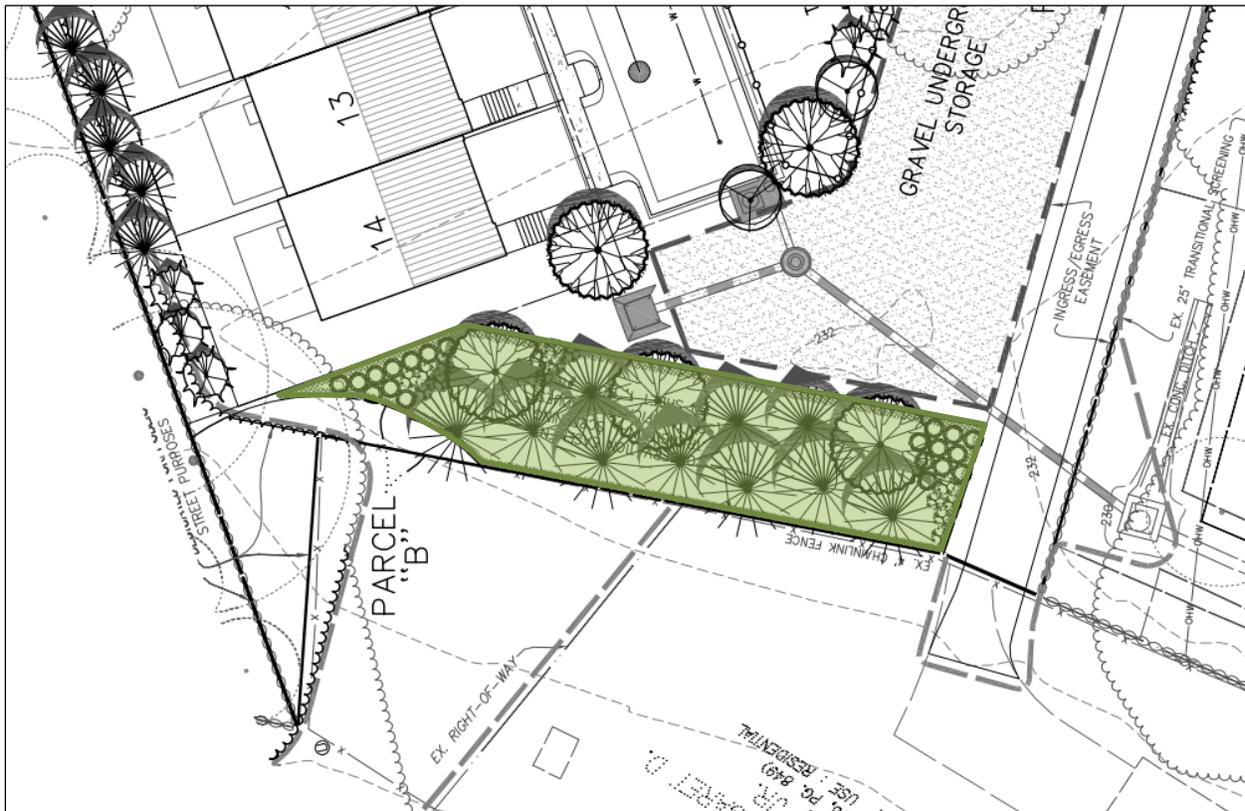
Tree Preservation: In order to construct the 14 townhouses and the related streets and stormwater management facilities, the applicant would clear and grade the majority of the site. This would result in the removal of the existing tree canopy that is sparsely distributed across the subject properties. The applicant would retain a single tree near the properties' northwestern corner, which would provide approximately 250 square feet of tree canopy coverage. This approach would not comply with the PFM's minimum tree preservation requirements for the site; in lieu of preserving more trees, the applicant has requested a deviation from the minimum tree preservation target.

Layout: The applicant's landscape plan on Sheet 5 of the GDP would encircle the subject properties with a mixture of trees and shrubs. The two areas proposed for conservation easements would be mostly shade trees such as Red Maples, Oaks, River Birches, and Beech, as well as evergreen trees such as Hollies, Eastern Redcedars, and Spruces. No landscaping is proposed for the surface above the underground gravel storage facility.

The applicant has provided an approximately 25-foot wide buffer of trees along the properties' southern boundary. However, this buffer tapers at its western end, so the applicant has requested a modification of the transitional screening requirement found in Article 4 of the Zoning Ordinance. Figure 6 depicts this transitional screening. Staff will discuss the applicant's request for a modification in the Modifications and Waivers section of this staff report.

## Other Features

The applicant shows a 1,000 square foot tot lot in the southern portion of the site adjacent to the underground gravel storage facility. The tot lot would be encircled with a 4-foot high wooden fence.



**Figure 6: The side and rear yard of Unit 14 are located in the required 25-foot wide buffer zone for transitional screening. Section 13-305 of the Zoning Ordinance gives applicants the ability to request a modification of the transitional screening requirement. (Source: Charles P. Johnson & Associates, Inc., 12/6/2013)**

## 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 public facilities, respecting the County's 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 Comprehensive Plan requires the following criteria (Appendix 4) to be used in evaluating zoning requests for new residential development:

**Site Design (Development Criterion #1)**

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.

Consolidation: The applicant's proposal consolidates three R-1 properties for a rezoning to the same zoning district, R-8, as the adjacent Devonshire neighborhood. The applicant has proffered to either annex the proposed dwellings into the adjacent HOA or establish a new one for the prospective townhouse purchasers. Based on previous meetings with staff, the applicant has expressed the intent for the proposed dwellings to be incorporated into the Devonshire HOA.

Although Parcel 12 has not been consolidated into the proposed development, it is not an ideal candidate for consolidation due to its recent redevelopment in 2009. With Parcel 12, Devonshire, and Windham Estates all fully constructed, and with Parcel 11C serving as open space, the applicant has assembled all of the logical parcels for a consolidation.

Layout: The proposed layout would provide appropriate relationships between the proposed dwellings and their respective front and rear yards. The proposed masonry wall along Franconia-Springfield Parkway is logically located to provide noise attenuation.

- The layout provides logical, functional, and appropriate relationships among dwelling units, landscaping, tot lot, and street network.
- The proposed dwelling units would be oriented appropriately to the adjacent streets and homes. The north-south orientation of the dwelling units is similar to those seen along Adonis Court, Achilles Court, and Admetus Court in Devonshire to the east. Given the different eras of development seen in the nearby neighborhoods, the applicant's ability to truly orient the proposed units with either Devonshire or Windham Estates is challenging.
- The site layout provides approximately 680 square feet in the rear yard of the proposed dwellings, which gives ample space for the future construction of decks or other accessory structures.
- Through the use of tree box filters, conservation easements, and the underground gravel storage facility, the applicant has demonstrated that the proposed layout can accommodate the existing and proposed utilities needed to serve the units.

Open Space: The proposed layout would provide 25% open space and exceed the Zoning Ordinance's minimum open space requirement of 20% for R-8 districts. The applicant's tot lot is centrally located for residents' use, and the stormwater management underground gravel storage would also provide usable open space for residents.

Landscaping: Sheet 5 of the GDP shows the applicant's landscape plan, which would add new vegetation to the site's periphery, between the tot lot and underground gravel storage facility, and at other scattered locations on site. This even distribution of landscaping throughout the site is appropriate.

Amenities: The aforementioned tot lot would satisfy the Comprehensive Plan's recommendations for on-site amenities with new residential development.

Based on the features discussed above, Criterion #1 has been met.

### **Neighborhood Context (Development Criterion #2)**

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: The proposed townhouses are a compatible use when compared to the surrounding residential development.

Lot sizes, particularly along the periphery: The proposed lot sizes are of a similar size and shape as those of the townhouses to the east.

Bulk/mass of the proposed dwelling units: The applicant proposes to construct three-story, 35-foot tall townhouses which would exceed the bulk and mass of the Devonshire townhouses. However, direct comparisons with the bulk and mass are not practical given that each community was developed 30 years apart.

Setbacks (front, side and rear): The proposed front, side and rear setbacks are similarly sized to the Devonshire townhouses.

Orientation of the proposed dwelling units to adjacent streets and homes: As previously discussed, the proposed orientation is similar to elements seen in Devonshire.

Architectural elevations and materials: The architectural elevations on Sheet 10 of the GDP show that the design and style of the proposed units would differ from the surrounding neighborhoods. Devonshire's townhouses are two stories tall with no garages and a mixed palate of façade materials. The Windham Estates homes are generally one story ranch-style houses with a variety of façade materials. As previously discussed, direct comparisons are difficult given the different building typologies and development eras for each community.

Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses: The applicant proposes to connect the subject properties to Beulah Street via Alforth Avenue, which would become the townhouses' sole vehicular ingress

and egress. With the Comprehensive Plan calling for a grade-separated interchange at Beulah Street's intersection with Franconia-Springfield Parkway and Manchester Boulevard, staff is concerned about the potential for an interchange design impacting the Alforth Avenue access at a future date. Should such a design call for on or off-ramps that require additional right-of-way and/or the closure of nearby access points for access management purposes, both the proposed dwellings and Devonshire would be critically impacted.

To respond to staff's concerns, the applicant has generated a connection scenario on Sheet 11 that demonstrates how Barbara Road could connect with the proposed street network if necessary. Proffer 13 clarifies the applicant's intent to dedicate a public ingress/egress easement to make this connection in the future should several conditions be met. Key among these is the full funding of the grade-separated interchange and the closure of the Alforth Avenue access point on Beulah Street.

For trail connections, the Countywide Trails Map calls for a major paved trail along Franconia-Springfield Parkway. The applicant has requested a waiver of this requirement. This waiver request is discussed in greater detail in the Modifications and Waivers section later in this report.

Existing topography and vegetative cover and proposed changes to them as a result of clearing and grading: The applicant proposes to clear the entire acreage associated with this application except for one tree. No significant grading is proposed given the flat topography of the site. However, the applicant's clearing has the potential to harm offsite trees on Parcel 11C, which is owned by Fairfax County. As outlined in the Urban Forest Management Division's (UFMD) analysis (Appendix 5), the applicant's limits of clearing and grading are within the critical root zones of several trees along the western property boundary.

In order to avoid jeopardizing the long-term viability of these trees, the applicant has committed with Proffer 18 to providing a tree preservation plan with all subdivision plan submissions that would be subject to the review and approval of UFMD. The proffers commit the applicant to a tree preservation walk-through with UFMD staff prior to land disturbance. The applicant has also included additional protections for selected off-site trees on Parcel 11C that are scheduled for removal due to poor condition. Should permission for their removal not be obtained prior to subdivision plan approval, the applicant would coordinate with UFMD staff to determine if other reasonable measures of protection can be implemented to ensure their long-term viability.

Based on the features discussed above, Criterion #2 has been met.

### **Environment (Development Criterion #3)**

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.

Preservation: There are no natural environmental resources located on the subject properties that warrant preservation other than existing trees. As previously discussed, the applicant has taken effective measures to ensure that UFMD staff would be coordinated with in the protection of off-site trees on Parcel 11C.

Slopes and Soils: The subject properties lack steep slopes, and are characterized by soils with good stability, fair foundational support, and marginal subsurface drainage. The applicant has taken the existing slopes and soils information into account with this site design.

Water Quality: The applicant's GDP proposes three tree box filters and two conservation easements to address the PFM's current water quality standards. However, staff remains concerned about the applicant's ability to meet the forthcoming July 1, 2014, stormwater management amendments to the Fairfax County Code. These amendments will redefine how quality and quantity measures are evaluated, and will result in higher pollutant removal requirements for some projects<sup>3</sup>. Staff from the Environment and Development Review Branch recommended that the applicant provide alternative stormwater management systems should the applicant's site plan not be approved in time to qualify for review under the current PFM (Appendix 6). The applicant has indicated to staff that additional tree box filters would be needed to increase the pollutant removal capacity of the stormwater management system should compliance be necessary with the new regulations. Such additions would be easy for the applicant to incorporate into the site design during the subdivision plan review process. Staff is comfortable with this approach.

Drainage: The applicant's underground gravel storage facility is an acceptable approach to meeting the PFM stormwater volume control requirements.

Noise: The Environment section of the Comprehensive Plan's Policy Plan contains recommended levels for transportation generated noise in residential settings. Specifically, the Policy Plan recommends transportation noise impacts be mitigated so that internal noise levels inside homes do not exceed 45 dBA and 65 dBA for outdoor recreation areas for homes. For homes impacted by a day-night average sound level (DNL) of 65-75 dBA, the Comprehensive Plan recommends mitigation.

Transportation generated noise from the Franconia-Springfield Parkway would have adverse impacts on the proposed dwellings. The applicant commissioned a noise study to determine the extent of these impacts. The traffic volume would create noise impacts beyond the Comprehensive Plan's recommended limits for the townhouses' rear yards and within several of the dwellings. The noise study demonstrates that the proposed

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<sup>3</sup> For more information on the stormwater management ordinance rewrite, which is being undertaken in response to new state regulations, visit <http://www.fairfaxcounty.gov/dpwes/stormwaterordinance.htm>

masonry wall would reduce the noise impacts below 65 dBA<sup>4</sup> for the rear yards, and recommends numerous building upgrades to Units 1-8 to reduce indoor noise to below 45 dBA. The applicant has committed to all of these upgrades in the draft proffer statement.

The Environment and Development Review Branch was concerned initially with the wording of the noise attenuation proffer, which specifically referenced measures for reducing noise impacts between 65-70 dBA. Townhouses closer to Franconia-Springfield Parkway would experience impacts from 70-75 dBA in the rear yards. The applicant has revised the proffer statement since the initial concerns were included in Appendix 6 analysis. Staff considers this issue resolved.

Lighting: Any lighting proposed by the applicant will need to meet the performance standards specified in Article 14 of the Zoning Ordinance, which reduce the impacts of glare and overlighting.

Energy: The applicant has proffered to qualifying the proposed townhouses under the Energy Star for Homes program through a home energy rater certified to demonstrate that the homes have met the proper qualifications. This certification process meets the green building recommendations in the Comprehensive Plan.

Based on the features discussed above, Criterion #3 has been met.

#### **Tree Preservation and Tree Cover Requirements (Development Criterion #4)**

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 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 the Policy Plan) are also encouraged.

The applicant has included several proffers related to tree preservation, construction monitoring, root pruning, and tree protection that are typically recommended by the Department of Public Works and Environmental Service's (DPWES) Urban Forest Management Division (UFMD).

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<sup>4</sup> dBA is an abbreviation standing for decibels calculated with A-weighting; it is the unit of measurement used in the Comprehensive Plan for measuring noise impacts

### **Transportation (Development Criterion #5)**

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

Transportation Improvements: The applicant's dedication of right-of-way along Franconia-Springfield Parkway would offset the impact of additional traffic by providing necessary room for the construction of the Beulah Street interchange with Manchester Boulevard and Franconia-Springfield Parkway.

Transit/Transportation Management: Staff did not identify a need for transportation management measures given the minimal impacts the proposed dwelling units would have on the nearby transportation network. Given the small section of trail that it would serve, FCDOT staff does not oppose the applicant's trail waiver request along Franconia-Springfield Parkway. This waiver is discussed in greater detail in the Waivers and Modifications section of the staff report.

Interconnection of Street Network: The applicant's proposal provides a future opportunity for a vehicular link between Barbara Road and Alforth Avenue if necessary. Should the intersection of Franconia-Springfield Parkway, Beulah Street, and Manchester Boulevard be reconfigured with a grade-separated interchange as called for in the Comprehensive Plan, Alforth Avenue's access point on Beulah Street could be closed. Staff from the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation discussed this potential outcome in their analysis of this rezoning application (Appendices 7 and 8, respectively). Given the lack of specificity on the timing or funding for the grade-separated interchange, staff does not see the need to construct the connection at this time. By proffering to provide an ingress/egress easement that would facilitate an alternative connection to Barbara Road, the applicant has resolved this issue.

As previously mentioned, the applicant has committed to dedicating a portion of the subject property for public street purposes, and a smaller portion would be reserved for the potential cul-de-sac of Barbara Road. These commitments would allow for vehicular access to be created for Parcel 11C should passive recreation facilities be added to the property, and to construct a cul-de-sac at the end of Barbara Road. While FCDOT staff was initially concerned that the applicant's site design would preclude this vehicular access in the future, the GDP and proffers ensure that this connection can be made if needed.

In discussions with the applicant during review, the applicant indicated that the preferred construction entrance for the site would be via Barbara Road. The applicant's rationale was that Barbara Road was a public street, while Alforth Avenue is a private street. However, the maintenance and ownership status of a road is a minor factor in determining the preferred construction entrance for an infill residential project. Instead, the shortest route that affects the fewest homes should be the most critical determinants of the construction route. In evaluating whether Barbara Road or Alforth Avenue should be used for construction traffic, it is Alforth Avenue with the lesser number of homes over a shorter distance from Beulah Street. Based on this rationale, and FCDOT's lack of support for the Barbara Road route in Appendix 7, the applicant should commit to Alforth Avenue as the construction entrance in the proffer statement. The proffers should also be accompanied by limits on the construction hours of operation to minimize early morning and late evening disruption of the adjacent communities.

Streets: The applicants have proposed to use private streets, which is appropriate given that Alforth Avenue is also a private street.

Non-motorized Facilities: The applicant has proposed an adequate sidewalk network for the GDP. Discussion of the recommendations for this site on the Countywide Trails Plan is made in the Modifications and Waives section.

Alternative Street Designs: No alternative street designs were proposed.

Based on the features discussed above, Criterion #5 has been met.

### **Public Facilities (Development Criterion #6)**

All rezoning applications for residential development are expected to offset their public facility impact and to 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 improvements projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Fairfax County Park Authority (FCPA): To mitigate the adverse impacts on off-site recreational facilities, FCPA has calculated a recommended contribution of \$31,255 for development of park facilities in the area. The applicant has included this contribution amount in the draft proffers (Appendix 9).

Fairfax County Public Schools (FCPS): The Fairfax County Public Schools' Office of Facilities Planning Services anticipates that the 14 dwelling units proposed by the applicants would generate four new students attending County schools (Appendix 10). In order to address the need for capital improvements associated with the new students,

a proffer contribution of \$41,952 has been calculated to offset this impact. The applicants have included a commitment to contribute this amount for capital improvements.

Fairfax County Water Authority (FCWA): FCWA notes that the closest water main is at the intersection of Alforth Avenue and Achilles Court in Devonshire (Appendix 11). The existing 3-inch diameter water main would need to be upgraded to 8-inches. With this upgrade, the subject properties can be served by FCWA.

Sanitary Sewer Analysis: DPWES has indicated in Appendix 11 that ample sanitary sewer capacity is available in the immediate sewer network.

The proposed rezoning would not adversely impact nearby sanitary sewer capacity (Appendix 12).

Based on the features discussed above, Criterion #6 has been met.

### **Affordable Housing (Development Criterion #7)**

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.

The Zoning Ordinance specifies that rezoning applicants should provide ADUs for single family attached development plans proposing 50 or more dwelling units. While the Zoning Ordinance would not require ADUs in this instance, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund in rezoning applications where the Zoning Ordinance's ADU provisions are not applicable. The applicant has satisfied the guidelines in the Comprehensive Plan by committing in the draft proffers to contribute 0.5% of the anticipated sales price of each new single family attached dwelling unit.

The applicant has committed in the draft proffer statement to provide a menu of home upgrades to assist homeowners with mobility needs to perform daily tasks easier around the home. Some of the upgrades would be offered at no cost to the initial purchaser, while some upgrades would be offered at the initial purchaser's sole cost. These universal design features would include, for example, lever door handles instead of knobs and grab bars in bathrooms that comply with the Americans for Disabilities Act's Accessibility Guidelines.

Based on the features discussed above, Criterion #7 has been met.

### **Heritage Resources (Development Criterion #8)**

Heritage resources are those sites or structures, including their landscape settings, which exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities.

No heritage resources have been identified by staff for documentation or preservation in association with the rezoning request. Criterion #8 is not applicable.

### **MODIFICATIONS AND WAIVERS**

#### **Transitional screening and barrier requirements**

The applicant has requested a modification of the 25-foot wide landscaped buffer and a waiver of the barrier required by Article 13 of the Zoning Ordinance. The proposed buffer along the southern property boundary is 25 feet wide at its thickest, which satisfies the minimum width requirement. However, the buffer tapers down at its western end to accommodate the building and yard dimensions for Unit 14.

Part 3 of Section 13-305 in the Zoning Ordinance stipulates that the transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The applicant's site design provides the full 25-foot wide buffer between the subject properties and Parcel 12. The taper at the western end accommodates the acreage needed for a future Barbara Road cul-de-sac. In staff's opinion, the proposed landscaping will adequately buffer the single family attached dwellings from the residences within the closest proximity.

#### **Deviation from minimum tree preservation target**

To comply with the Fairfax County Code's tree canopy requirements, the applicant must provide tree canopy coverage equivalent to 20% of the site. The 20% coverage is based on the canopy assumed after 10 years of tree growth. The PFM requires that 40.5% of this coverage goal must be met through tree preservation. The applicant's request is to modify this preservation target from 40.5% to 2.1% as shown on the GDP. This 2.1% would be achieved with the preservation of one tree at the northwestern corner of the site, which would retain 250 square feet of the existing canopy. UFMD staff indicated their support for a deviation from the tree preservation target in their enclosed memo (Appendix 5).

#### **Minimum district size for R-8**

The land area of the subject properties is 1.795 acres, which is below the minimum

district size of 5 acres required for an R-8 district. Section 9-610 of the Zoning Ordinance grants the BOS the ability to approve a waiver of the minimum district size in accordance with the following:

1. *Such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance.*

The subject properties have not been reduced in width or area since the effective date of the Ordinance. While Parcel 20 has been reduced due to Franconia-Springfield Parkway's construction, such reductions are exempt by the Zoning Ordinance from preventing properties from conforming to the lot size requirements of this provision.

2. *The applicant shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact.*

The subject property contains limited vegetation that would contribute substantially to the overall site design if preserved. By meeting the PFM standards for stormwater management with the tree box filters and underground gravel facility, the applicant is taking commendable steps to reduce impervious surface on site.

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

The applicant proposes to develop the site in a similar fashion as the adjacent townhouse community. In addition, the draft proffer statement provides adequate alternatives for vehicular access to the nearby street network should the grade-separated interchange be constructed.

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

With the modifications and waivers outlined above, the applicant's site design would meet the applicable provisions of the Zoning Ordinance.

### **Waiver of trail requirement along Franconia-Springfield Parkway**

The Fairfax County Countywide Trails Map calls for a major regional trail along the properties' boundary with Franconia-Springfield Parkway<sup>5</sup>. A major regional trail at this location would be classified as a minimum eight-foot wide pathway parallel to

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5 Fairfax County Countywide Trails Map (accessed on 11/3/2013 at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/maps/trailsplanmap.pdf> )

Franconia-Springfield Parkway constructed of either asphalt or concrete. The applicant has requested a waiver from the obligation to construct the recommended trail segment, which would be required at the time of subdivision plan approval. Currently, there are no connecting trail segments to the east or west of the subject properties' frontage on Franconia-Springfield Parkway. FCDOT staff does not object to the waiver of the trail requirement.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The proposed rezoning would provide a compatible site design in an infill setting amongst two existing neighborhoods. The applicant's proffer statement would resolve the issues identified by staff during the rezoning review. Staff considers the proposal to be in conformance with the Comprehensive Plan and all applicable provisions of the Zoning Ordinance.

### **Recommendations**

Staff recommends approval of RZ 2013-LE-013, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the following waives and modifications:

- Modification of the minimum district size for the R-8 District of 1.795 acres instead of 5 acres;
- Deviation from the required tree preservation target percentage of 40.5% to 2.1% as shown on the GDP;
- Modification of the transitional screening and barrier requirements to allow the screening and barriers shown on the Generalized Development Plan; and,
- Waiver of the trail requirement along Franconia-Springfield Parkway.

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 application does not interfere with, abrogate or annul any

easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

## **APPENDICES**

1. Draft Proffers
2. Affidavit
3. Applicant's Statement of Justification
4. Residential Development Criteria
5. Urban Forest Management Analysis
6. Environmental Analysis
7. Fairfax County Department of Transportation Analysis
8. Virginia Department of Transportation Analysis
9. Park Authority Analysis
10. Schools Analysis
11. Fairfax County Water Authority Analysis
12. Sanitary Sewer Analysis
13. Glossary of Terms

**Draft Proffers****Eastwood Properties, Inc.****RZ 2013-LE-013****September 13, 2013****Revised November 12, 2013****Revised November 18, 2013****Revised December 6, 2013****December 12, 2013****December 30, 2013**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 91-1((1))18, 19, 20 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the R-8 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

**I. GENERAL**

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the General Development Plan (GDP), prepared by Charles P. Johnson & Associates, Inc., consisting of 11 sheets, dated April 30, 2013, some revised through December 6, 2013.
2. Maximum Lot Yield. The development shall consist of a maximum of 14 single family attached units.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the internal lots or house locations at the time of site plan submission provided there is no decrease in the amount of open space, tree save, limits of clearing and grading, or distances to peripheral lot lines as shown on the GDP, and provided that the adjustments are deemed in substantial conformance with the GDP by Fairfax County.

4. Establishment of HOA. Prior to site plan approval, the Applicant shall either provide the Department of Public Works and Environmental Services (DPWES) with documentation that the subject property has been incorporated into the adjacent association or the Applicant has established a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance. The purpose of the HOA shall be, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.
5. Dedication to HOA. At the time of record plat recordation, the open space and common features/amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same.
6. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the private roadways, walkways, stormwater management facilities, tot lot, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
7. Signs. No temporary signs (including “popsicle” style paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance and Chapter 7 of Title 33.1, and Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or offsite by the Applicant or at the Applicant’s direction. The Applicant shall direct its agents and employees involved with the Property to adhere to this proffer.
8. Universal Design. At the time of initial purchase, if the house is not constructed, the Applicant shall offer each purchaser the following universal design options at no additional cost:
  - Front entrance doors that are a minimum of 36” wide;
  - Level door handles instead of knobs;
  - Light switches 44”-48” high;
  - Thermostats a maximum of 48” high; and,
  - Electrical outlets a minimum of 18” high

At the time of initial purchase, the Applicant shall offer each purchaser additional universal design options at the purchaser’s sole cost. These additional options may include, but not be limited to:

- A curb-less shower, or a shower with a curb of less than 4.5” high;
- Grab bars in the bathrooms that are ADA compliant; and/or,
- A first floor bathroom console sink in lieu of a cabinet/style vanity.

9. Use of Garages, Driveways and Common Area Parking Space

- A. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of parking vehicles. There shall be 4 designated parking spaces per unit, two in the garage and two in the driveway. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- B. No parking of recreational vehicles (RVs), boats or trailers shall be permitted on the private streets or shared driveways. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- C. Owners shall be advised of the above use restrictions which shall be included in the initial lease/sales documents.
- D. Common area parking shall remain available for use by residents and guests and shall not be sold or assigned to specific units and/or owners.

**II. TRANSPORTATION**

- 10. Right-of-Way Dedication along Franconia Springfield Parkway, Route 289. At the time of site plan approval, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along the site frontage of the Franconia Springfield Parkway and any associated ancillary easements, as generally shown on the GDP. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
- 11. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private road and sidewalks as generally shown on the GDP.
- 12. Reservation of Right-of-Way for Cul-de-Sac. The Applicant shall reserve right-of-way for a future cul-de-sac to be constructed by others at the terminus of Barbara Road as shown on the GDP. This land area shall be dedicated to the Fairfax County Board of Supervisors upon demand by Fairfax County or VDOT. The Applicant may utilize this land as indicated on the GDP until such time as dedication occurs.
- 13. Dedication of Right-of-Way, Barbara Road. At the time of site plan approval, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along Barbara Road and any associated ancillary easements, as generally shown on the GDP. Advanced

density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

14. Ingress/Egress Easement for Road Connection. The Applicant shall dedicate a public ingress/egress easement for a future connection to be constructed by others, as shown on Sheet 11 of the GDP provided the following conditions have been met: 1) the separated grade interchange currently shown on the Comprehensive Plan at the intersection of the Springfield Franconia Parkway and Beulah Road is fully funded, and 2) as part of the interchange plan, the intersection of Alforth Avenue and Beulah Road is to be closed, and 3) it is shown to the Applicant that alternative connection points such as Judith Avenue extended to Alforth Avenue have been considered and rejected. The possibility of dedicating this ingress/egress easement in the future shall be included in the homeowners association documents.

### III. ENVIRONMENTAL

15. Noise. The Applicant shall employ the following acoustical treatment measures for the dwellings/lots identified below on the GDP to ensure an interior noise level of no greater than DNL 45 dBA and the following other acoustical treatments to ensure an exterior noise level of no greater than DNL 65 dBA in the rear yards in accordance with the noise attenuation standards in the Comprehensive Plan.

#### Homes on Lots 4 and 5:

- Exterior sided walls shall have resilient channels between the exterior wall studs and gypsum board on the second floor and two layers of gypsum board over the resilient channels on the ground and first floors. Note that this shall not apply to walls that are all brick.
- Swinging doors shall have an STC rating of 43. This may be achieved by using an STC 32 door in combination with an STC 32 full-view storm door.
- Sliding game room rear doors shall have an STC rating of 33.
- There shall be no ground floor windows or first floor windows on the ends of the units. All other windows on the ground floor and first floor shall have an STC rating of 34.
- Windows for the master bathrooms shall have an STC rating of 32.
- Windows for the other bedrooms and walk-in closet (WIC) shall have an STC rating of 33 but an STC rating of 32 is acceptable if there are no windows on the ends of the units.

#### Homes on Lots 3 and 6

- Exterior sided walls of the master bathrooms and the exterior walls of the ground and first floors shall have resilient channels between the exterior wall studs and gypsum board. Note that this shall not apply to walls that are all brick.

- Swinging doors shall have an STC rating of 32.
- Sliding game room rear doors shall have an STC rating of 29.
- Windows on the ground and first floors shall have an STC rating of 33.
- Windows for the master bathroom shall have an STC rating of 30.
- Windows for the other bedrooms/WIC shall have an STC rating of 29.

Homes on Lots 2 and 7

- Exterior sided walls of the ground and first floors shall have resilient channels between the exterior wall studs and gypsum board. Note that this shall not apply to walls that are all brick.
- Swinging doors shall have an STC rating of 27.
- Windows on the ground and first floors shall have an STC rating of 30.
- Windows for the master bathroom shall have an STC rating of 29.
- Windows for the other bedrooms/WIC shall have an STC rating of 28.

Homes on Lots 1 and 8

- Swinging doors shall have an STC rating of 24.
- Windows for the master bedrooms, other bedrooms/WIC, and the ground and first floors shall have an STC rating of 28.

Exterior noise levels for outdoor areas within the rear yards of the lots shall be at or below DNL 65 dBA. A noise barrier, architecturally solid from the ground up with no gaps or openings, 8 feet in height, as shown on the GDP, shall be constructed. Any noise attenuation measures shall be subject to the review and approval of the Environmental Branch of the Department of Planning and Zoning.

16. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of site plan submission.
  - A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and the Department of Planning and Zoning (DPZ) prior to the issuance of a Residential Use Permit (RUP); or
  - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit/building; or

C. Qualification in accordance with ENERGY STAR<sup>®</sup> for Homes as determined by the submission of documentation 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<sup>®</sup> for Homes qualification prior to the issuance of the RUP for each dwelling.

17. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown illustratively on the GDP and shall be a non-invasive species. At the time of planting, the minimum caliper for deciduous trees shall be two (2) to two and a half (2 ½) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of the subdivision plans for review and approval by the Urban Forestry Management Division (UFMD). Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved GDP..
18. Limits of Clearing and Grading. The Applicant shall conform substantially to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Any trees impacted within the limits of clearing and grading as specified above shall be replaced on the site as determined by UFMD and the Chesapeake Bay Preservation Ordinance.
19. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, 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 individual trees located ten (10) feet within the tree save area living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. 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, determined by the certified arborist shall be included in the plan.

20. Tree Preservation Walk-Through. The Applicant 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 designated representative shall walk the limits of clearing and grading with an UFMD, DPWES, representative and a representative from the Lee District Land Use Committee to determine where adjustments to the clearing limits can be made to increase the area of tree preservation, increasing 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.
21. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence is done per the root pruning guidelines contained in these proffers. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets.

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 the Applicant's designated representative, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

22. Tree Appraisal. The Applicant shall retain a certified arborist, to determine the replacement value of all trees 12 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 the project arborist and/or UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement of the trees shall be determined by the Fairfax County Public Facilities Manual and by UFMD. 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.

23. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. Root pruning shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. Root pruning shall be accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
  - Root pruning shall be done with a trencher or vibratory plow to a minimum depth of 18 inches.
  - Root pruning shall take place prior to any clearing and grading, or demolition of structures and in conjunction with the installation of all super silt fence being used as tree protection fence.
  - Root pruning shall be conducted with the supervision of the Applicant's designated representative.
  - A UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
  
24. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant's designated representative shall monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
  
25. Stormwater Management Facilities and Best Management Practices. Unless waived or modified, stormwater management shall be provided as generally depicted on the GDP and as approved by DPWES. The requirements for maintaining non-County maintained

stormwater management (SWM) improvements shall be in a standard maintenance agreement between the County and the Applicant who is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities/improvements be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in reasonable fashion and time in accordance with the recorded maintenance agreement.

26. Re-vegetation. The portion of the existing driveway on the subject property that encroaches into Lot 11C (approximately 522 square feet) shall be removed and the area shall be re-vegetated with 1 category IV tree, 5 seedlings, and 13 shrubs, as reviewed and approved by Urban Forestry Management, provided consent for the removal of the driveway and the installation of these plantings is provided by the property owner of Lot 11C. It is noted that the amount of plantings required by this proffer is equivalent to that required by the Public Facilities Manual for Resource Protection Area re-vegetation.
27. Conservation Easement. At the time of subdivision plat recordation, the Applicant shall cause to be recorded among the land records conservation easements running to the benefit of Fairfax County for the areas generally shown on the GDP as “Conservation Easement”.
28. Off-Site Trees. Tree number 51 as shown on the GDP shall be removed provided written consent is obtained from the respective property owner. At the time of site plan review, the status of Tree numbers 55 and 56 shall be reevaluated in consultation with the UFM to determine if other reasonable measures of protection can be implemented to try to save the trees. If not, the trees will be removed provided written consent is obtained from the respective property owner.

#### **IV. CONTRIBUTIONS**

29. Housing Trust Fund. Prior to site plan approval, the Applicant shall contribute a sum equal to one-half of one percent (0.5%) of the projected sales price for each dwelling unit on the Property to the Fairfax County Housing Trust Fund, as determined by the Department of Housing and Community Development in consultation with the Applicant to assist the County in its goal to provide affordable dwellings. The projected sales price shall be based upon the aggregate sales price of all of the units, as if 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.
30. Recreation Contribution. At the time of subdivision approval, the Applicant shall contribute the sum of \$31,255 for use at off-site recreational facilities intended to serve the future residents, as determined by Fairfax County Park Authority (FCPA). The Applicant shall coordinate with the Lee District Supervisor as to specific beneficiary of the contribution.

31. Public Schools. A contribution of \$41,952 (4 students X \$10,488) shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and shall be designated for capital improvements at Hayfield High School, specifically for the installation of the turf field. If the turf field has already been installed at the time this contribution is due, then the contribution shall be utilized for as a maintenance fund for said field. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
  
32. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2013, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI), as permitted by Virginia State Code Section 15.2-2303.3.

## V. MISCELLANEOUS

33. Tot Lot. At least three of the following elements shall be included in the tot lot: slides, swings, balance beams, spring animals and/or spring pads, play structures, spinarounds, horizontal bars, climbers, as recommended by the Public Facilities Manual.
  
34. Construction Hours. The hours of construction shall be posted in English and Spanish and shall be limited to the hours between 7 am and 9 pm Monday through Friday and 8 am to 9 pm on Saturdays. No construction shall occur on Sundays or Federal Holidays. This shall be disclosed to all contractors and sub-contractors who perform work on the Property during site construction.
  
35. Construction Management. Prior to commencement of construction on the property, the Lee District Supervisor and the presidents of the adjacent homeowners association shall be provided with the name, title and phone number of the person to whom comments and/or complaints regarding construction activities may be directed. A sign with this information shall be posted on-site prior to commencement of construction activities and shall be updated and retained through construction activities.

### **Successors and Assigns**

These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

**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 and the same instrument.

TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

**EASTWOOD PROPERTIES, INC.**  
**A Virginia Corporation**

Agent/Attorney-in-Fact for Mildred Houchens,  
Title Owner of TM No. 91-1((1))19,  
Agent/Attorney-in-Fact for Robin Leigh  
Knickerbocker and James Douglas Knickerbocker,  
Title Owners of TM 91-1((1))18 and Contract  
Purchaser of TM Nos. 91-1((1))18, 19, 20.

By: Eastwood Properties, Inc.

Name \_\_\_\_\_  
Richard L. Labbe

Title: President/Secretary/ Treasurer

**BOARD OF SUPERVISORS OF FAIRFAX  
COUNTY, VIRGINIA**

Title Owner of TM 91-1((1))20

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

REZONING AFFIDAVIT

DATE: OCT 29 2013
(enter date affidavit is notarized)

I, Lori R. Greenlief, 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

121639 a

in Application No.(s): RZ 2013-LE-013
(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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Eastwood Properties, Inc.; Robin L. Knickerbocker; Mildred A. Houchens.

(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: OCT 29 2013  
 (enter date affidavit is notarized)

121639a

for Application No. (s): RZ 2013-LE-013  
 (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)
Fairfax County Board of Supervisors, a body corporate and politic Agent: Edward L. Long Jr.	12000 Government Center Parkway Fairfax, VA 22035	Title Owner of Tax Map 91-1 ((1)) 20
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress David R. Gill Jonathan P. Rak Gregory A. Riegler Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	<b>Attorney/Agent for Applicant</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b>
Charles P. Johnson & Associates, Inc. Agent: Paul B. Johnson Allan D. Baken Henry M. Fox Jr.	3959 Pender Drive, #210 Fairfax, VA 22030	<b>Engineer/Agent for Applicant</b>

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

REZONING AFFIDAVIT

OCT 29 2013

DATE: (enter date affidavit is notarized)

121639a

for Application No. (s): RZ 2013-LE-013 (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) Eastwood Properties, Inc. 3050 Chain Bridge Road, Suite 103 Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Richard L. Labbe, sole shareholder

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

Richard L. Labbe, President/Vice President/Secretary/Treasurer

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

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

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

DATE: OCT 29 2013  
(enter date affidavit is notarized)

121639a

for Application No. (s): RZ 2013-LE-013  
(enter County-assigned application number (s))

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

Charles P. Johnson & Associates, Inc.  
3959 Pender Drive, #210  
Fairfax, VA 22030

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

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

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

Charles P. Johnson  
Paul B. Johnson

=====

**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)

**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)

=====

**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

OCT 29 2013

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

121639a

for Application No. (s): RZ 2013-LE-013  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

Equity Partners of McGuireWoods LLP

- |                         |                       |                       |
|-------------------------|-----------------------|-----------------------|
| Adams, John D.          | Bilik, R. E.          | Capwell, Jeffrey R.   |
| Alphonso, Gordon R.     | Blank, Jonathan T.    | Cason, Alan C.        |
| Anderson, Arthur E., II | Boland, J. W.         | Chaffin, Rebecca S.   |
| Anderson, Mark E.       | Brenner, Irving M.    | Chapman, Jeffrey J.   |
| Andre-Dumont, Hubert    | Brooks, Edwin E.      | Cockrell, Geoffrey C. |
| Bagley, Terrence M.     | Brose, R. C.          | Covington, Peter J.   |
| Barger, Brian D.        | Burk, Eric L.         | Cramer, Robert W.     |
| Becker, Scott L.        | Busch, Stephen D.     | Cromwell, Richard J.  |
| Becket, Thomas L.       | Cabaniss, Thomas E.   | Culbertson, Craig R.  |
| Belcher, Dennis I.      | Cacheris, Kimberly Q. | Cullen, Richard (nmi) |
| Bell, Craig D.          | Cairns, Scott S.      | Daglio, Michael R.    |

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

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

**Rezoning Attachment to Par. 1(c)**DATE: OCT 29 2013  
(enter date affidavit is notarized)

121639a

for Application No. (s): RZ 2013-LE-013  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

De Ridder, Patrick A.	Grieb, John T.	Kittrell, Steven D.
Dickerman, Dorothea W.	Harmon, Jonathan P.	Kobayashi, Naho (nmi)
DiMattia, Michael J.	Harmon, T. C.	Konia, Charles A.
Dooley, Kathleen H.	Hartsell, David L.	Kratz, Timothy H.
Downing, Scott P.	Hatcher, J. K.	Kromkowski, Mark A.
Edwards, Elizabeth F.	Hayden, Patrick L.	Krueger, Kurt J.
Ensing, Donald A.	Hayes, Dion W.	Kutrow, Bradley R.
Ey, Douglas W., Jr.	Heberton, George H.	La Fratta, Mark J.
Farrell, Thomas M.	Hedrick, James T., Jr.	Lamb, Douglas E.
Feller, Howard (nmi)	Horne, Patrick T.	Lias-Booker, Ava E.
Finkelson, David E.	Hornyak, David J.	Little, Nancy R.
Foley, Douglas M.	Hosmer, Patricia F.	Long, William M.
Fox, Charles D., IV	Hutson, Benne C.	Manning, Amy B.
Franklin, Ronald G.	Isaf, Fred T.	Marianes, William B.
Fratkin, Bryan A.	Jackson, J. B.	Marshall, Gary S.
Freedlander, Mark E.	Jewett, Bryce D., III	Marshall, Harrison L., Jr.
Freeman, Jeremy D.	Jordan, Hilary P.	Marsico, Leonard J.
Fuhr, Joy C.	Justus, J. B.	Martin, Cecil E., III
Gambill, Michael A.	Kahn, Brian A.	Martin, George K.
Gibson, Donald J., Jr.	Kanazawa, Sidney K.	Martinez, Peter W.
Glassman, Margaret M.	Kane, Matthew C.	Mason, Richard J.
Glickson, Scott L.	Kang, Franklin D.	Mathews, Eugene E., III
Gold, Stephen (nmi)	Kannensohn, Kimberly J.	Mayberry, William C.
Goldstein, Philip (nmi)	Katsantonis, Joanne (nmi)	McDonald, John G.
Grant, Richard S.	Keeler, Steven J.	McElligott, James P.
Greenberg, Richard T.	Kerr, James Y., II	McFarland, Robert W.
Greenspan, David L.	Kilpatrick, Gregory R.	McGinnis, Kevin A.
Gresham, A. B.	King, Donald E.	McIntyre, Charles W.

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

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

DATE: OCT 29 2013  
(enter date affidavit is notarized)

121639a

for Application No. (s): RZ 2013-LE-013  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

McLean, J. D.  
McRill, Emery B.  
Milianti, Peter A.  
Miller, Amy E.  
Moldovan, Victor L.  
Muckenfuss, Robert A.  
Murphy, Sean F.  
Natarajan, Rajsekhar (nmi)  
Neale, James F.  
Nesbit, Christopher S.  
Newhouse, Philip J.  
O'Grady, John B.  
Oakey, David N.  
Older, Stephen E.  
Oostdyk, Scott C.  
Padgett, John D.  
Parker, Brian K.  
Perzek, Philip J.  
Phillips, Michael R.  
Pryor, Robert H.  
Pusateri, David P.  
Rak, Jonathan P.  
Reid, Joseph K., III  
Richardson, David L.  
Riegle, Gregory A.

Riley, James B., Jr.  
Riopelle, Brian C.  
Roberts, Manley W.  
Robinson, Stephen W.  
Roeschenthaler, Michael J.  
Rogers, Marvin L.  
Rohman, Thomas P.  
Ronn, David L.  
Rosen, Gregg M.  
Rust, Dana L.  
Satterwhite, Rodney A.  
Scheurer, P. C.  
Schewel, Michael J.  
Schmidt, Gordon W.  
Sellers, Jane W.  
Shelley, Patrick M.  
Simmons, L. D., II  
Simmons, Robert W.  
Slaughter, D. F.  
Slone, Daniel K.  
Spahn, Thomas E.  
Spitz, Joel H.  
Spivey, Angela M.  
Stallings, Thomas J.  
Steen, Bruce M.

Stein, Marta A.  
Stone, Jacquelyn E.  
Swan, David I.  
Tackley, Michael O.  
Tarry, Samuel L., Jr.  
Thanner, Christopher J.  
Thornhill, James A.  
Van Horn, James E.  
Vaughn, Scott P.  
Vick, Howard C., Jr.  
Viola, Richard W.  
Wade, H. L., Jr.  
Walker, John T., IV  
Walker, Thomas R.  
Walker, W. K., Jr.  
Westwood, Scott E.  
Whelpley, David B., Jr.  
White, H. R., III  
White, Walter H., Jr.  
Wilburn, John D.  
Williams, Steven R.  
Wren, Elizabeth G.  
Young, Kevin J.

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

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

DATE: OCT 29 2013  
(enter date affidavit is notarized)

121639a

for Application No. (s): RZ 2013-LE-013  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

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

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

(Former Equity Partner List)

Cogbill, John V., III  
Doubet King, Sally  
Nickens, Jacks C.  
O'Hare, James P.

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

REZONING AFFIDAVIT

DATE: OCT 29 2013  
(enter date affidavit is notarized)

121639a

for Application No. (s): RZ 2013-LE-013  
(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: OCT 29 2013  
(enter date affidavit is notarized)

121639a

for Application No. (s): RZ 2013-LE-013  
(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)

[Signature]

Applicant

Applicant's Authorized Agent

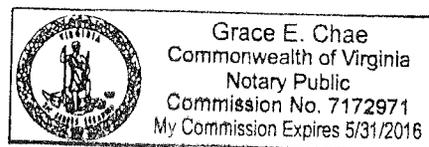
Lori R. Greenlief, Land Use Planner

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

Subscribed and sworn to before me this 29th day of October 2013, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]  
Notary Public

My commission expires: 5/31/2016



dy

## STATEMENT OF JUSTIFICATION

Rezoning Application for Devonshire Townhomes, Sec. 2 filed by Eastwood Properties, Inc.  
For Property Located at Fairfax County Tax Map 91-1((1))18-20

May 17, 2013

### INTRODUCTION/BACKGROUND

The subject application (the "application"), filed by Eastwood Properties, Inc., (the "Applicant"), is a request to rezone approximately 1.795 acres of property from the R-1 to the R-8 District to permit the development of fourteen (14) single family attached dwellings. The application is a consolidation of three lots, two privately owned and developed with single family detached dwellings and one owned by the Board of Supervisors and vacant. The subject property is located on the south side of the Franconia-Springfield Parkway, approximately 700 feet west of its intersection with Beulah Street. It is surrounded to the north by property recently rezoned PDC, to the west by property zoned PDC, to the east by property zoned R-8 and developed with townhouses and to the south by property zoned R-1 and developed with single family detached dwellings.

### GENERAL DEVELOPMENT PLAN

The General Development Plan (GDP), prepared by Charles P. Johnson & Associates, Inc., shows fourteen (14) lots to be developed with single family attached dwellings, with access via the private street system within the Devonshire townhouse development to the east. It is noted that the adjacent subdivision is governed by RZ 77-L-088 which shows on the approved plan, a stub connection to the subject property. Each unit will have a two car garage and room for two cars in the driveway. Sixteen (16) guest parking spaces are also shown. Stormwater management is shown in the southeast corner of the property in the form of a rain garden with underground detention capacity. A total lot is also shown in the southeast corner of the property. The density of the proposed development is 7.7 dwelling units per acre.

### COMPREHENSIVE PLAN

#### Plan Language

The subject property is located within Area IV, S-9 Beulah Community Planning Sector of the Springfield Planning District. There is no site specific Plan language for the property. The Plan does recommend that infill development be

of a compatible use, type and intensity as stipulated in Objectives 8 and 14 of the Policy Plan. The Plan Map shows the property is planned for residential use at 5 to 8 dwelling units per acre.

**Land Use Objective 8, policy a:** "Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur."

**Land Use Objective 14, policy b:** "Encourage infill development in established areas that is compatible with existing and/or planned land use and that is a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems."

The density of the proposed development aligns with that envisioned on the Comprehensive Plan map and the character of the development is compatible with the adjacent townhouse development.

The property also complies with the Comprehensive Plan objectives outlined in the Residential Development Criteria as explained below.

#### Residential Development Criteria

- Site Design:

**Consolidation:** The proposed rezoning consolidates three lots which are planned for the density proposed.

**Layout:** The proposed layout provides a logical, functional and rational pattern for development of the property. The intent is to merge with the Devonshire Townhouse development and thus, the development pattern/layout is similar to what was approved for that subdivision. Adequate buffering is provided to the single family subdivision to the south and buffering as well as access is provided for Lot 12 which is not part of the consolidation.

**Open Space:** The required percentage of open space is provided and it is proportioned logically as a buffer to the adjacent neighborhoods.

**Landscaping:** The lots will be landscaped generally as depicted on the GDP.

Amenities: It is the intent to annex the property into the adjacent Devonshire subdivision and thus, share amenities. A tot lot is proposed somewhat central to the property.

- Neighborhood Context

The proposed community is consistent with the established context in terms of use, intensity and character. The size of the proposed lots and the orientation of the dwellings are compatible with the established development pattern in the Devonshire subdivision.

- Environment

Preservation: There are no scenic assets or natural features deserving of preservation on the property.

Slopes and Soils: The slopes on the property are well suited for the proposed use and portions of the site have been previously developed with single family detached dwellings. The soils are suitable for the proposed use. A geotechnical report will be required with the final engineering plans.

Water Quality and Drainage: Stormwater management/Best Management Practices is being handled via a proposed rain garden with underground detention.

Noise, Lighting: The addition of these 14 homes should not create a noise or lighting issue for the existing residences. The Applicant will proffer to noise attenuation if such is necessary for those homes backing onto the Franconia Springfield Parkway.

Energy: Through proffers, the Applicant will commit to comply with the energy efficiency guidelines of the International Building Code for energy efficient homes.

- Tree Preservation and Tree Cover: Tree cover requirements are being met through a combination of tree save and new landscaping. A modification to the tree preservation target percentage is requested for reasons stated on the GDP.
- Transportation: The Applicant has coordinated extensively with the Devonshire townhouse subdivision and access will be provided through that subdivision to Beulah Road.

- Public Facilities  
The applicant plans to offset the public facility impact with appropriate proffers.
- Affordable Housing  
The provision of affordable dwelling units is not applicable to this development. The applicant will proffer to a contribution to the Housing Trust Fund equal to 0.5% of the value of all the units approved on the property.
- Heritage Resources  
To the Applicant's knowledge, there are no structures of historical significance on the property and the property itself is not of historical significance.

The proposed development conforms to the adopted Comprehensive Plan with respect to type, character and density of use.

## **ZONING ORDINANCE**

### **Sect. 3-800**

The proposed development meets the minimum lot width, minimum yard requirements, the density limitations and the open space requirements for the R-8 District.

A waiver of the minimum district size of five acres is requested. This request is justified in that the development will be incorporated into the Devonshire townhouse subdivision which, when rezoned, was much larger than 5 acres in size. Since this is an infill development, there are not 5 acres available to consolidate.

### **Other Waivers**

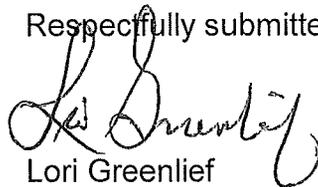
A waiver of the trail requirement along Route 289 is requested. A modification, as allowed per Sect. 13-305, Par. 4, is requested along the southern lot line to allow a 2/3<sup>rd</sup> reduction in the screening width requirement for the provision of a 6 foot high wall.

To the best of our knowledge, the proposed development of the subject property conforms to all currently applicable land development ordinances, regulations and adopted standards except as discussed in this statement.

There are no known hazardous or toxic substances generated, utilized, stored, treated nor disposed of on this site.

Should you have any questions regarding this statement or other documents associated with this filing or require additional information, please contact me. Thank you for your assistance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lori Greenlief", written in a cursive style.

Lori Greenlief  
Senior Land Use Planner,  
McGuireWoods LLP

## 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:** December 10, 2013

**TO:** Nicholas Rogers, Staff Coordinator  
Department of Planning and Zoning

**FROM:** Samantha Wangsgard, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Devonshire Townhomes, Section 2, Lots 18-20; RZ 2013-LE-013

**RE:** Request for assistance dated December 9, 2013

This review is based on the resubmission of the Application for a Rezoning and Generalized development Plan, stamped as received by the Department of Planning and Zoning on December 6, 2013. A number of these comments are the same or similar to those submitted in September and October as part of a review of the materials previously submitted for review.

1. Comment: A deviation from the tree preservation target has been requested on sheet 1 and 5 of the GDP that states one or more of the justifications listed in Chapter 122-2-3(b) of the County code, along with a narrative that provides a site specific explanation of why the tree preservation target cannot be met. The Urban Forest Management Division has reviewed the request and justification and does not object to the proposed deviation.

Recommendation: Development condition language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided.

2. Comment: A modification of the transitional screening and barriers along the southern property line has been requested, however a description of why the applicant cannot meet the transitional screening and barrier requirements still does not appear to have been provided on the GDP and it is unclear if it has been provided in the revised Statement of Justification as one was not provided to the Urban Forest Management Division as part of this resubmission.

Recommendation: On the GDP and as part of the statement of justification for the request to modify the transitional screening and barriers along the southern property line, the applicant should specifically identify the circumstances for why they are



unable to provide the required transitional screening and barrier requirements and therefore are requesting a modification as part of this application.

3. Comment: The Tree protection fencing detail has not been revised, and neither it nor the Narrative describes the specific type of tree protection fencing that will be used.

Recommendation: The tree protection fencing detail should be replaced with the one provided as part of this memo and the narrative should be revised to state that 14-gauge welded wire fence at a minimum height of 4 feet mounted on 6-foot tall steel posts driven 1.5 feet into the ground and placed a maximum of 10 feet apart will be used as tree protection fencing.

4. Comment: The tree providing 250 square feet of vegetation for the tree preservation target and 10-year tree canopy calculations has not been identified in the tree inventory and it is unclear if it meets the standards of 12-0400.

Recommendation: The tree being identified as providing 250 square feet of tree canopy for use towards the tree preservation target and 10-year tree canopy credit should be identified as part of the tree inventory and condition analysis.

SW/

UFMDID #: 183260

cc: DPZ File



# County of Fairfax, Virginia

## MEMORANDUM

DATE: December 13, 2013

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

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

**SUBJECT:** Revised Environmental Assessment: RZ 2013-LE-013 Devonshire Townhomes

This memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans revised through December 6, 2013 and draft proffers dated December 6, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, pages 7 and 8 states:

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

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

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater

Department of Planning and Zoning  
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Fax 703-324-3056  
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DEPARTMENT OF  
**PLANNING  
& ZONING**

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

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

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section as amended through February 12, 2013, pages 11 and 12 states:

**“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA.”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 18 states:

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

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

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

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

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

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

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED<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 c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.”

## **ENVIRONMENTAL ANALYSIS**

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

### **Stormwater Management and Adequate Outfall**

The proposed 14 single-family attached dwellings are located in the Accotink Creek watershed. According to the revised development plan, stormwater management of the site will be handled through a combination of measures: offsite to underground gravel storage; onsite to filterra; offsite to underground gravel storage; and onsite reforestation. Stormwater runoff for a small portion of the site will flow uncontrolled. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. Staff from the Department of Public Works and Environmental Services is pursuing the development of a stormwater management ordinance in order to implement this state mandate, and it is anticipated that this ordinance will become effective on the July 1, 2014 deadline. The applicant will be required to comply with these new requirements for any subject development activities for which the applicant has not, prior to July

1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. The proposed development will not be grandfathered from the new ordinance as a result of approval of this zoning application. While all details regarding the new stormwater management ordinance are not known at this time, the general water quality control and water quantity control parameters are included in the Virginia Stormwater Management Program Permit Regulations found at VAC50-60-10 et seq. of the Virginia Administrative Code. The applicant should, therefore, be encouraged strongly to design the proposed stormwater management system consistent with both existing and anticipated stormwater management requirements.

### **Tree Preservation and Landscaping**

The applicant is requesting a deviation from the Tree Preservation Target Area requirement of the Public Facilities Manual. The deviation request, tree preservation plan and landscape plan are subject to review and comment by the Urban Forestry Management staff.

### **Transportation Generated Noise**

Transportation generated noise impacts the subject property. An amended noise study, dated December 4, 2013, was prepared by Hush Acoustics. The amended noise study was prepared in response to staff's request for additional information on projected future exterior noise levels. The information provided clarifies that the exterior noise levels for some lots will range from 70- almost 75 dBA DNL. According to the findings of this study both ground level and upper level noise projected for year 2030 will range from 71 DNL to 74.2 DNL for Lots 3-6 for the front and/or rear portions of these proposed lots. Given this information, the proffers should more clearly reflect the noise mitigation measures required in order to ensure that interior noise levels for these proposed dwellings can be maintained at 45 DNL or less. While the noise study itself correctly notes the appropriate mitigation measures, the proffers only refer to noise mitigation for dwelling units impacted by noise at the 65-70 dBA DNL noise range. The noise mitigation proffer language should more clearly reflect the recommendations contained in the noise study.

### **Green Buildings**

This application proposes 14 dwellings at a density of 7.7 dwelling units per acre which is at the high end of the 5-8 du/ac Plan density range. To be in conformance with the green building Comprehensive Plan policy, the applicant should commit to the attainment of a residential green building certification program such as Energy Star Qualified Homes, Earthcraft House or 2012 National Green Building Standard (formerly known as NAHB National Green Building Certification) to be demonstrated prior to the issuance of the residential use permit for each dwelling. The applicant has modified the proposed proffers to reflect options for EarthCraft, Energy Star or National Association of Home Builders (NAHB) using the Energy Star Qualified Homes path for energy performance. Staff finds this commitment to be consistent with the green building Comprehensive Plan policy.

## **COUNTYWIDE TRAILS PLAN**

The Countywide Trails Plan Map depicts a major regional trail along the Franconia-Springfield Parkway adjacent to the subject property. The applicant is requesting a waiver of this trail requirement.

PGN:JRB

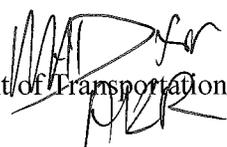


# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** December 13, 2013

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

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

**FILE:** RZ 2013-LE-013

**SUBJECT:** **ADDENDUM:** Eastwood Properties (Devonshire Townhouses Section 2)  
6309, 6312, 6316 Alforth Avenue  
Tax Map: # 91-1 ((1)) 18, 19, 20

This department has reviewed the subject application including the Conceptual Development Plan/Final Development Plan (CDP/FDP) dated April 30, 2013, revised through December 6, 2013, and offers the following comments:

- The current Transportation Plan map includes a future interchange at the intersection of Franconia-Springfield Parkway and Beulah Street. Alforth Avenue is approximately 300 feet south of the proposed interchange location. There is a concern that access to/from Alforth Avenue may be lost with construction of an interchange. As discussed in the Comprehensive Plan, in these instances every effort should be made to accommodate the potential access modifications associated with a future design. The applicant provided a plan sheet depicting an ingress/egress connection to Barbara Road. However, the proposed stormwater facility and the conservation easement may impact the ability to establish a future access from the subject site at this location.
- Parcel 11C, which adjoins the application property, is owned by the Board of Supervisors. The applicant provided a plan sheet that depicts access to this parcel for potential public uses via a 30-foot cul-de-sac at the end of Barbara Road to be constructed in the future by others. The proffers need to reflect the dedication of the 687 square foot area as noted on Sheet 4 of the GDP. The proffers also need to reflect the 257 square foot reserved area of dedication (i.e. Parcel B) as shown on the Sheets 4 & 11 of the GDP.
- FCDOT does not support a construction entrance via Barbara Road due to the circuitous geometry and the number of homes that would be impacted.
- FCDOT does not object to the requested trail waiver along Franconia-Springfield Parkway.

AKR/EAI

Fairfax County Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, VA 22033-2895  
Phone: (703) 877-5600 TTY: 711  
Fax: (703) 877-5723  
[www.fairfaxcounty.gov/fcdot](http://www.fairfaxcounty.gov/fcdot)





COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

GREGORY A. WHIRLEY  
COMMISSIONER

December 27, 2013

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

**From:** Paul Kraucunas  
Land Development Program Manager

**Subject: RZ 2013-LE-013; Devonshire Townhomes (formerly Eastwood Properties)**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the revised plans dated December 6, 2013 and offers the following comment.

1. Per VDOT's previous comments, a permanent cul-de-sac with a minimum pavement radius of 30' should be constructed to terminate Barbara Road. While some additional roadway dedication would be required, this could be accomplished without the loss of unit and would provide convenient access to the adjacent county owned parcel as well as parcel 12. If the county feels the cul-de-sac construction can wait, at a minimum dedication for the cul-de-sac should be provided at this time to allow for the construction of a suitable turnaround to provide access to Parcel 11 or possibly a connection when the interchange at Franconia Road is constructed.
2. Compensating SWM/BMP capacity should be provided for this increase in impervious area.
3. The internal private street should be reconfigured to connect to the cul-de-sac now, or allow connection in the future should it be necessary with the interchange construction on Beulah Street. A suitable reduction in the proposed conservation easement needs to be shown to provide for this connection as well as a relocation of the Filterra structure along the roadway instead of placing it at the end of the roadway.

Please contact me if you have any questions.



# 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 *SS*  
Park Planning Branch, PDD

**DATE:** July 25, 2013

**SUBJECT:** RZ 2013-LE-013, Devonshire Townhomes Section Two  
Tax Map Number(s): 91-1((1))18, 19, 20

### BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated April 30, 2013, for the above referenced application. The Development Plan shows 14 new single-family attached dwelling units on a 1.8-acre parcel to be rezoned from R-1 to R-8 with proffers. Based on an average single-family attached household size of 2.93 in the Springfield Planning District, the development could add 35 new residents (14 new – 2 existing = 12 x 2.93 = 35) to the Lee 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).

### ANALYSIS AND RECOMMENDATIONS

#### Park Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Amberleigh, Banks, Beulah, Kingstowne, Island Creek, Lee High, Manchester Lakes, Springfield Forest, and Tara Village) meet only a portion of the demand for parkland generated by residential development in the Franconia / Springfield area. In addition to parkland, the recreational facilities in greatest need

in this area include basketball courts, playgrounds, diamond fields, rectangle fields, off leash dog area, picnic areas, a neighborhood skate park, and trails.

Recreational Impact of Residential Development:

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 \$31,255 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

**SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section, which identified the following major issues:

- Provide \$31,255 to the Park Authority for development of park facilities in the area to offset the impact to park facility service levels generated by this development.

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

FCPA Reviewer: Andy Galusha  
DPZ Coordinator: Nick Rogers

Copy: Chron Binder  
File Copy



FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

Office of Facilities Planning Services  
8115 Gatehouse Road, Suite 3200  
Falls Church, Virginia 22042

July 29, 2013

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

**FROM:** Lee Ann Pender, Director *lap*  
Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2013-LE-013, Eastwood Properties

**ACREAGE:** 1.78 acres

**TAX MAP:** 91-1 ((1)) 18-20

**PROPOSAL:**

The application requests to rezone the site from R-1 to R-8 district. This project would develop the site into a subdivision with 14 townhouses. The site currently contains two single family homes, as well as one vacant lot.

**ANALYSIS:**

School Capacities

The schools serving this area are Lane Elementary and Hayfield Secondary schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2012 / 2017	Enrollment (9/30/12)	Projected Enrollment 2013-14	Capacity Balance 2013-14	Projected Enrollment 2017-18	Capacity Balance 2017-18
Lane ES	881 / 881	808	920	-39	1,105	-224
Hayfield MS	1,269 / 1,269	880	901	368	1,003	266
Hayfield HS	2,247 / 2,247	1,955	2,005	242	1,980	267

*Capacities based on 2014-2018 Capital Improvement Program (November 2012)*

*Project Enrollments based on 2012-13 to 2017-18 6-Year Projections (April 2012)*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a five year timeframe, currently through school year 2017-18 and are updated annually. At this time, if development occurs within the next five years, Lane is projected to have a significant capacity deficit, while Hayfield is projected to have sufficient capacity. Lane previously served as a "choice" school for Woodlawn Elementary under "No Child Left Behind." However, FCPS has received a waiver no longer requiring "choice." As a result, enrollments at Lane will need to be monitored to see what impact this change will have. Beyond the five year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2014-18 Capital Improvement Program (CIP) does not recommend any projects at the impacted schools at this time. Lane Elementary School enrollments will be monitored.

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.

Existing (Potential By-right)

School level	Single Family Detached ratio	Potential By-right # of units	Existing Student yield
Elementary	.268	3	1
Middle	.085	3	0
High	.178	3	1

2 total

2011 Countywide student yield ratios (August 2012)

Proposed

School level	Townhouse ratio	Proposed # of units	Estimated Student yield
Elementary	.249	14	3
Middle	.063	14	1
High	.128	14	2

6 total

2011 Countywide student yield ratios (August 2012)

**RECOMMENDATIONS:**

Proffer Contribution

A net of 4 new students is anticipated (2 Elementary, 1 Middle and 1 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$41,952 (4 x \$10,488) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution be directed toward schools in Cluster IV or to schools in the Hayfield High School Pyramid at the time of site plan or building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

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 notification be provided to FCPS 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:**

FCPS will be undertaking a review of schools in the Richmond Highway corridor and surrounding area in the near future. This review will likely include schools served by this development. Currently, there are several schools in the Richmond Highway area that are over capacity; projections indicate this trend will likely continue in out years.

LAP/gjb

Attachment: Locator Map

cc: Tamara Derenak Kaufax, Vice Chairman, School Board Member, Lee District  
Dan Storck, School Board Member, Mount Vernon 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  
Deborah Tyler, Cluster IV, Assistant Superintendent  
David Tremaine, Principal, Hayfield Secondary School  
Eleanor Contreras, Principal, Lane Elementary School



FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org  
July 16, 2013

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

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

Re: RZ 2013-LE-013  
Devonshire Townhomes Section  
Two  
Tax Map: 91-1

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. The closest water main available is an existing 8-inch diameter main located at the intersection of Alforth Avenue and Achilles Court. The existing 3" diameter water main in Alforth Avenue will need to be replaced with an 8-inch diameter water main in order to support the site (see the enclosed water system map and Generalized Development Plan).
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at 703-289-6343.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg". The signature is written in a cursive, flowing style.

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** July 10, 2013

**TO:** Nick Rogers  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sharad Regmi, P.E.  
Engineering Analysis and Planning Branch

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** **Application No. RZ 2013 LE 013**  
**Tax Map No. 091-1-((01))-0018, 0019, and 0020**

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 Long Branch (M-6) watershed. It would be sewer into the Norman M. Cole Pollution Control Plant (NMCPCP).
- Based upon current and committed flow, there is excess capacity in the NMCPCP. 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 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 +Application</u>		<u>Existing Use + Application +Previous Applications</u>		<u>Existing Use + Application + 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:**



## 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		