



APPLICATION ACCEPTED: January 24, 2014
APPLICATION AMENDED: April 16, 2014
PLANNING COMMISSION: July 17, 2014
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

July 3, 2014

STAFF REPORT

APPLICATION RZ/FDP 2014-MV-002

MOUNT VERNON DISTRICT

APPLICANTS:	NCL XII, LLC
EXISTING ZONING:	R-1 (Residential, 1 du/ac)
PROPOSED ZONING:	PDH-2 (Planned Development Housing, 2 du/ac) and R-1
SITE AREA:	13.44 acres (12.94 ac PDH-2 and 0.5 ac R-1)
PARCELS:	99-4 ((1)) 41, 42, and 43
DENSITY:	1.39 dwellings units/ac (du/ac)
OPEN SPACE:	58%
PLAN MAP:	Residential, 1 – 2 du/ac and Private Open Space
PROPOSAL:	To rezone from the R-1 District to the PDH-2 and R-1 Districts to construct 18 single family detached dwellings at a density of 1.39 du/ac

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-MV-002 and the associated conceptual development plan, subject to the execution of proffers consistent those contained in Appendix 1.

Staff recommends approval of FDP 2014-MV-002, subject to the proposed development conditions contained in Appendix 2 and the Board's approval of the associated rezoning and conceptual development plan.

Megan Duca

Staff recommends approval of a modification of Section 11-302(2) of the Zoning Ordinance for the maximum length of a private street in favor of the private street shown on the CDP/FDP.

Staff recommends approval of a modification of Sections 8-0101.1 and 8-0102 of the Public Facilities Manual (PFM) requiring a sidewalk on both sides of the private street in favor of the sidewalks shown on the CDP/FDP.

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

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

The approval of this special exception 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.

O:\mbrad9\RZ\RZ-FDP 2014-MV-002 NCL XII, LLC\Staff Report\Staff Report Assembly\00_RZ-FDP 2013-MV-002_Staff Report Cover.docx



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

Final Development Plan

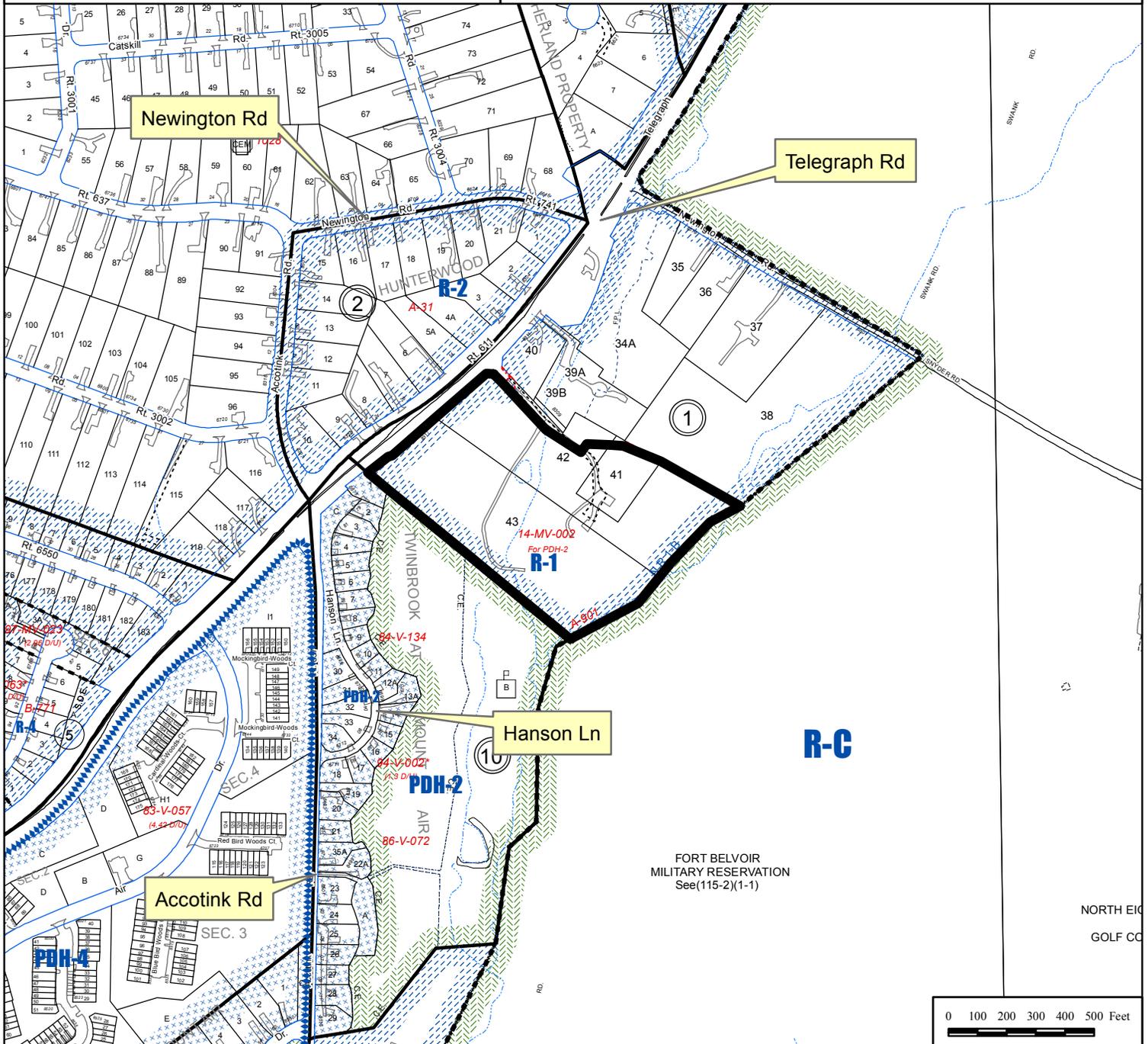
FDP 2014-MV-002



Applicant: NCL XII, LLC
Accepted: 01/24/2014- AMENDED 04/16/2014
Proposed: RESIDENTIAL
Area: 12.94 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: SOUTH SIDE OF TELEGRAPH ROAD
Located: APPROXIMATELY 300 FEET EAST OF ITS INTERSECTION WITH ACCOTINK ROAD

Zoning: PDH- 2
Overlay Dist:
Map Ref Num: 099-4- /01/ /0041 (part) /01/ /0042 (part) /01/ /0043



NOTES

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 99-4 ((1)) PARCELS 41, 42, AND 43 AND CURRENTLY ZONED R-1.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE FOLLOWING ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY:
 LOTS 41-43 - ANDREW G. BURY, JR., TRUSTEE OF THE RALPH S. YOW TESTAMENTARY TRUST AS RECORDED IN WILL BOOK 870, PAGE 238
 THE APPLICANT IS NCL XII, LLC.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 14, 2013. TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO A1010JL11 EFFECTIVE DATE OF JUNE 18, 2012 FOR PARCELS 41-43.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED JANUARY 21-25, 2013. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 51059C0385E, DATED SEPTEMBER 17, 2010. HOWEVER A MINOR FLOODPLAIN DOES EXIST ON THE PROPERTY PER AN APPROVED FLOODPLAIN STUDY 25736-FP-001-2, APPROVED MARCH 13, 2014.
- ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SUBDIVISION PREPARATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE C/FDP.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
- LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
- ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- A RESOURCE PROTECTION AREA (RPA) IS LOCATED ON THE SUBJECT PROPERTY PER AN APPROVED DELINEATION BY ECS, LTD. (25736-RPA-001-1). A RESOURCE MANAGEMENT AREA (RMA) IS LOCATED ON THE SUBJECT PROPERTY.
- THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 1-2 DWELLING UNITS PER ACRE AND PRIVATE OPEN SPACE. THE PROPOSED DENSITY OF 1.39 DU/ACRE MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN, DENSITY, ADJOINING USES AND PROPOSED PRESERVATION AND PLANTINGS WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED ON THE SUBJECT PROPERTY. A TRAIL CURRENTLY EXISTS ON THE NORTH SIDE OF TELEGRAPH ROAD, ACROSS FROM THE SUBJECT PROPERTY.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- TELEGRAPH ROAD IS NOT SHOWN ON THE COUNTY'S TRANSPORTATION PLAN OR VDOT 6 YEAR PLAN TO BE WIDENED OR IMPROVED. THIS PORTION OF TELEGRAPH ROAD HAS CONSTRUCTED TO ITS ULTIMATE WIDTH AS A FOUR LANE, CURB AND GUTTER SECTION ROAD PER VDOT PLAN 0611-029-303.C503. NO ADDITIONAL DEDICATION IS REQUIRED AS THIS ROAD IS IN ITS ULTIMATE WIDTH PER RECENT IMPROVEMENTS. THE PROPOSED PRIVATE STREETS WILL BE PRIVATELY MAINTAINED.
- AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES EXIST ON THE SUBJECT PROPERTY, SEE SHEET 2. THE COMPONENTS OF A MAXIMUM DENSITY REDUCTION DO EXIST ON SITE, HOWEVER THE APPLICANT IS NOT MAXIMIZING THE DENSITY SO NO REDUCTION APPLIES, SEE CALCULATIONS THIS SHEET.
- LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN.
- THE SUBJECT PROPERTY WILL MEET SWM/BMP REQUIREMENTS THROUGH USE OF ONSITE BIO-RETENTION FACILITIES. PLEASE SEE SHEETS 2 & 8 FOR ADDITIONAL INFORMATION. THESE FACILITIES WILL BE PRIVATELY MAINTAINED.
- ALL DIMENSIONS ARE APPROXIMATE AND TYPICAL HOUSE FOOTPRINTS AND ELEVATIONS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE C/FDP AND THE MINIMUM YARDS ARE PROVIDED.
- THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENTS AND WILL MINIMIZE ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON SHEETS 2 & 5. ADDITIONAL PLANTING AROUND THE PROPOSED STREET WILL BE PROVIDED. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN THE PRE DEVELOPMENT RUNOFF.
- ADDITIONAL TREE PLANTINGS AND PRESERVATION, AS SHOWN ON THE C/FDP, WILL PROVIDE ADEQUATE MEASURES OF SCREENING AND PROVIDE AN AMENITY TO THIS COMMUNITY.
- MINOR ADJUSTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
- EXISTING STRUCTURES CONSTRUCTED IN 1940, 1946 AND 1950 AND SHALL BE REMOVED. THE APPROXIMATE HEIGHT OF THE EXISTING STRUCTURES IS 30 FEET.
- THE APPLICANT IS PROPOSING OPEN SPACE AND TREE PRESERVATION ABOVE THE MINIMUM REQUIRED, PRESERVATION OF AN ONSITE PERENNIAL STREAM AND PRESERVATION OF STEEP TOPOGRAPHY AS AN AMENITY WITH THIS PLANNED COMMUNITY.
- THE PROPOSED PRIVATE STREETS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. NO STREET LIGHTS ARE PROPOSED IN CONJUNCTION WITH THE PRIVATE STREETS DEPICTED HEREIN.
- THE PROPOSED PRIVATE STREET WILL BE EXTENDED TO THE ADJACENT PARCEL 38 IN THE FUTURE BY OTHERS. AN INGRESS/EGRESS EASEMENT WILL BE RESERVED TO THE APPLICATION PROPERTY BOUNDARY WITH PARCEL 38 TO FACILITATE THIS FUTURE CONNECTION BY OTHERS.

WAIVERS AND MODIFICATIONS

- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF A PRIVATE STREET AS NOTED IN SECTION 11-302(2) OF THE ZONING ORDINANCE. THIS STREET HAS BEEN DESIGNED TO EXTEND TO ADJACENT PARCEL 38 BY OTHERS IN THE FUTURE, THEREFORE ADDITIONAL LENGTH IS REQUIRED.
- THE APPLICANT RESPECTFULLY REQUESTS PERMISSION TO ENCRoACH INTO THE RESOURCE PROTECTION AREA AS SHOWN ON SHEET 2. A SEPARATE RPA EXEMPTION PER CHAPTERS 118-2-1(D) AND 118-5-2(B) OF THE COUNTY CODE AND WATER QUALITY IMPACT ANALYSIS PER CHAPTER 118-4-1 OF THE COUNTY CODE WILL BE PROVIDED IN CONJUNCTION WITH THIS REZONING WHICH WILL PROVIDE JUSTIFICATION FOR THIS REQUEST.
- THE APPLICANT RESPECTFULLY REQUESTS PERMISSION TO ENCRoACH INTO THE MINOR FLOODPLAIN AS SHOWN ON SHEET 2 PER SECTION 2-903(1) OF THE ZONING ORDINANCE. A SEPARATE LETTER OF PERMISSION WILL BE SUBMITTED IN CONJUNCTION WITH THIS REZONING.
- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE SIDEWALK REQUIREMENTS ALONG ONE SIDE OF THE PROPOSED PRIVATE STREET AS NOTED IN SECTION 8-0101.1 AND 8-0102 OF THE PUBLIC FACILITIES MANUAL AND SECTION 101-2-2(10) OF THE COUNTY CODE. THE APPLICANT RESPECTFULLY REQUESTS THIS WAIVER TO PRESERVE ENVIRONMENTALLY SENSITIVE AREAS, THE EXISTING SEVERE SLOPED TOPOGRAPHY, AND PRESERVE THE RURAL CHARACTER OF THE NEIGHBORHOOD.

TABULATIONS

SITE AREA = 585,477# OR 13,441 ACRES
 *OUTLOT A (0.5 ACRES) TO BE REZONED TO R-1 & CONVEYED TO THE OWNER OF TAX MAP 99-4 ((1)) 39A, 39B, 40 FOR FUTURE DEVELOPMENT & HAS NOT BEEN INCLUDED IN THE DENSITY OR OPEN SPACE TABULATIONS.
 EXISTING ZONING = R-1
 PROPOSED ZONING = PDH-2/R-1
 PDH-2: 563,717# OR 12,941 ACRES (EXCLUSIVE OF FUTURE OUTLOT A)
 R-1: 21,760# OR 0.5 ACRES (OUTLOT A ONLY)
 PROPOSED USE = SINGLE FAMILY DETACHED
 MAXIMUM BUILDING HEIGHT REQUIRED = 35 FEET
 MINIMUM DISTRICT SIZE REQUIRED = 2 ACRES
 AVERAGE LOT SIZE REQUIRED = NONE REQUIRED
 AVERAGE LOT SIZE PROVIDED = ±9,200#
 MINIMUM LOT SIZE REQUIRED = NONE
 MINIMUM LOT SIZE PROVIDED = ±7,400#
 MINIMUM LOT WIDTH REQUIRED = NONE REQUIRED
 MINIMUM YARDS:
 REQUIRED: NONE
 PROVIDED: FRONT YARD: 25'
 SIDE YARD: 12'
 REAR YARD: 25'
 OPEN SPACE REQUIRED: 20% OR 2.59 ACRES
 OPEN SPACE PROVIDED: ±58% OR ±7.5 ACRES (PASSIVE OPEN SPACE)
 PARKING:
 REQUIRED (2 SPACES/UNIT) = 36 SPACES
 PROVIDED (4 SPACES/UNIT) = 72 SPACES (MIN. 18' DRIVEWAY WITH 2 SPACES IN DRIVEWAY & 2 SPACES IN GARAGE) + 9 VISITOR SPACES

NOTE: ALL TABULATIONS EXCLUSIVE OF OUTLOT A.

MAXIMUM DENSITY CALCULATIONS

SITE AREA = 12,941 AC (PDH-2 PORTION)
 30% OF SITE AREA = ±3.88 AC
 AREA COMPRISED OF MARINE CLAY = ±3.99 AC = ±2.81 AC
 AREA COMPRISED OF FLOODPLAIN & ADJACENT SLOPES IN EXCESS OF 15%
 TOTAL AREA COMPRISED OF MAXIMUM DENSITY FEATURES = ±6.80 AC
 100% DENSITY PERMITTED ON ±10.02 AC = ±20.04 DU
 50% DENSITY PERMITTED ON ±2.92 AC = ±2.92 DU
 MAXIMUM DENSITY PERMITTED = ±22.9% DU (±22 DU OR ±1.70 DU/AC)
 PROPOSED DENSITY: ±1.39 DU/ACRE (18 LOTS)

PRIVATE STREET DETAIL

(SEE SHEET 2 FOR SIDEWALK LOCATIONS)

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

	* NO PARKING	* NO PARKING	* PARKING ONE SIDE	* PARKING ONE SIDE	* PARKING BOTH SIDES	* PARKING BOTH SIDES
	FL	FL	FL	FL	FL	FL
PW	24	26	30	30	36	36
EW	30	32	36	36	42	42
EW	32	N/A	36	N/A	44	N/A
EW	34	36	40	40	46	46
EW	36	40	44	44	50	50
EW	38	N/A	44	N/A	60	N/A

* Generations less than 250 TPD

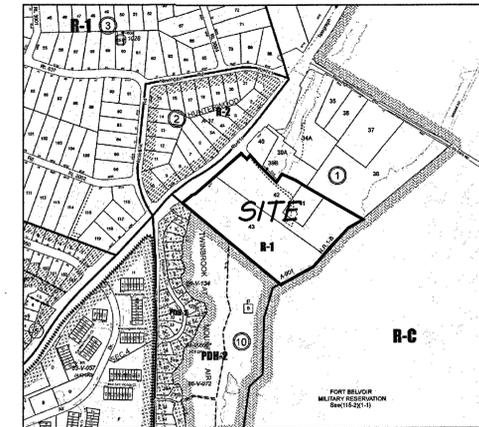
Ref. Sec. 7-0101.2, 7-0103, 7-0105.1, 7-0406.7B, 7-0502.1A

Rev. 1-00, 2011 Reprint

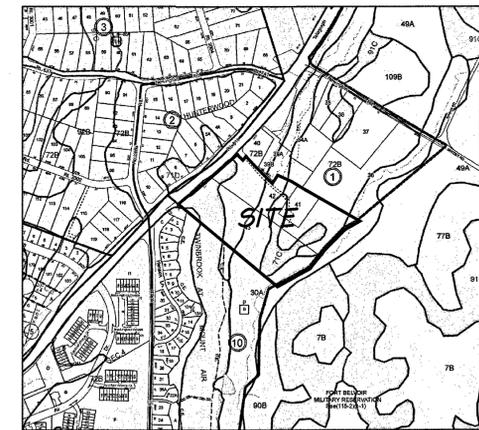
PRIVATE STREETS TOWNHOUSE, PATIO, GARDEN COURT, ETC.

PLATE NO. 4-7

STD. NO. TS-5A



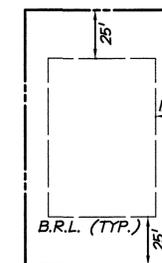
VICINITY MAP
SCALE: 1" = 500'



SOILS MAP
SCALE: 1" = 500'

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
30	CODORUS - HATBORO	III	POOR	POOR	LOW
71	KINGSTONNE-SASSAFRAS-MARUMSCO COMPLEX	IVA	POOR	POOR	HIGH
72	KINGSTONNE-SASSAFRAS-NEARSCO COMPLEX	IVB	FAIR	MARGINAL	LOW
91	SASSAFRAS-MARUMSCO COMPLEX	III	POOR	POOR	HIGH



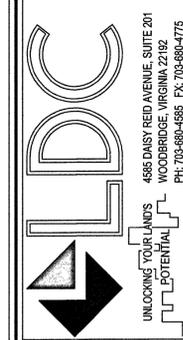
TYPICAL LOT DETAIL
(N.T.S.)

IN ACCORDANCE WITH SECTION 2-412 OF THE ZONING ORDINANCE, ANY OPEN DECK WITH NO PART OF ITS FLOOR HIGHER THAN 4' ABOVE FINISHED GROUND LEVEL MAY EXTEND INTO THE SIDE YARD 5' BUT NOT CLOSER THAN 5' TO ANY SIDE LOT LINE AND INTO THE REAR YARD 20' BUT NOT CLOSER THAN 5' TO ANY SIDE OR REAR LOT LINE.

IN ACCORDANCE WITH SECTION 2-412 OF THE ZONING ORDINANCE, ANY OPEN DECK WITH ANY PART OF ITS FLOOR HIGHER THAN 4' ABOVE FINISHED GROUND LEVEL MAY NOT EXTEND INTO A SIDE YARD AND MAY EXTEND 12' INTO A REAR YARD, BUT NOT CLOSER THAN 5' TO ANY REAR LOT LINE AND NOT CLOSER THAN A DISTANCE EQUAL TO THE MINIMUM REQUIRED SIDE YARD TO THE SIDE LOT LINE.

SHEET INDEX

- COVER SHEET
- CONCEPTUAL/FINAL DEVELOPMENT PLAN
- LANDSCAPE PLAN
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- TREE PRESERVATION AND PROTECTION PLAN
- TREE PRESERVATION NARRATIVE
- STORMWATER MANAGEMENT INFORMATION
- WATER QUALITY IMPACT ASSESSMENT & RPA EXEMPTION
- ELEVATIONS
- CROSS SECTION A-A
- CROSS SECTION B-B
- CROSS SECTION C-C



COVER SHEET

HOLLYBROOK FARM

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	BY	REVISION APPROVED BY:
1		REVISION NOTES 15, UPDATE MAX DENSITY CALC., ADD NOTE 2, UPDATE MATTERS		
2		REVISION NOTES 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



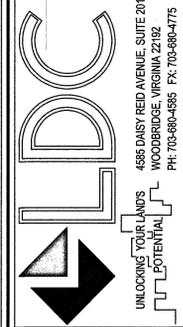
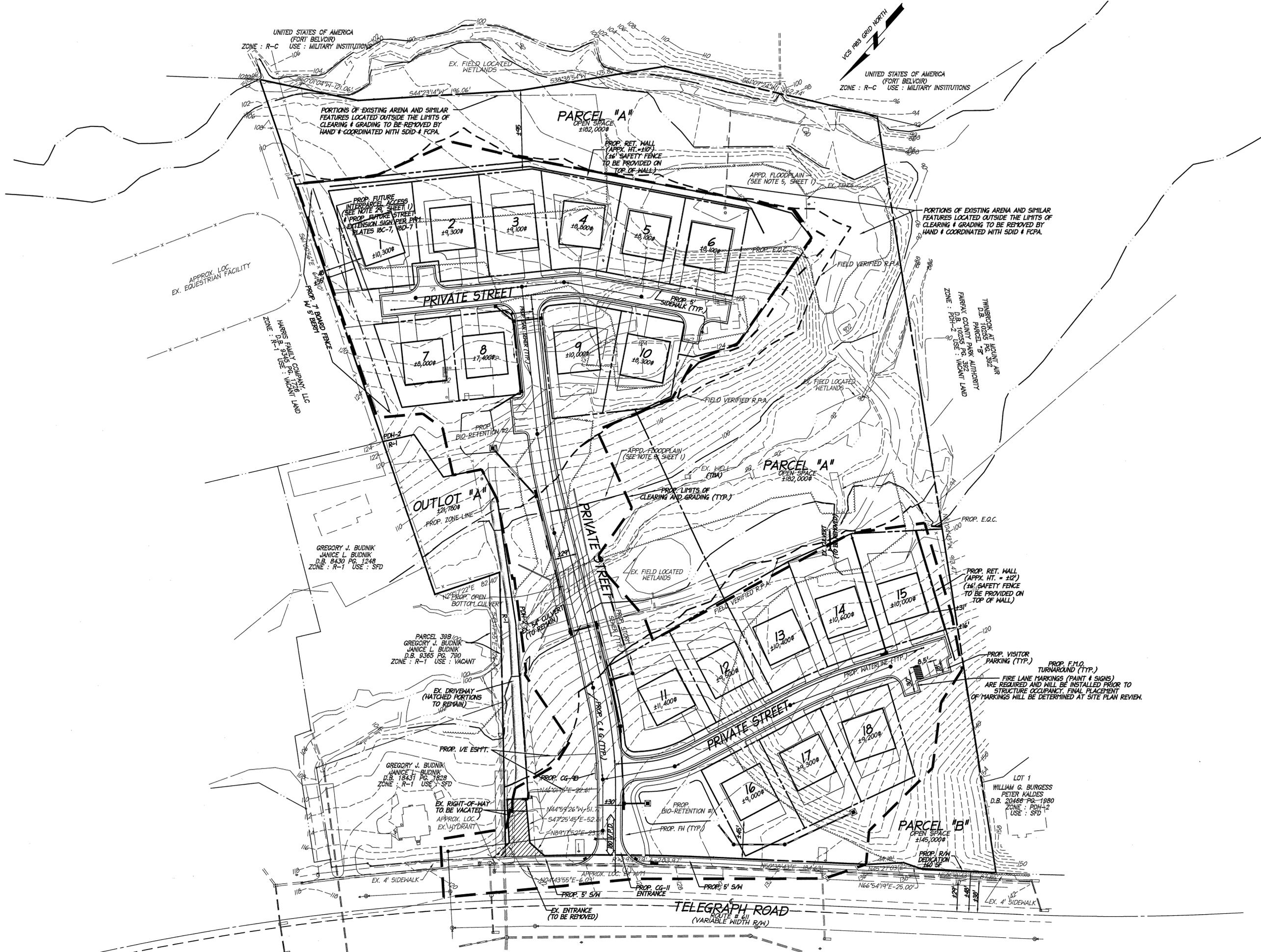
SCALE: N/A

SHEET 1 of 9

DATE: AUGUST, 2013

DRAFT: KMA CHECK: MTT

FILE NUMBER: 12163-1-1.3.0B



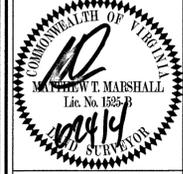
CONCEPTUAL/FINAL
DEVELOPMENT
PLAN

HOLLYBROOK FARM

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION NO.	DESCRIPTION	REVISION DATE
1	REVISE LAYOUT AND PARKING	
2	NOTE CALL ENTRANCE	
3	UPDATE OPEN SPACE, SIDE YARD TO 12'	
4	REVISE PRIVATE ST. ALIGNMENT, LOT AREAS	
5	REVISE DRIVE ACCESS & FASSTENT TO 398'	
6	REVISE FIRE HYDRANT LOCATION	
7	REVISE FIRE HYDRANT LOCATION	
8	UPDATE NOTICES, INCREASE ROAD TO 24'	

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
1"=50'

SHEET 2 of 9

DATE: AUGUST, 2013
DRAFT: KMA CHECK: MTT
FILE NUMBER: 1263-1-1.3.03

LANDSCAPE PLAN

HOLLYBROOK FARM

MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
1	12/14/14	1	REVISE TREE LOCATIONS		
2	12/14/14	2	REVISE TREE PLACEMENTS		
3	12/14/14	3	REMOVE SHRUBS ON NORTH SIDE OF BERRY		
4	12/14/14	4	REVISE CAT. 2 EVERGREEN MULTIPLIER		
5	12/14/14	5	REVISE TREE LOCATIONS AND DPT.		
6	12/14/14	6	REVISE TREE PLACEMENT AT BUFFER		
7	12/14/14	7	ADD LANDSCAPING AT BUFFER		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1"=50'
 SHEET 3 of 9
 DATE: AUGUST, 2013
 DRAFT: KMA CHECK: MTM
 FILE NUMBER: 1263-1-13.03

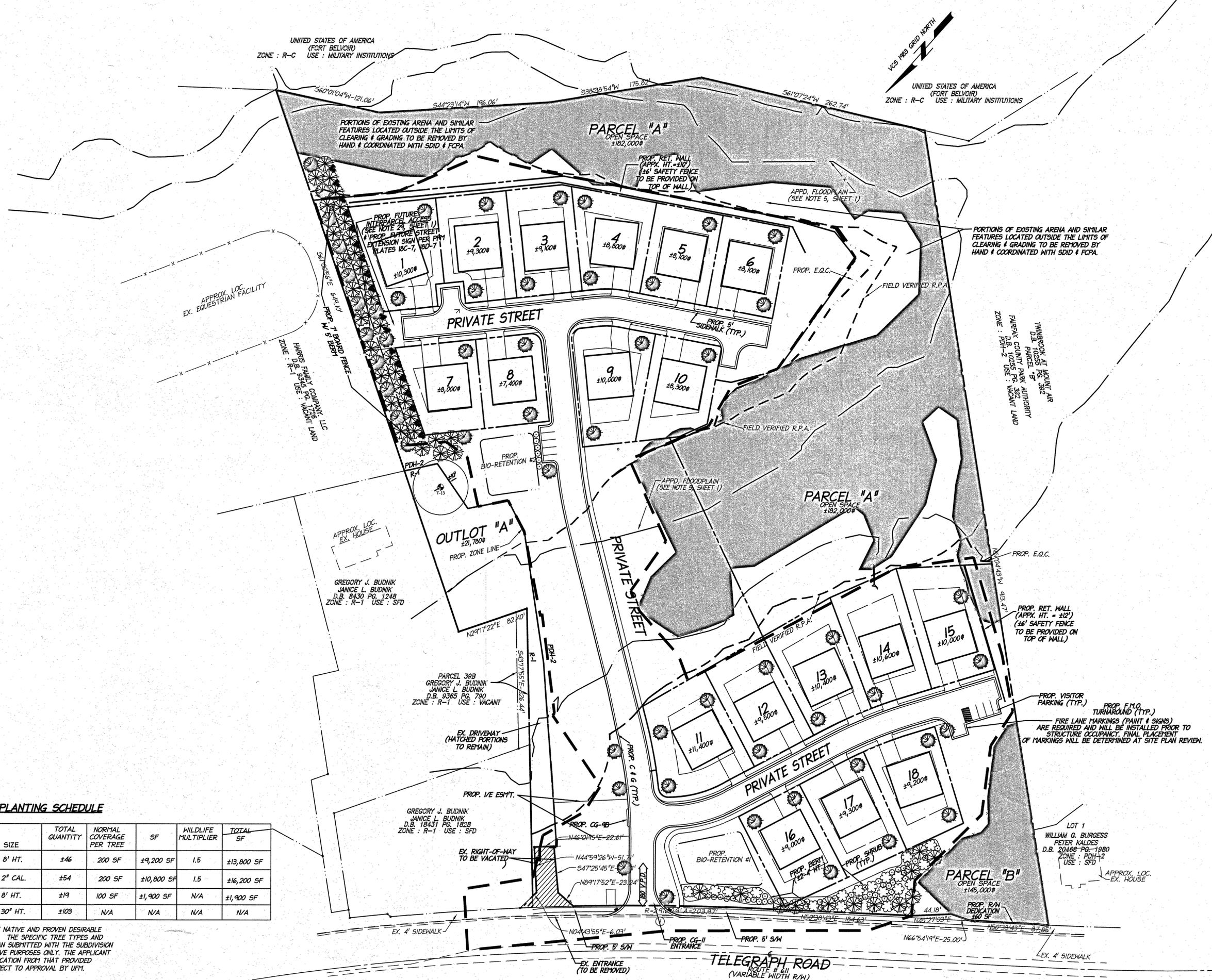
LEGEND

■ TREE PRESERVATION AREA

PLANTING SCHEDULE

SYMBOL	TYPE	SIZE	TOTAL QUANTITY	NORMAL COVERAGE PER TREE	SF	WILDLIFE MULTIPLIER	TOTAL SF
☉	CAT. 4 EVERGREEN	8' HT.	±46	200 SF	±9,200 SF	1.5	±13,800 SF
☉	CAT. 4 DECIDUOUS	2" CAL.	±54	200 SF	±10,800 SF	1.5	±16,200 SF
☉	CAT. 2 EVERGREEN	8' HT.	±19	100 SF	±1,900 SF	N/A	±1,900 SF
☉	SHRUBS	30" HT.	±103	N/A	N/A	N/A	N/A

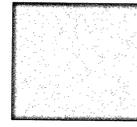
THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE AND PROVEN DESIRABLE SPECIES WHICH QUALIFY FOR THE WILDLIFE MULTIPLIER. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SUBDIVISION PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE SPECIES AND LOCATION FROM THAT PROVIDED HEREIN AT TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY UFM.

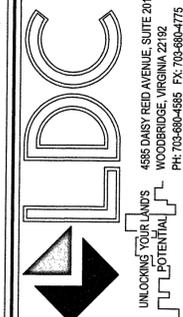
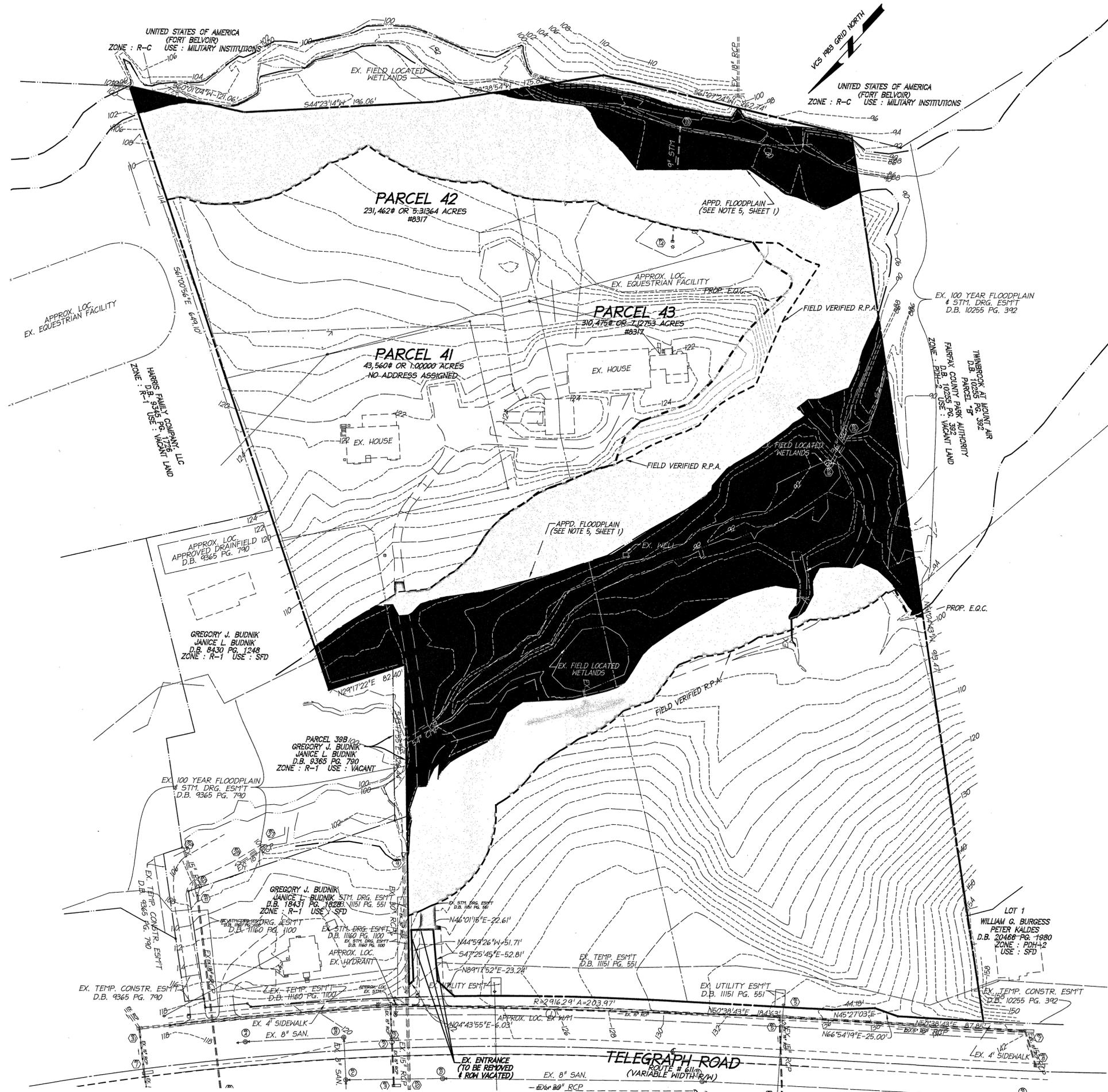


NOTES

1. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES EXIST ON THE SUBJECT PROPERTY. LDC NOTES THERE ARE AREAS OF MANMADE (V.D.O,T) FILL, AN EXISTING HOUSE AND EQUESTRIAN FACILITY ADJACENT TO THE FLOODPLAIN AND RPA. IN LDC'S OPINION, THESE PREVIOUSLY DISTURBED AREAS DO NOT CONSTITUTE AN EQC.

LEGEND

-  PROPOSED FLOODPLAIN
-  PROPOSED FIELD VERIFIED RPA
-  PROPOSED ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.)



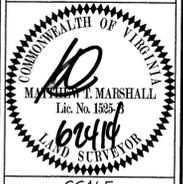
EXISTING CONDITIONS PLAN

HOLLYBROOK FARM

MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

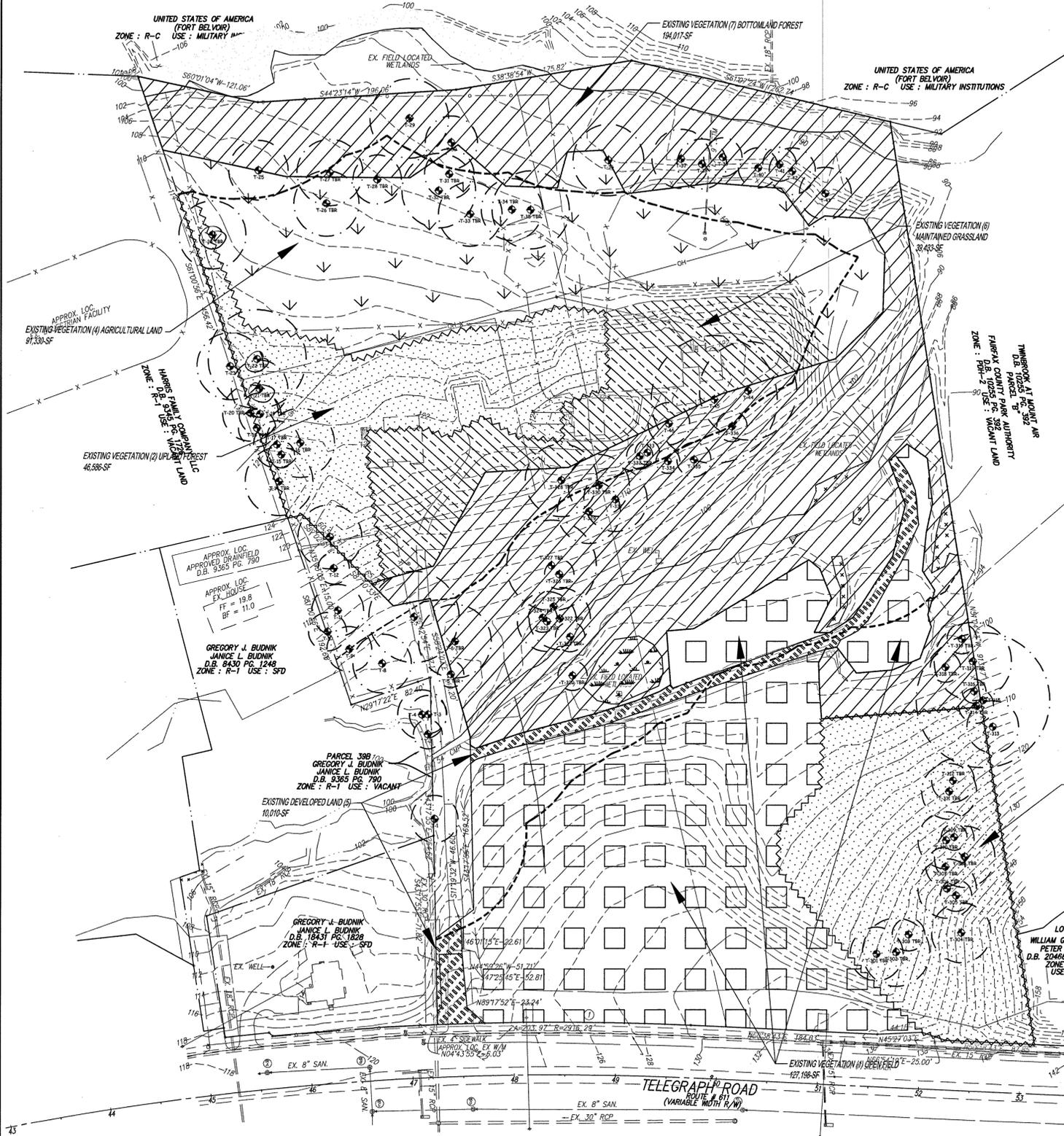
NO.	DATE	DESCRIPTION	REVISION BY	APPROVED DATE
1	8/14/13	REVISE BOUNDARY		
2	8/14/13	NO CHANGES		
3	8/14/13	NO CHANGES		
4	8/14/13	NO CHANGES		
5	8/14/13	UPDATE HATCHING		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 1"=50'

SHEET 4 OF 9
 DATE: AUGUST, 2013
 DRAFT: KMA CHECK: MTM
 FILE NUMBER: 12163-1-1.3.0B



Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes
1	Silver Maple	23.1	23.1	72%		Shared, remove vines, double trunk
2	Sycamore	14.3	14.3	81%		Offsite, one-sided, roots in stream
3	Sycamore	18.6	18.6	78%		Offsite, vines, exposed roots
4	Sycamore	24.2	24.2	79%		Offsite, double trunk, slight lean
5	Black Walnut	13.0	13.0	53%	X	Cavity at base, dead limbs
6	Southern Red Oak	36.0	36.0	69%	X	Girdling root, dead limbs
7	Tulip Poplar	44.7	44.7	69%		Double trunk, prune dead limbs, remove ivy
8	Red Cedar	28.8	28.8	69%		Double trunk, weak crotch
9	Black Cherry	22.1	22.1	63%		Remove vines, pruned dead limbs
10	Sweet Gum	18.8	18.8	72%		Shared, ram over vines, prune small dead limbs
11	Southern Red Oak	25.5	25.5	70%		Prune large dead limbs
12	Red Cedar	15.5	15.5	75%		
13	Southern Red Oak	31.5	31.5	81%		Prune dead limbs, ivy
14	Black Walnut	33.5	33.5	38%	X	Medium-sized dead limbs, deadwood in trunk, vines
15	Black Walnut	13.0	13.0	53%	X	Twisted limbs
16	Black Walnut	33.8	33.8	59%	X	Double trunk, dead limbs
17	Sweet Gum	23.0	23.0	59%	X	Trunk damage, dead leader, dead limbs
18	Chestnut	18.4	18.4	69%	X	Shared, vines, leaning, one-sided
19	Black Walnut	20.7	20.7	72%	X	Ivy, dead limbs
20	Southern Red Oak	27.5	27.5	31%	X	Shared, ivy mostly dead
21	Pignut Hickory	28.0	28.0	78%	X	Ivy, double trunk, small dead limbs
22	Black Walnut	48.4	48.4	69%	X	Vines, dead limbs
23	Kentucky Coffee Tree	32.8	32.8	72%		Offsite, dead limbs, poorly pruned
24	Red Maple	33.2	33.2	69%	X	Root damage, dead limbs
25	Red Maple	29.3	29.3	69%	X	Root damage, prune dead limbs
26	Southern Red Oak	32.1	32.1	66%	X	Large dead limbs
27	Red Maple	32.5	32.5	59%	X	Root damage, deadwood in trunk, dead limbs, lean
28	Black Gum	24.0	24.0	72%	X	Dead limbs
29	Red Maple	38.8	38.8	72%	X	Prune dead limbs, girdling roots
30	Red Maple	25.9	25.9	69%		Prune dead limbs, exposed roots
31	Red Maple	24.5	24.5	69%	X	Trunk cavity
32	Red Maple	38.5	38.5	78%	X	Large dead limbs
33	Red Maple	31.5	31.5	38%	X	Spill
34	Red Maple	30.3	30.3	69%	X	Trunk cavity, root damage
35	Red Maple	38.2	38.2	31%	X	Double trunk, broken leaders
36	Sweet Gum	35.0	35.0	78%		Prune dead limbs
37	Sweet Gum	28.9	28.9	81%		Prune dead limbs, remove vines
38	Sweet Gum	24.5	24.5	78%		Prune dead limbs, remove vines
39	Sweet Gum	19.0	19.0	78%		Prune dead limbs, remove vines
40	Red Maple	19.7	19.7	72%		Prune dead limbs
41	Sweet Gum	16.6	16.6	78%		Remove Japanese Honeysuckle vines
42	Sweet Gum	22.9	22.9	69%		Remove Vines
43	Sweet Gum	25.7	25.7	69%		Remove Japanese Honeysuckle and Poison Ivy vines
44	White Oak	48.2	48.2	72%		Prune dead limbs, remove Japanese Honeysuckle
45	Southern Red Oak	62.4	62.4	72%		Prune dead limbs
46	American Beech	20.7	20.7	63%		Damage on trunk
501	Tulip Poplar	28.2	28.2	89%	X	Vines
502	Tulip Poplar	33.4	33.4	84%	X	Dead top
503	Red Maple	16.2	16.2	84%	X	Mostly dead
504	Tulip Poplar	29.4	29.4	44%	X	Mostly dead
505	Tulip Poplar	15.6	15.6	47%	X	Dead top
506	Tulip Poplar	29.0	29.0	66%	X	Mostly dead
507	Tulip Poplar	19.3	19.3	75%	X	
508	Tulip Poplar	30.0	30.0	79%	X	
509	Tulip Poplar	12.8	12.8	78%	X	
510	Tulip Poplar	27.8	27.8	78%	X	
511	Tulip Poplar	27.2	27.2	84%	X	
512	Tulip Poplar	21.1	21.1	72%	X	Vines
513	Tulip Poplar	25.6	25.6	72%	X	Offsite Tree, Cavities in roots, disease at base
514	American Beech	17.3	17.3	72%	X	Cavity at base
515	Tulip Poplar	66.1	66.1	72%	X	Offsite, some swelling at base
516	Black Cherry	11.8	11.8	44%	X	Disease on trunk, deadwood
517	Southern Red Oak	38.2	38.2	78%	X	Shared, vines
518	American Beech	14.9	14.9	94%	X	
519	American Beech	14.7	14.7	75%	X	
520	Red Maple	14.6	14.6	88%	X	
521	Red Maple	14.7	14.7	75%	X	Vines
522	Tulip Poplar	30.4	30.4	75%	X	Dead limbs
523	Red Maple	29.3	29.3	84%	X	
524	Red Maple	14.3	14.3	53%	X	Disease at base, deadwood, some girdling
525	Red Maple	Dead	Dead	Dead	X	Dead
526	Tulip Poplar	14.6	14.6	94%	X	
527	Tulip Poplar	44.3	44.3	91%	X	Double Trunk
528	Willow Oak	35.6	35.6	66%	X	Cavity at base, several dead limbs
529	Tulip Poplar	31.2	31.2	63%	X	Prune dead limbs, swelling up trunk
530	Black Cherry	30.3	30.3	59%	X	Many cavities and dead limbs
531	Tulip Poplar	31.4	31.4	75%	X	
532	Tulip Poplar	13.0	13.0	72%	X	Covered in Vines
533	Tulip Poplar	12.2	12.2	94%	X	
534	Sweet Gum	12.0	12.0	91%		Remove vines
535	Tulip Poplar	16.9	16.9	84%		
536	Black Cherry	15.0	15.0	86%		Large cavity, prune dead limbs

NOTE:
 -SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 -TREES LOCATED ON "OUTLOT A" ARE CONSIDERED ONSITE BUT ARE NOT INCLUDED IN CANOPY CALCULATIONS AS THE OUTLOT WILL BE DEEDED TO OTHERS.

LEGEND

- STUDY AREA
- TREELINE
- SITE SPECIFIC RPA BOUNDARY PER ECS DELINEATION/FLOODPLAIN STUDY
- EXISTING VEGETATION (1) OPEN FIELD (127,198-SF)
- EXISTING VEGETATION (2) UPLAND FOREST (103,574-SF) LONGTERM SUCCESSIONAL FOREST, GOOD/FAIR CONDITION
- EXISTING VEGETATION (3) MAINTAINED GRASSLAND (39,433-SF)
- EXISTING VEGETATION (4) AGRICULTURAL LAND (91,330-SF)
- EXISTING (5) DEVELOPED LAND (10,010-SF)
- EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (39,433-SF) LONGTERM SUCCESSIONAL FOREST, GOOD/FAIR CONDITION
- EXISTING VEGETATION (7) BOTTOMLAND FOREST (194,017-SF) LONGTERM SUCCESSIONAL FOREST, GOOD/FAIR CONDITION
- SURVEYED PERENNIAL STREAM (R3)
- SURVEYED PFO WETLAND
- SURVEYED PEMPOW WETLAND
- CRITICAL ROOT ZONE
- TREE LOCATION

CELEBRATING
 25 YEARS
 OF EXCELLENCE

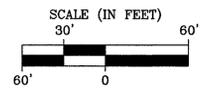


HOLLYBROOK FARM NEWINGTON, VIRGINIA FAIRFAX COUNTY

EXISTING VEGETATION MAP NATIONAL CAPITAL LAND AND DEVELOPMENT COMPANY

ECS REVISIONS	
10/27/13 IMR	
01/06/14 IMR	
03/27/14 AEA	
ENGINEER	DRAFTING
AEA	AEA
SCALE	1" = 60'
PROJECT NO.	01:20319-A
SHEET	5 OF 9
DATE	06/21/13

Anna Allie
 Certified Arborist
 Certification # MA-5292A





LEGEND

- STUDY AREA
TREELINE
SITE SPECIFIC RPA BOUNDARY PER ECS DELINEATION/FLOODPLAIN STUDY
EXISTING VEGETATION (1) OPEN FIELD (127,198-SF)
EXISTING VEGETATION (2) UPLAND FOREST (103,574-SF)
EXISTING VEGETATION (4) AGRICULTURAL LAND (91,330-SF)
EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (39,433-SF)
EXISTING VEGETATION (7) BOTTLAND FOREST (194,017-SF)
TREE PRESERVATION WITHIN RPA (142,514-SF)
TREE PRESERVATION MEETING STANDARDS OF § 12-0400 (22,494-SF)
SURVEYED PERENNIAL STREAM (R3)
CRITICAL ROOT ZONE
TREE LOCATION
TREE PROTECTION FENCING & ROOT PRUNING

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Table with 2 columns: Step, Totals. Rows include A. Tree Preservation Target & Statement, B. Tree Canopy Requirement, C. Tree Preservation, D. Tree Planting, and E. Total of 10-year Tree Canopy Provided.

Table 12.3 - Tree Preservation Target Calculations & Statement

Table with 2 columns: Item, Value. Rows include A. Pre-development area (sf) of existing tree canopy, B. Percentage of gross site area covered by existing tree canopy, C. Percentage of 10-year tree canopy required for site per zoning, D. Percentage of the 10-year tree canopy requirement that should be met through preservation, E. Proposed percentage of canopy requirement that will be met through tree preservation, F. Has the Tree Preservation Target minimum been met?, G. If no for line F, provide sheet number where deviation request is located, H. If step G requires a narrative it shall be prepared and attached.

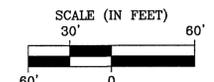
TREE PRESERVATION & CANOPY CALCULATIONS

Table with 2 columns: Description, Value. Rows include GROSS SITE AREA (12.98- AC / 563,717 SF), ADJUSTED SITE AREA (563,717 SF), MULTIPLY PERCENT REQUIRED (ZONED PDH-2) (30%), EQUALS TREE COVER TO BE PROVIDED (169,115 SF), EXISTING TREES TO BE PRESERVED (165,008 SF), PROPOSED CREDIT FROM PLANTING (74,400 SF), HAS THE TREE PRESERVATION TARGET BEEN MET? (YES), ADJUSTED CANOPY COVER PER SECTION 12-0400.4 (170,632 SF), TOTAL TREE COVER PROVIDED (245,032 SF).

NOTE: TREES LOCATED ON "OUTLOT A" ARE CONSIDERED ONSITE BUT ARE NOT INCLUDED IN CANOPY CALCULATIONS AS THE OUTLOT WILL BE DEEDED TO OTHERS.

INVASIVE SPECIES CONTROL NARRATIVE: 1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN. 2. ENGLISH IVY... 3. BAMBOO... 4. MULTIFLORA ROSE... 5. JAPANESE HONEYSUCKLE... 6. COMMON PERIWINKLE... 7. ORNAMENTAL BITTERSWEET... 8. INVASIVE SPECIES CONTROL...

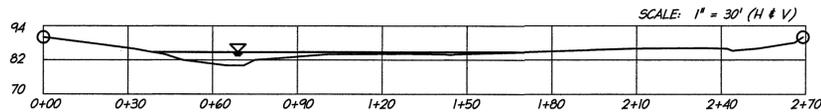
Anna Allie Certified Arborist Certification # MA-5292A



Vertical sidebar containing: ECS LLC logo, HOLLYBROOK FARM NEWINGTON, VIRGINIA FAIRFAX COUNTY, TREE PRESERVATION & PROTECTION PLAN NATIONAL CAPITAL LAND AND DEVELOPMENT COMPANY, ECS REVISIONS table, ENGINEER/AEA, DRAFTING/AEA, SCALE 1" = 60', PROJECT NO. 01:20319-A, SHEET 6 OF 9, DATE 06/21/13.

CROSS-SECTION 17+50
SEE ANDERSON METHOD HYDROLOGY COMPUTATIONS FROM APPROVED DRAINAGE STUDY "TWINBROOK AT MOUNT AIR, KERNAN RUN" #9223-DS-001, Q2=380 CFS

INPUT DATA		CHANNEL POINTS			
SLOPE	0.0095 FT/FT	STATION (FT)	ELEVATION (FT)	STATION (FT)	ELEVATION (FT)
DISCHARGE	$Q_2 = 380$ CFS	0+00	90.00	1+42	84.00
RESULTS		0+16	88.00	1+44	83.80
MANINGS COEFFICIENT	0.100	0+32	86.00	1+46	84.00
WATER SURFACE ELEVATION	84.76 FT	0+48	84.00	2+09	86.00
ELEVATION RANGE	80.12 TO 90.00	0+49	82.00	2+34	86.20
FLOW AREA	199.44 FT ²	0+65	80.12	2+42	86.00
WETTED PERIMETER	132.18 FT	0+71	80.12	2+44	85.25
TOP WIDTH	131.15 FT	0+75	82.00	2+53	86.00
ACTUAL DEPTH	4.64 FT	1+01	84.00	2+66	88.00
CRITICAL ELEVATION	82.80 FT	1+29	84.20	2+69	90.00
CRITICAL SLOPE	0.13207 FT/FT				
VELOCITY	$V_2 = 1.91$ FT/S				
VELOCITY HEAD	0.06 FT				
SPECIFIC ENERGY	4.70 FT				
FROUDE NUMBER	0.27				
FLOW TYPE	SUBCRITICAL				



STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA PRESERVED OPEN SPACE/FLOODPLAIN AREA AND THE CONSTRUCTION OF TWO BIO-RETENTION FACILITIES. THESE FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM) AND WILL PROVIDE STORAGE ABOVE GROUND AS WELL IN STONE OR CHAMBERS BELOW GROUND.

THE BIO-RETENTION FACILITIES SHALL BE DESIGNED FOR THE 10 YEAR 2 HOUR STORM IN ORDER TO PROVIDE DETENTION FOR THE 1, 2 & 10 YEAR STORM EVENTS AND TO MEET BMP REQUIREMENTS. THE SITE CURRENTLY HAS SEVERAL EXISTING BUILDINGS, PAVED SURFACES, AND SOME TREES. CURRENTLY, APPROXIMATELY 28.3 CFS OF RUNOFF IS LEAVING THE SUBJECT PROPERTY UNCONTROLLED AND UNTREATED. WITH THE PROPOSED ATTENUATION, THE POST DEVELOPMENT RUNOFF WILL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF. THEREFORE, THERE WILL BE NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES AS A RESULT OF THE PROPOSAL. THE BIO-RETENTION FACILITIES SHALL BE SIZED TO PROVIDE WATER QUALITY AND QUANTITY CONTROL FOR THE SUBJECT PROPERTY. THE POST DEVELOPED PHOSPHOROUS LEAVING THE SITE SHALL BE LESS THAN OR EQUAL TO 0.41 lbs/acre/year.

THE FINAL DESIGN OF THE BIO-RETENTION FACILITIES IS SUBJECT TO FURTHER REVIEW BY A GEOTECHNICAL ENGINEER AND FINAL ENGINEERING. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH CHAPTER 3, STANDARD 3.11 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.

THE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

THIS PROJECT WILL COMPLY WITH THE PENDING STORMWATER MANAGEMENT ORDINANCE, EFFECTIVE JULY 1, 2014.

STORMWATER MANAGEMENT CHECKLIST

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

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

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1O) Amendments (16-203 10F & 10I)

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

Facility Name/Type & No.	On-site area served (acres)	Off-site area (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
BIO-RET #1	11.53 AC	0.00 AC	11.53 AC	13,500 SF	38,400 CF	N/A
BIO-RET #2	11.54 AC	0.00 AC	11.54 AC	12,500 SF	10,900 CF	N/A
OPEN SPACE	14.50 AC	0.00 AC	N/A	N/A	N/A	N/A
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 & 8. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2. Type of maintenance access road surface noted on the plat is ASPHALT. (asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 8.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 8.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 8.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1-2.
- 11. A submission waiver is requested for _____.
- 12. Stormwater management is not required because _____.

BMP FACILITY DESIGN CALCULATIONS

1. WATERSHED INFORMATION:

SUBAREA DESIGNATION AND DESCRIPTION	C ²	ACRES
A ₁ - DEVELOPED W/ CONTROLS (BIORETENTION FILTER #1)	0.50	1.53
A ₂ - DEVELOPED W/ CONTROLS (BIORETENTION FILTER #2)	0.65	1.54
A ₃ - DEVELOPED W/ CONTROLS (CONSERVATION/P.P. AREA)	0.20	4.50
A ₄ - DEVELOPED W/OUT CONTROLS	0.45	5.87

2. WEIGHTED C² FACTOR FOR THE SITE

(A) SUBAREA DESIGNATION AND DESCRIPTION	(a) C ²	(b) ACRES	(c) C ² ACRES PRODUCT
A ₁ - DEVELOPED W/ CONTROLS (BIORETENTION FILTER #1)	0.50	1.53	0.77
A ₂ - DEVELOPED W/ CONTROLS (BIORETENTION FILTER #2)	0.65	1.54	1.00
A ₃ - DEVELOPED W/ CONTROLS (CONSERVATION/P.P. AREA)	0.20	4.50	0.90
A ₄ - DEVELOPED W/OUT CONTROLS	0.45	5.87	2.64
(C) WEIGHTED AVERAGE C ² FACTOR (b) / (a) = (c) / (b) TOTAL = 5.31	0.39		

3. PHOSPHORUS REMOVAL FOR THE SITE:

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA (AC)	C ² FACTOR RATIO	PRODUCT
A ₁ -	BIO. FILTER	65%	1.53/13.44	0.50/0.39	9.4
A ₂ -	BIO. FILTER	65%	1.54/13.44	0.65/0.39	12.3
A ₃ -	CONS/P.P. AREA	100%	4.50/13.44	1.00	33.5
A ₄ -	UNCONTROLLED	-	-	-	-
(a) TOTAL = 55.2%					

* NOTE: A BIORETENTION FILTER DESIGNED FOR THE 1, 2 & 10 YEAR STORM EVENTS PROVIDES 65% PHOSPHORUS REMOVAL EFFICIENCY & PROVIDES DETENTION FOR THE 1, 2 & 10 YEAR STORM EVENTS. UNDISTURBED FLOODPLAIN AREA & DESIGNATED CONSERVATION AREA PROVIDES 100% PHOSPHORUS REMOVAL EFFICIENCY WITH A C² FACTOR RATIO OF 1.00. *

4. COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

REQUIRED PHOSPHORUS REMOVAL FOR WATERSHED =	40%
PHOSPHORUS REMOVED FROM LINE 4(a) ABOVE =	55.2%
* PHOSPHORUS REMOVAL REQUIREMENT HAS BEEN MET *	

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORM DRAINAGE OUTFALL. THERE ARE EXISTING FLOODPLAIN AND RPA AREAS ON THE SUBJECT PROPERTY. A FLOODPLAIN STUDY AND RPA DELINEATION SHALL BE APPROVED BY FAIRFAX COUNTY PRIOR TO THE FINAL APPROVAL OF THE SUBDIVISION PLAN. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. THE BIORETENTION FACILITIES ARE PROPOSED TO MEET DETENTION REQUIREMENTS FOR THE SUBJECT PROPERTY. THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. NO DOWNSTREAM WATER IMPOUNDMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT AND NO BATHYMETRIC NOTIFICATIONS OR SURVEYS ARE REQUIRED.

OUTFALL DISCHARGE LEAVES THE SUBJECT PROPERTY VIA AN EXISTING NATURAL CHANNEL AND DISCHARGES INTO AN EXISTING FLOODPLAIN AND STORM DRAINAGE EASEMENT WITH A TOTAL AREA OF 427 ACRES ON THE "TWINBROOK AT MOUNT AIR" PROPERTY KNOWN AS "KERNAN RUN" (#9223-DS-001). THE EXISTING NATURAL CHANNEL HAS ADEQUATE CAPACITY FOR THE DISCHARGE FROM THE SUBJECT PROPERTY AND CONVEYS THE DISCHARGE DOWNSTREAM WITHIN THE EXISTING FLOODPLAIN AND STORM DRAINAGE EASEMENT. THE EXISTING NATURAL CHANNEL THEN OUTFALLS TO THE SOUTH ACROSS A PORTION OF THE FORT BELVIER PROPERTY AND THEN UNDER FAIRFAX COUNTY PARKWAY AND THEN INTO THE ACCOTINK CREEK FLOODPLAIN. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROVIDED BY THE PROPOSED BIO-RETENTION FACILITIES AND UNDISTURBED OPEN SPACE/FLOODPLAIN AREA (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR INFORMATION). CROSS-SECTION 17+50 IS PROVIDED FOR THE CONVEYANCE CHANNEL AT A DISTANCE 150' DOWNSTREAM FROM THE POINT WHERE THE TOTAL DRAINAGE AREA EXCEEDS 360 ACRES TO DEMONSTRATE THAT AN ADEQUATE OUTFALL EXISTS WITHIN THE EXTENT OF REVIEW FOR THE SUBJECT PROPERTY PER PFM SECTION 6-0203. ADDITIONAL CROSS-SECTIONS AND COMPUTATIONS WILL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN.

THIS OUTFALL CONVEYS 13.44 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. AS A RESULT OF THE PROPOSED BIO-RETENTION FACILITIES, DETENTION OF THE TWO AND TEN YEAR STORM EVENT WILL BE PROVIDED. ADEQUATE OUTFALL REQUIREMENTS FOR THIS OUTFALL WILL BE DEMONSTRATED BY CROSS-SECTIONS FROM THE OUTFALL OF THE SITE TO A POINT 150' DOWNSTREAM FROM THE POINT WHERE THE TOTAL DRAINAGE AREA EXCEEDS 360 ACRES PER PFM SECTION 6-0203.2C. THE EXTENT OF REVIEW FOR THE SITE IS 150' DOWNSTREAM OF THE CONFLUENCE OF TWO DRAINAGE CHANNELS JUST DOWNSTREAM FROM THE SITE OUTFALL AS DEFINED BY THE TOTAL DRAINAGE AREA BEING 360 ACRES AS OUTLINED IN PFM SECTIONS 6-0203.3 & 6-0203.2C. AT THE POINT WHERE KERNAN RUN JOINS WITH ACCOTINK CREEK, THE TOTAL DRAINAGE AREA IS IN EXCESS OF 40 SQUARE MILES WHICH IS GREATER THAN 100 TIMES THE DEVELOPMENT SITE AREA OF 13.44 ACRES MAKING THIS THE LIMIT OF THE STUDY AREA FOR THE OUTFALL. THE EXISTING FLOODPLAIN CHANNEL WAS INVESTIGATED AND FOUND TO HAVE A DEFINED BED AND BANKS CHANNEL. THIS OUTFALL IS ADEQUATE IN ACCORDANCE WITH SECTIONS 6-0203.2C & 6-0203.3 OF THE PUBLIC FACILITIES MANUAL.

IT IS OUR PROFESSIONAL OPINION THAT ALL OUTFALLS ARE ADEQUATE IN ACCORDANCE WITH THE PFM.

STORMWATER MANAGEMENT INFORMATION

TYPE OF FACILITY = BIO-RETENTION & UNDISTURBED OPEN SPACE
FACILITY MAINTENANCE = PRIVATE/ADA

BIO-RETENTION FACILITY #1
APPROXIMATE REQUIRED 10-YEAR VOLUME = 38,400 C.F.
APPROXIMATE AVAILABLE VOLUME = 38,400 C.F. (TOTAL)
APPROXIMATE SURFACE AREA = 13,500 S.F. (TOTAL)
APPROXIMATE FINISHED GRADE = +122.0
APPROXIMATE GRADE TRENCH BOTTOM = +117.5

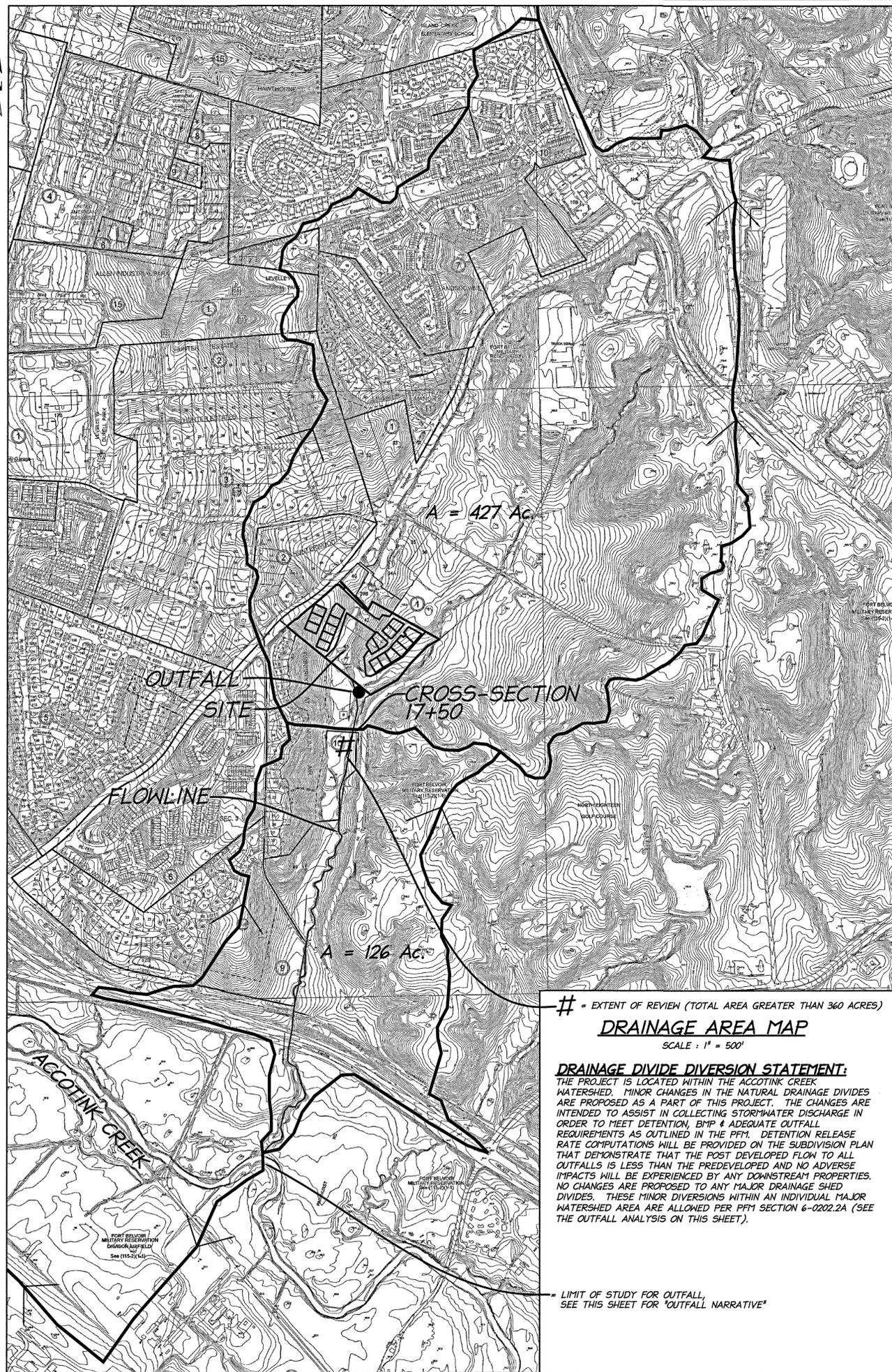
BIO-RETENTION FACILITY #2
APPROXIMATE REQUIRED 10-YEAR VOLUME = 10,900 C.F.
APPROXIMATE AVAILABLE VOLUME = 10,900 C.F. (TOTAL)
APPROXIMATE SURFACE AREA = 12,500 S.F. (TOTAL)
APPROXIMATE FINISHED GRADE = +118.0
APPROXIMATE GRADE TRENCH BOTTOM = +108.5

PRE-DEVELOPMENT SUBJECT PROPERTY

A=13.44 AC, C²=0.29, Tc=5 MIN, i₂ =5.45 IN/HR, i₁₀ =7.27 IN/HR
Q₂ = (0.29)(5.45)(13.44) = 21.2 CFS
Q₁₀ = (0.29)(7.27)(13.44) = 28.3 CFS

POST-DEVELOPMENT SUBJECT PROPERTY

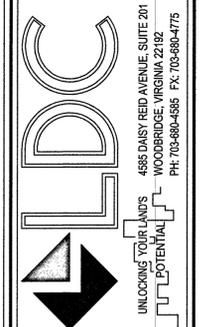
A=13.44 AC, C²=0.39, Tc=5 MIN, i₂ =5.45 IN/HR, i₁₀ =7.27 IN/HR
Q₂ = (0.39)(5.45)(13.44) = 28.6 CFS (DETENTION PROVIDED BY BIO-RETENTION FACILITIES)
Q₂ = 121.2 AFTER DETENTION
Q₁₀ = (0.39)(7.27)(13.44) = 38.1 CFS (DETENTION PROVIDED BY BIO-RETENTION FACILITIES)
Q₁₀ = 128.3 AFTER DETENTION
● - DENOTES OUTFALL



DRAINAGE AREA MAP
SCALE: 1" = 500'

DRAINAGE DIVERSION STATEMENT:
THE PROJECT IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. MINOR CHANGES IN THE NATURAL DRAINAGE DIVIDES ARE PROPOSED AS A PART OF THIS PROJECT. THE CHANGES ARE INTENDED TO ASSIST IN COLLECTING STORMWATER DISCHARGE IN ORDER TO MEET DETENTION, BMP & ADEQUATE OUTFALL REQUIREMENTS AS OUTLINED IN THE PFM. DETENTION RELEASE RATE COMPUTATIONS WILL BE PROVIDED ON THE SUBDIVISION PLAN THAT DEMONSTRATE THAT THE POST DEVELOPED FLOW TO ALL OUTFALLS IS LESS THAN THE PREDEVELOPED AND NO ADVERSE IMPACTS WILL BE EXPERIENCED BY ANY DOWNSTREAM PROPERTIES. NO CHANGES ARE PROPOSED TO ANY MAJOR DRAINAGE SHED DIVIDES. THESE MINOR DIVERSIONS WITHIN AN INDIVIDUAL MAJOR WATERSHED AREA ARE ALLOWED PER PFM SECTION 6-0202.2A (SEE THE OUTFALL ANALYSIS ON THIS SHEET).

LIMIT OF STUDY FOR OUTFALL, SEE THIS SHEET FOR "OUTFALL NARRATIVE"



STORMWATER MANAGEMENT INFORMATION

HOLLYBROOK FARM
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:
1		UPDATE PER PLAN CHANGES	
2		NO CHANGES	
3		NO CHANGES	
4		ADD NOTE TO COMPLY WITH PENDING SHMT REGS.	
5		ADD NOTE TO COMPLY WITH PENDING SHMT REGS.	

DATE DESIGN NO. _____
ENGINEER _____
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

SCALE: AS SHOWN
SHEET 8 of 9
DATE: AUGUST, 2013
DRAFT: KMA
CHECK: MTM
FILE NUMBER: 12163-1-1.3.0B

LEGEND

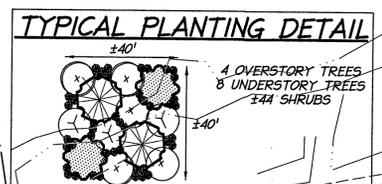
	RPA/EGC ENCROACHMENT: ROAD CROSSING/UTILITIES/STORM SEWER
	NOVA PROP. PLANTING RPA/EGC ENCROACHMENT
	FIELD VERIFIED RPA
	PROPOSED E.G.C.
	PROPOSED LIMITS OF CLEARING & GRADING
	OVERSTORY TREE
	UNDERSTORY TREE
	SHRUB

RPA Restoration Calculations (Per PFM 12-0516.4)

Proposed Disturbance of EQC Area (sq.ft.)	34,000
Trees 2" caliper or greater required (25% of disturbed area) (sq.ft.)	8500
Shrubs (25 per 1000 sq. ft.)	850
Seedlings (10 per 100 square feet)	3400
Planting Provided	Provided
Trees 2" Caliper or greater (sq.ft.) = (125% of area) This is in excess and is also used to meet the overall canopy cover requirements for the site. This type of planting is more appropriate for this area than seedlings given the size and scale of the site.	42,500
Shrubs	850
Seedlings - Seedlings are not being proposed as the entire area is being proposed to be planted with 3" caliper nursery stock. Given the nature of this site, seedlings are not recommended.	0

RPA Restoration Calculations (Per CBPO, Ch. 118-3(f))

Proposed Disturbance of EQC Area (sq.ft.)	34,000
Overstory Trees 2" caliper or greater required (100 trees per acre) (sq.ft.)	78
Understory trees (200 per acre)	156
Shrubs (1,089 shrubs per acre)	850
Planting Provided	Provided
Overstory Trees 2" Caliper or greater	78
Understory Trees	156
Shrubs	850



County Code 118-3-3(f) CBAY Planting in RPA. Used to replant in RPA

Symbol	Species (Common name)	Quantity	Planting Size	Type	10 Year Canopy Coverage (sq. ft.)	10 Year Credit total	Wildlife Multiplier*	Total Replanting Credit	Comments
SO	Quercus bicolor (swamp white oak)	20	2" cal.	B&B	200	4000	1.5	6000	
BG	Nyssa sylvatica (black gum)	20	2" cal.	B&B	200	4000	1.5	6000	
BN	Betula Nigra (River Birch)	19	2" cal.	B&B	150	2850	1.5	4275	
AC	Chamaecyparis thyoides (Atlantic white cedar)	19	6 ft. ht.	B&B	200	3800	0	3800	
Category IV Overstory Trees					78				
AL	Amelanchier laevis (Allegheny serviceberry)	39	2" cal.	B&B	100	3900	1.5	5850	
CA	Cornus alternifolia (alternate leaved dogwood)	39	2" cal.	B&B	100	3900	1.5	5850	
BW	Salix nigra (black willow)	39	2" cal.	B&B	100	3900	1.5	5850	
CV	Chionanthus virginicus (fringetree)	39	2" cal.	B&B	100	3900	1.25	4875	Water quality multiplier credit
Category I Understory Trees					156				
IV	Itea virginica (Virginia sweetspire)	170	1 gal.	cont	n/a				
LB	Lindera benzoin (spicebush)	170	1 gal.	cont	n/a				
RV	Rhododendron vicosum (swamp azalea)	170	1 gal.	cont	n/a				
VD	Viburnum dentatum	170	1 gal.	cont	n/a				
sc	Sambucus Canadensis	170	1 gal.	cont	n/a				
Totals									
	Shrubs	850							
						30250		42500	

NOTES:

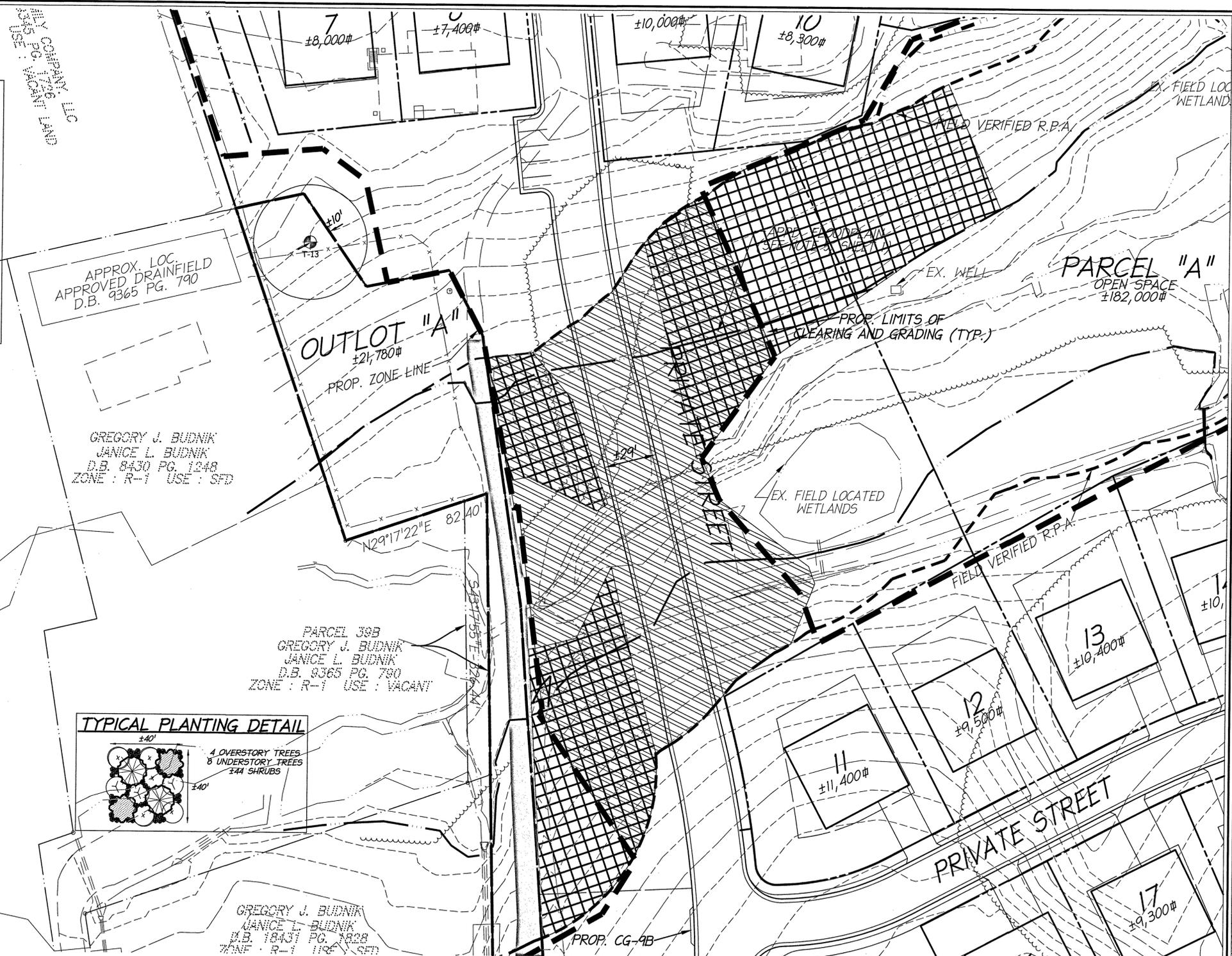
- All areas of the EQC that will be disturbed by this project will be restored and stabilized using a seed mix of native grasses and wildflowers.
- This area to be planted per the Planting Schedule on this Sheet.
- The areas to be mechanically cleared within the RPA and EQC Slope area shall be cleared entirely of all plant material, brush, debris, and trash and grubbed to a depth of six to twelve inches in order to leave a surface entirely free of any protruding stumps, roots, rhizomes, trash or debris. The area shall be compacted to the least extent necessary to stabilize the site. In order to accomplish this, only tracked equipment shall be used for working the area. The surface layer shall be made to meet the following standards to a minimum depth of six inches either by amending the existing soils or by the additional of top soil meeting the following specifications:
 - A. Imported Topsoil
 - 1. Loamy, friable soil, containing a minimum of 2.0 percent by dry weight organic matter; free from subsoil, refuse, roots, heavy or stiff clay, stones larger than 25 mm (1 in.), noxious seeds, sticks, brush, litter, and other deleterious substances; suitable for the germination of seeds and the support of vegetative growth. The pH value shall be between 5.5 and 6.5.
 - 2. Soil Texture: loam soil with the following particle size distribution.

Approximate Particle Distribution Imported Topsoil

Gravel	Less than 10%
Coarse to medium sand	30-65%
Fine sand	5-20%
Very fine sand	0-20%
Silt	15-25%
Clay	15-25%

NOTES (continued):

- Existing topsoil from the site may be used if it meets the requirements for imported topsoil or if approved by a landscape architect certified arborist with concurrence from the UFM. Provide a minimum of one soil sample with accompanying soil test report for each topsoil type found at the site.
- Monitoring of Reforestation Plantings should occur weekly during installation of material and at least monthly during the growing season (April - September) for the first two years following installation. Monitoring should note the condition of the material, whether adequate watering is being maintained, and whether there are any pests or diseases present that threaten the health and vigor of the materials planted. If any deficiencies are noted, a recommendation for corrective action should also be made.
- Encroachments are proposed within the RPA for a private street crossing, storm sewer and outfall, sanitary sewer, waterline and for restoration of the RPA/EGC buffer, including the removal of invasive species and noxious weeds as defined by Section 118-1-6(r) of the Fairfax County Chesapeake Bay Preservation Ordinance. The proposed private street crossing, storm sewer and outfall is an allowed use per Section 118-2-1 of the Fairfax County Chesapeake Bay Preservation Ordinance. The proposed sanitary sewer line, & waterline are an exempt use per Section 118-5-2 of the Fairfax County Chesapeake Bay Preservation Ordinance. A water quality impact assessment will be prepared for these uses and provided at the time of site plan submission.
- Herbicides should only be applied by a Virginia certified pesticide applicator per the approved plan and follow all required procedures for chemical herbicide application in sensitive areas (RPA).
- All invasive species should be removed following the guidelines of: Miller, James H.; Manning, Steven T.; Enloe, Stephen F. 2010 A Management Guide of Invasive Plants in Southern Forests.



LLDC

4885 DASY REED AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
PH: 703-690-4885 FX: 703-690-4775

UNLOCKING YOUR LAND'S POTENTIAL

WATER QUALITY IMPACT ASSESSMENT & RPA EXEMPTION

HOLLYBROOK FARM

MOUNT VERMON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	BY	APPROVED DATE
1	5/14/14	REVISED SHEETS 6 AND 7		
2	5/14/14	REVISED CHARTS DUE TO REDUCED ENCROACHMENT IN RPA/EGC		
3	5/14/14	REVISED NATIVE TREE & REPLACE WITH WILD LIFE CREDIT		
4	5/14/14	REVISED TREE LOCATIONS		

DATE DESIGN NO. DESCRIPTION NO. REVIEWER

ENGINEER

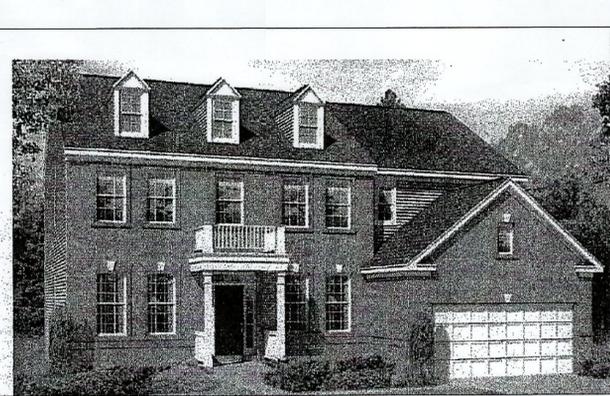
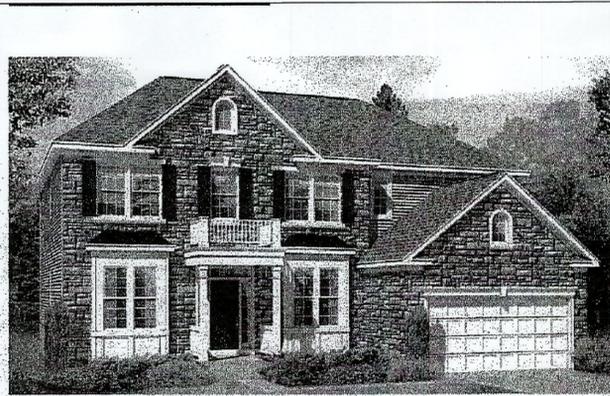
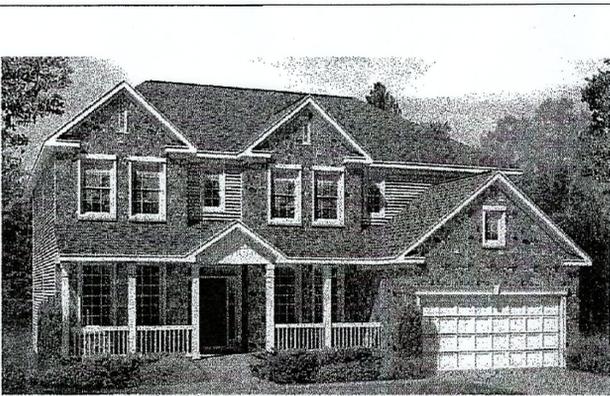
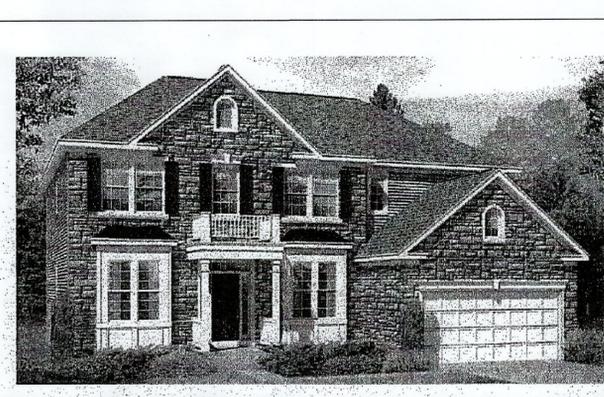
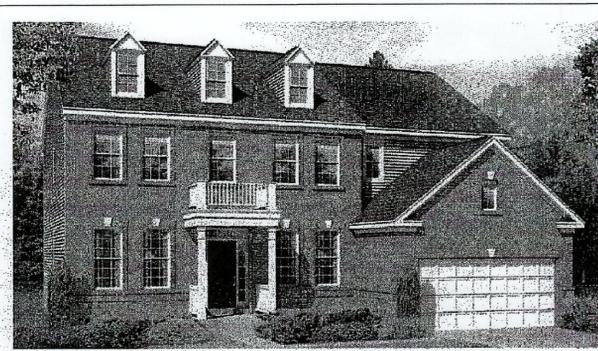
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

MATTHEW T. MARSHALL
Lic. No. 1335-B
62414
SUPERVISOR

SCALE:
AS SHOWN

SHEET 8A OF 9

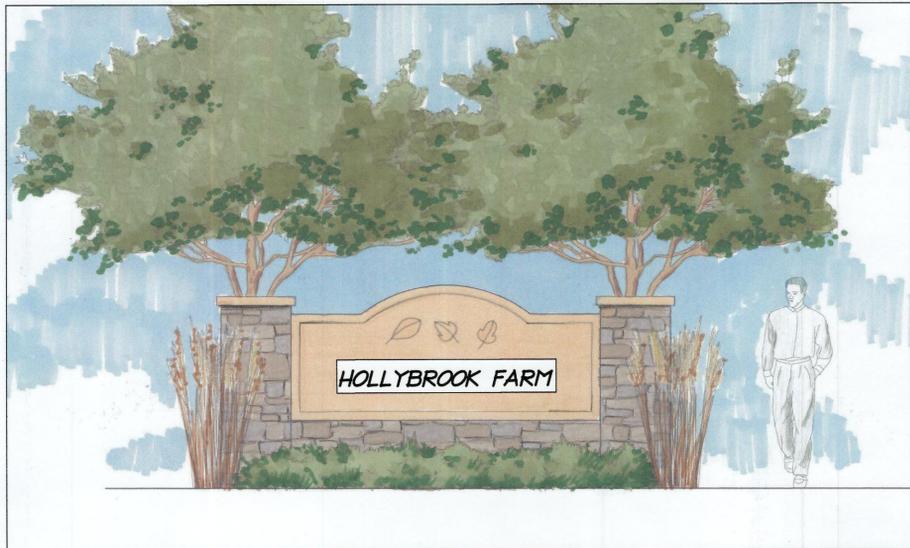
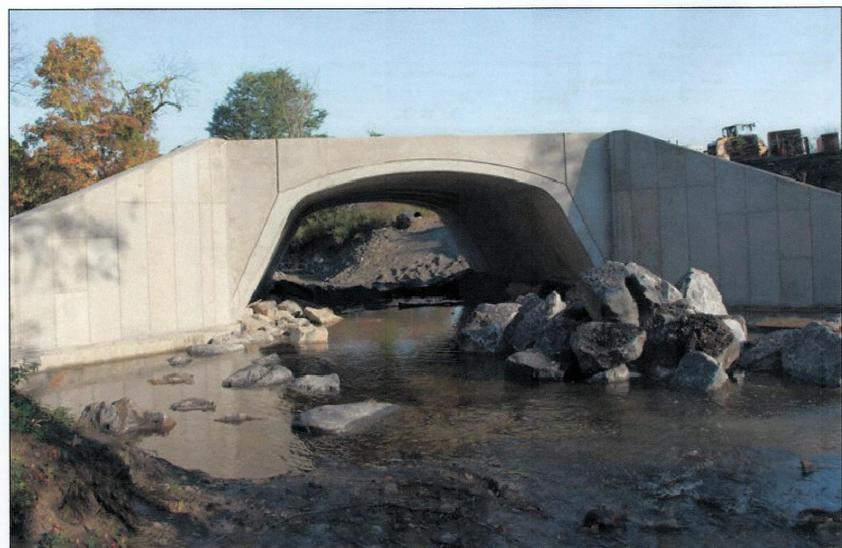
DATE: AUGUST, 2013
DRAFT: KTA CHECK: MTTM
FILE NUMBER: 12163-1-1.3.0B



CONSPAN EXAMPLE

ENTRY FEATURE EXAMPLE

RETAINING WALL MATERIAL EXAMPLE



ELEVATIONS

HOLLYBROOK FARM

MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION APPROVED BY:	REVIEW APPROVED DATE
3/14	KMA	NO CHANGES		
5/14	KMA	ADD WALL & CONSPAN DETAIL		
6/14	KMA	ADD ENTRY FEATURE		
6/24/14	KMA	NO CHANGES		

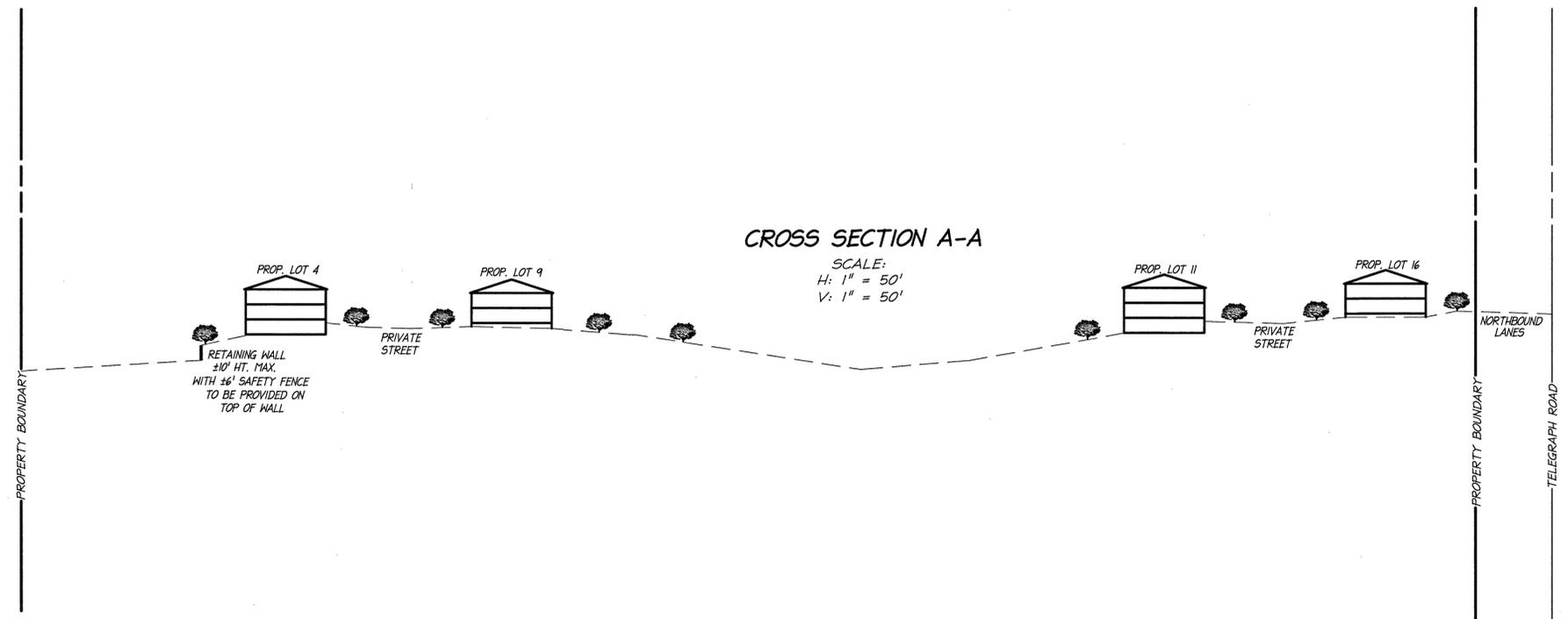
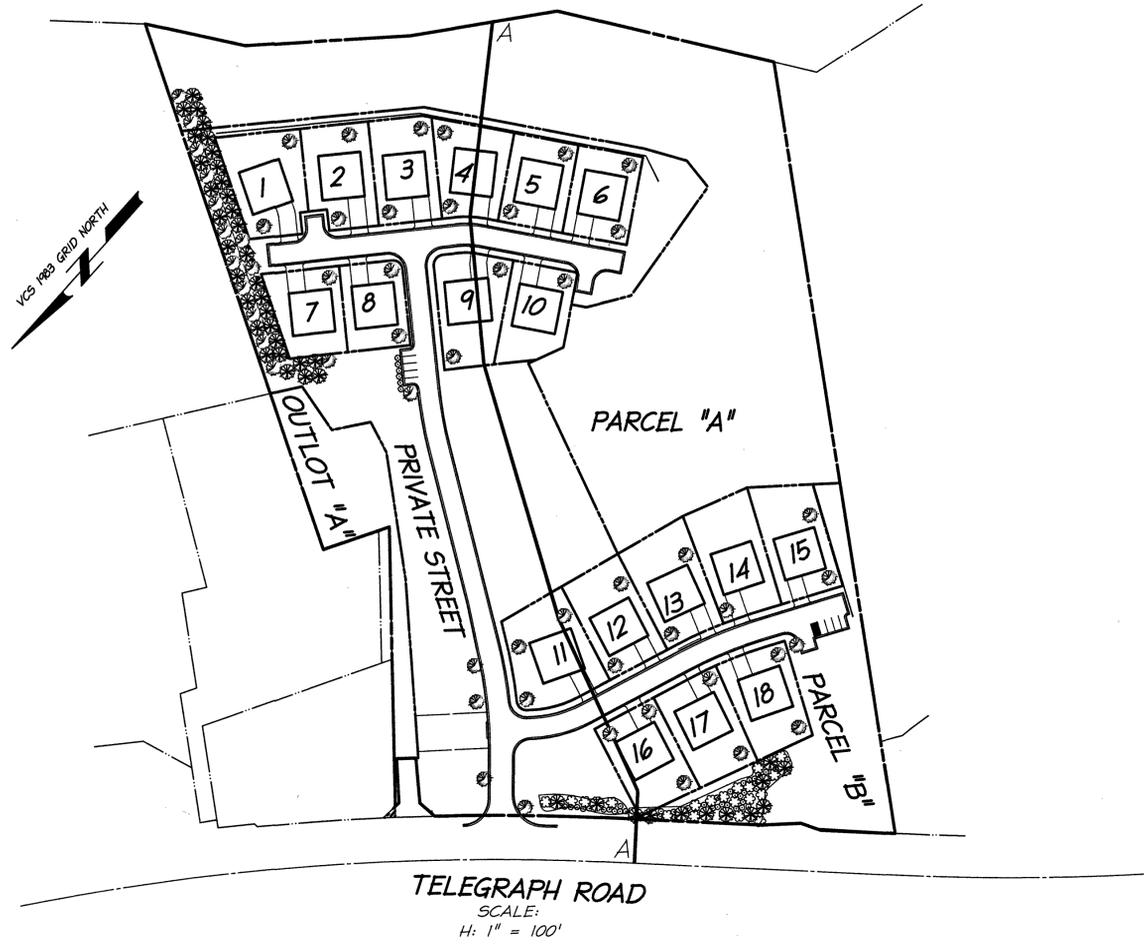
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



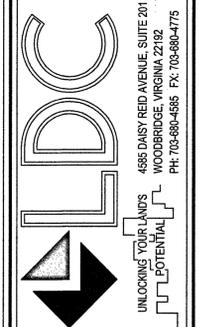
SCALE:
N/A

SHEET 9 OF 9

DATE: AUGUST, 2013
 DRAFT: KMA CHECK: MTM
 FILE NUMBER: 12163-1-1.3.08



CROSS SECTION A-A
SCALE:
H: 1" = 50'
V: 1" = 50'



HOLLYBROOK FARM CROSS SECTION A-A

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

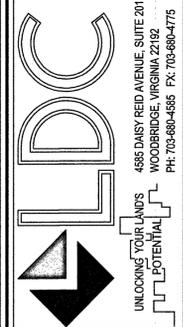
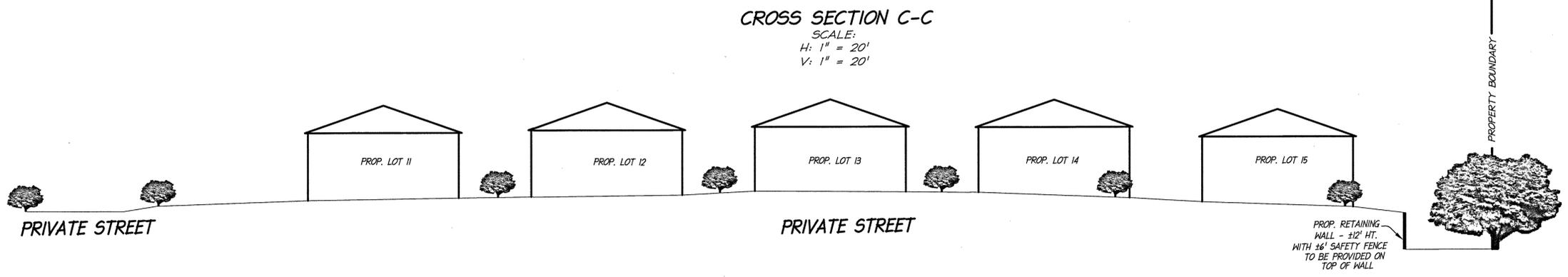
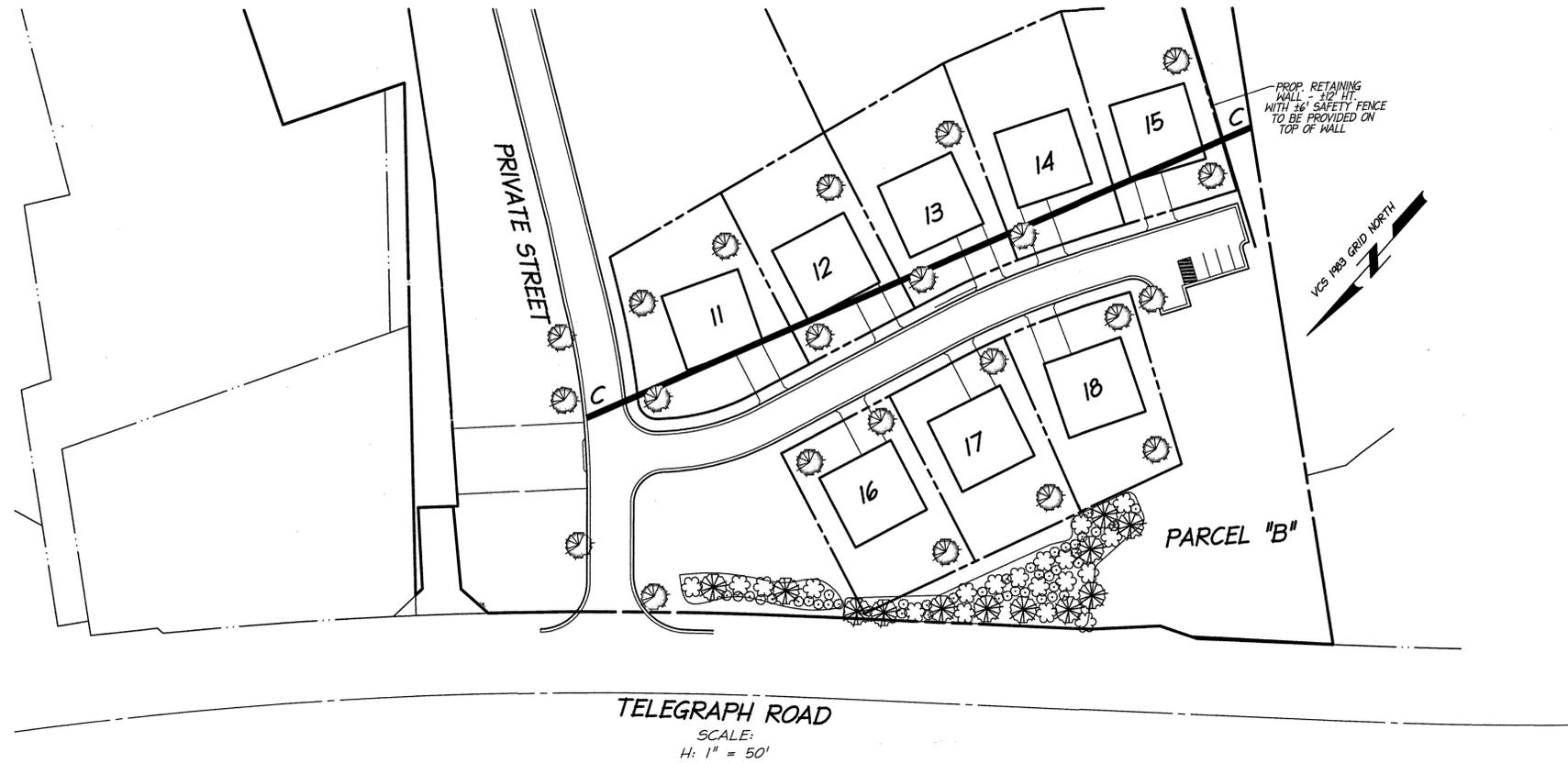
NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
3	05/14/14	REVISE PARCELS, AB, DIST.		
4	05/14/14	REVISE TREE LOCATIONS		
5	07/24/14	ADD LANDSCAPING AT BUFFER		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS NOTED

SHEET 9A OF 9
DATE: MAY, 2014
DRAFT: KMA CHECK: MTM
FILE NUMBER: 12163-1-1.8



HOLLYBROOK FARM CROSS SECTION C-C

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION BY	APPROVED BY
1	07/24/10	INITIAL DESIGN		
2	08/10/10	REVISE PARCELS 7&8 DIM.		
3	08/10/10	REVISE TREE LOCATIONS		
4	07/24/10	ADD SAFETY FENCE NOTE		
5				

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
AS NOTED

SHEET 9C
OF 9

DATE: MAY, 2010
DRAFT: KMA CHECK: MTM
FILE NUMBER: 12163-1-1.8

DESCRIPTION OF THE APPLICATION

The applicant, NLC XII, LLC, requests approval of a rezoning of approximately 13.44 acres from the R-1 District to the PDH-2 (12.94 acres) and R-1 Districts (0.5 acres) to permit the development of 18 single family detached dwellings at a density of 1.39 dwelling units per acre (du/ac). The proposed lots range in size from 7,400 square feet to 11,400 square feet, with an average lot size of approximately 9,267 square feet. A proposed private street on the south side of Telegraph Road will provide access to the development. The proposed dwellings are clustered in the northwestern and southeastern areas of the site. Eight dwellings are proposed in the northwestern portion of the site adjacent to Telegraph Road, while ten additional dwellings are proposed in the southeastern portion of the site. A minor floodplain, Resource Protection Area (RPA), and Environmental Quality Corridor (EQC) are located in the central area of the site and along the southern boundary. The proposed private street crosses these features to access the southeastern portion of the development. In addition to the 18 lots, the development includes three outlots (Parcel A, Parcel B, and Outlot A). Parcel A, which is approximately 4.2 acres in area, contains floodplain, RPA, and EQC located to the south of the proposed private street. The applicant proposes to dedicate Parcel A to the Fairfax County Park Authority (FCPA). Parcel B contains approximately 3.3 acres and would be dedicated to and maintained by the future Homeowners Association (HOA). Parcel B consists of open space and the stormwater management facilities. Outlot A, which contains approximately 21,780 square feet, is located along the eastern property boundary. The applicant intends to maintain the R-1 Zoning District on Outlot A and convey this outlot to the owners of Parcel 99-1((1)) 39B to the east. The area of Outlot A has not been included in any of the density, open space, and related calculations for this application.

A reduced copy of the Conceptual/Final Development Plan (CDP/FDP) is included in the front of this report. The applicant's draft proffers and staff's proposed Final Development Plan conditions are included in Appendix 1 and 2, respectively. The applicant's statement of justification and affidavit are included in Appendix 3 and 4, respectively.

Modifications Requested:

The applicant requests approval of the following modifications:

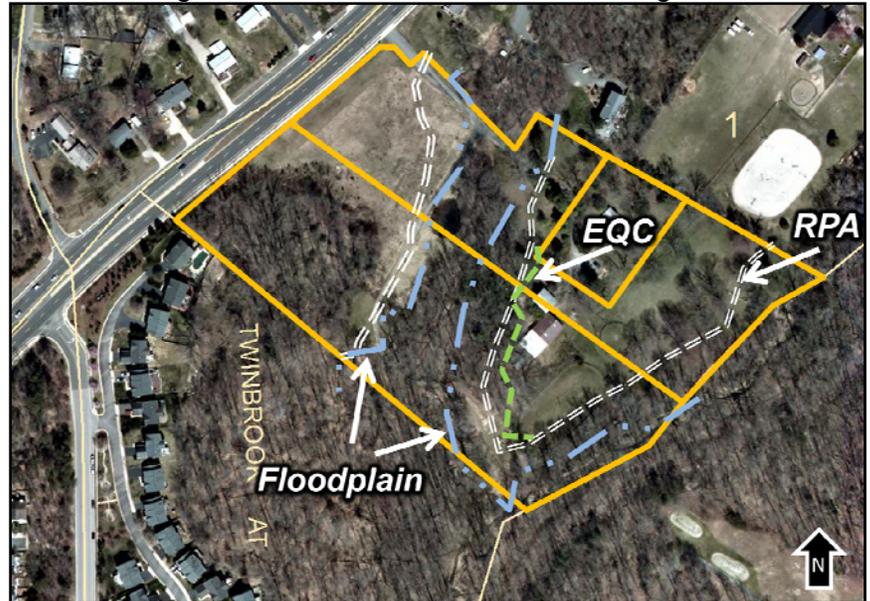
- Modification of Section 11-302(2) of the Zoning Ordinance for the maximum length of a private street; and,
- Modification of Sections 8-0101.1 and 8-0102 of the Public Facilities Manual (PFM) requiring a sidewalk on both sides of the private street.

The applicant will be required to submit a Water Quality Impact Assessment (WQIA) and RPA encroachment exemption for the disturbance within the RPA at the time of subdivision plan for administrative review by the Department of Public Works and Environmental Services (DPWES).

LOCATION AND CHARACTER

The subject property is located in the Mount Vernon District near the intersection of Telegraph Road and Accotink Road. The 13.44 acre application area includes three parcels. The site currently contains two single family detached dwellings and an associated garage and barn. The existing driveway along Telegraph Road provides access to the dwellings and crosses a stream located in the center of the site. The existing structures would be removed with the proposed development. The remainder of the site primarily consists of a minor floodplain, EQC, and RPA. The approximate location of these features is shown in the image below. As illustrated in this image, the

EQC and RPA extend slightly beyond the limits of the floodplain. The EQC limits extend slightly beyond the RPA limits in one portion of the site, but otherwise follow the limits of the RPA. Approximately 3.99 acres of the site contain marine clay soils, while approximately 2.81 acres of the site is comprised of floodplain and adjacent steep slopes in excess of 15%. A small area of field located wetlands is located in the center of the site adjacent to the stream.



Source: Fairfax County GIS with added graphics

The image to the right displays the land uses and zoning districts of the surrounding parcels. The adjacent parcels to the north are planned for residential use at 1-2 du/ac and currently contain single family detached dwellings. The property to the northeast, which is zoned R-1, contains a horse riding facility and is planned for private open space and public facilities. The Fort Belvoir Golf Course is located to the southeast of the site. The parcel to the south of the site is owned by the Fairfax County Park Authority (FCPA)



Source: Fairfax County GIS with added graphics

and is planned for private open space, while the adjacent parcels to the southwest of the site contain single family detached dwellings within the Twinbrook at Mount Air subdivision. This subdivision was developed at a density of 1.3 du/ac and is planned for residential use at 1-2 du/ac.

BACKGROUND

On July 30, 2013, the Department of Public Works and Environmental Services approved a RPA delineation on the property (025736-RPA-001-1).

On March 13, 2014, DPWES approved a floodplain study on the property (25736-FP-001-2). The minor floodplain depicted on the CDP/FDP reflects what was approved with this study.

The existing structures on the site were constructed between 1940 and 1950. There is no zoning history on the subject properties.

COMPREHENSIVE PLAN PROVISIONS

The Comprehensive Plan map calls for a density of 1 – 2 du/ac and private open space on the subject property and the surrounding properties are primarily planned for residential use at a density of 1 – 2 du/ac. On page 70 of the Fairfax County Comprehensive Plan, 2013 Edition, Springfield Planning District, as amended through April 9, 2013, in the S6 Newington Community Planning Sector, it states:

5. The area east of Telegraph Road is planned for residential use at 1-2 dwelling units per acre and private open space use; development should be sensitive to the historic and environmental constraints in the area.

DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP)

The CDP/FDP titled "Hollybrook Farm," submitted by LDC consisting of 13 sheets dated August, 2013, as revised through June 24, 2014, is reviewed below.

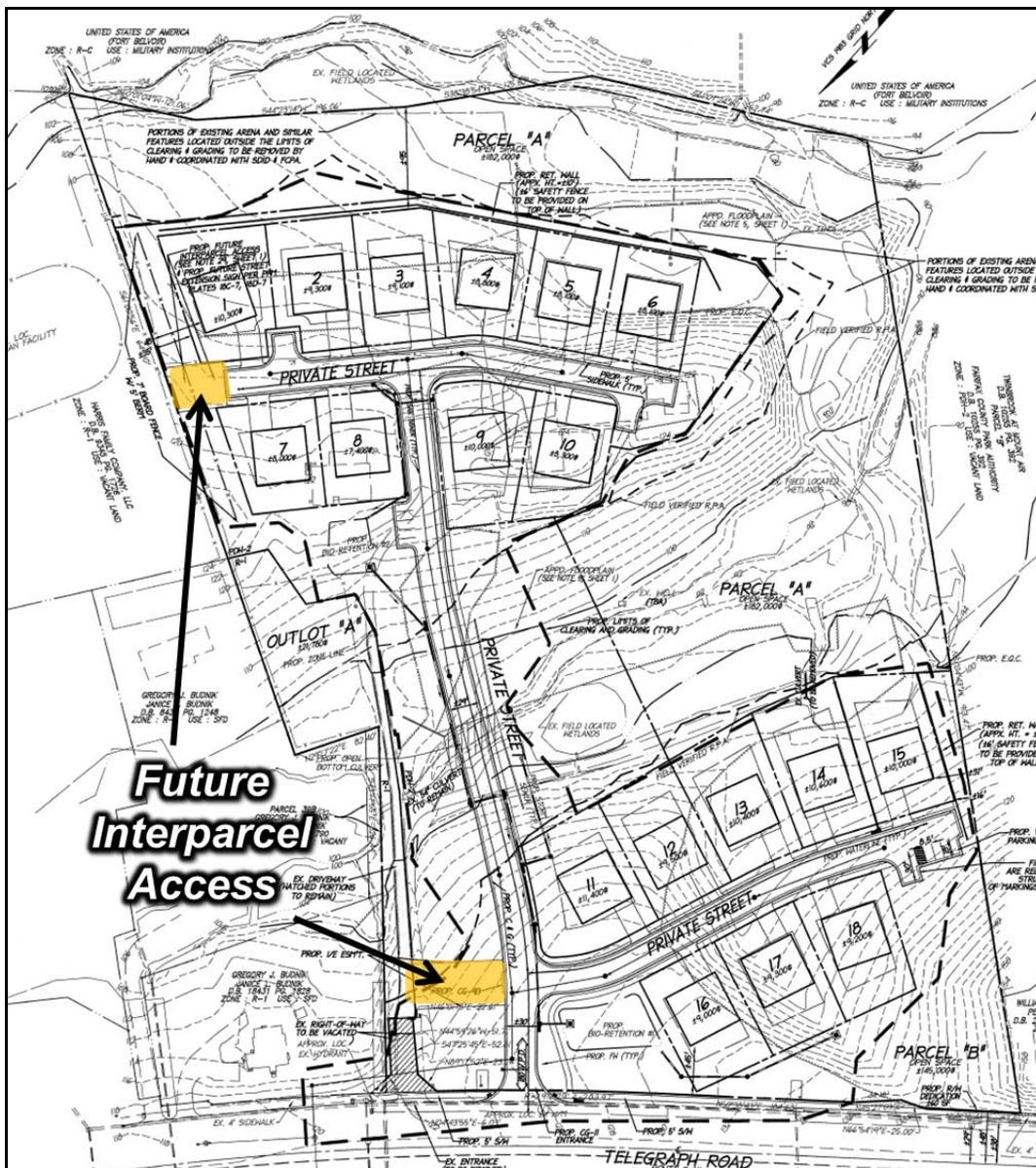
Site Layout

The CDP/FDP depicts the development of 18 single family detached dwellings at a density of 1.39 du/ac. The existing structures on the property will be removed with the proposed development. The 18 proposed lots range in size from 7,400 square feet to 11,400 square feet and are situated in two clusters in the northwestern and southeastern corners of the site. Eight dwellings are proposed in the northwestern portion of the site adjacent to Telegraph Road, while ten additional dwellings are proposed in the southeastern portion of the site. A minor floodplain and RPA/EQC are

located in the center of the site and along the southern property boundary. The proposed private street crosses these features with an open bottom culvert to access the southeastern portion of the development. The proposed minimum setbacks are 25 feet in the front and rear yards and 12 feet in the side yards. In addition to the 18 proposed lots, the development includes three outlots (Parcel A, Parcel B, and Outlot A). The development includes two retaining walls: a maximum 10-foot high wall to the rear of Lots 1 – 6 and a maximum 12-foot high wall along the western side of Lot 15.

Vehicular and Pedestrian Access

The proposed dwellings will be accessed from a private street off Telegraph Road, as shown in the image below.



Source: CDP/FDP with added graphics

The existing driveway entrance will be abandoned in favor of the new proposed private street entrance. The proposed private street crosses the minor floodplain, RPA, and EQC. The street comes to a "T" at the southern portion of the development to provide vehicular access to ten of the dwellings in this area. An additional private street off the primary street provides vehicular access to the eight dwellings in the northwest area of the property adjacent to Telegraph Road. The CDP/FDP delineates where future interparcel access could be provided in the southeast and northeast corners of the property in the event that the adjacent parcels redevelop in the future. The CDP/FDP depicts an upgraded 5-foot wide sidewalk along the site's Telegraph Road frontage to provide a pedestrian connection from the application property to the adjacent pedestrian network along Telegraph Road. The applicant will also provide a 5-foot wide sidewalk along both sides of the private streets adjacent to dwellings and on one side of the private street segment that crosses the floodplain where no dwellings are located.

Parking

Each lot contains two parking spaces in the driveway and two parking spaces within an attached garage for a total of four parking spaces per dwelling. Four additional parking spaces within the northwest portion of the development and five parking spaces on the southern end of the development will provide additional parking for visitors.

Open Space

The proposed development contains approximately 7.5 acres (58%) of passive open space. Parcel A, which is approximately 4.2 acres in area, contains the floodplain, RPA, and EQC located generally to the south of the proposed private street. The applicant proposes to dedicate Parcel A to the Fairfax County Park Authority. Sheet 8A depicts how this area will be restored pursuant to a Water Quality Impact Assessment (WQIA) and RPA Encroachment Exemption that the applicant will be required to submit at the time of subdivision plan for the disturbance resulting from the private street construction through the RPA/EQC. The notes on this sheet specify the restoration activities that will be performed, and the planting schedule shown on this sheet details the plantings that will be provided for the restoration area. Parcel B contains approximately 3.3 acres and would be dedicated to and maintained by the future Homeowners Association. Parcel B consists of open space and the stormwater management facilities. Outlot A, which contains approximately 21,780 square feet, is located along the northeastern property boundary. The applicant intends to maintain the R-1 Zoning District on Outlot A and convey this outlot to the owners of the adjacent parcels to the east. The area of Outlot A has not been included in any of the density, open space, and related calculations for this application.

Stormwater Management

The applicant intends to meet stormwater management detention and Best Management Practices (BMPs) requirements through the use of two bioretention facilities and preserved open space. The CDP/FDP indicates that all outfalls are

adequate and that the post-development runoff will not exceed the pre-development runoff. The final design of the stormwater facilities will be subject to review by the Department of Public Works and Environmental Services (DPWES) at the time of subdivision plan. The future Homeowners Association (HOA) will be responsible for the maintenance of the facilities.

Architecture and Design

Sheet 9 of the CDP/FDP displays conceptual elevation views of the proposed dwellings. Excerpts from this sheet are shown below.



Source: CDP/FDP



The applicant's proffers state that the design and architecture of the proposed units will be in substantial conformance with these elevations or of comparable quality. The building materials shown are a combination of brick, stone, and siding. The proposed dwellings will be a maximum of 35 feet in height.

RESIDENTIAL DEVELOPMENT CRITERIA (Appendix 5)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to 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 that the Residential Development Criteria be used to evaluate zoning requests for new residential development.

Residential Development Criteria 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.

Consolidation

There is no Comprehensive Plan guidance that addresses consolidation for the subject parcel. The surrounding properties to the north, east, and west are all developed with single family detached dwellings, while the properties to the south contain FCPA property and the Fort Belvoir Golf Course. Floodplain, RPA, and EQC are located throughout the property and many of the adjacent properties. The minimum district size for a PDH-2 District is 2 acres and the proposed PDH-2 portion of the development is 12.94 acres. Staff did not identify any opportunities for additional consolidation with this application.

Layout

The proposed layout includes 18 lots that range in size from 7,400 square feet to 11,400 square feet with an average lot size of approximately 9,267 square feet. As shown in the lot typical on Sheet 1 of the CDP/FDP, the proposed lots feature 25-foot front yard setbacks, 25-foot rear yard setbacks, and 12-foot side yard setbacks. There is no minimum lot size, average lot size, or minimum setback requirement for the PDH-2 District. Staff believes the proposed lot sizes and setbacks provide for usable yard areas within the individual lots that may accommodate the future construction of decks in accordance with Section 2-412 of the Zoning Ordinance.

Outlot A, which contains approximately 21,780 square feet, is located along the eastern property boundary. The applicant intends to maintain the R-1 Zoning District on Outlot A and convey this outlot to the owners of the adjacent parcels to the east. The area of Outlot A has not been included in any of the density, open space, and related calculations for this application.

Open Space, Landscaping, and Amenities

The PDH-2 District requires that a minimum of 20 percent of the gross area of the site be provided as open space. The CDP/FDP depicts approximately 7.5 acres of open space (approximately 58 percent) dispersed among Parcels A and B of the proposed development. Parcel B, which is approximately 3.3 acres in area, consists of open space and the stormwater management facilities. Parcel A contains approximately 4.2 acres and generally contains the area of the EQC, RPA, and minor floodplain to the south of the proposed private street. The applicant proposes to re-vegetate the disturbed areas within the RPA/EQC and to dedicate this Parcel to the FCPA. At staff's request, the applicant has revised the proffers to clearly state that any debris and waste on the property will be removed prior to dedication and that an inspection be arranged to determine if the condition is acceptable to the FCPA prior to dedication. In addition, the applicant's revised proffers clarify that the area to be dedicated to the FCPA will not include the area labeled "Existing Field Located Wetland," as requested by the FCPA. The proffers further state that if the FCPA does not accept all or portions of Parcel A subsequent to this inspection, such land shall be dedicated to and maintained by the future HOA.

In addition to the re-vegetation of the EQC/RPA, the CDP/FDP depicts proposed landscaping along the private streets throughout the development. A proposed 2-foot to 4-foot high berm with shrubs and evergreen trees is shown along Telegraph Road to provide a buffer between the proposed dwellings and Telegraph Road. In addition, a 5-foot high berm with a 7-foot high board fence is shown along the southeastern property line adjacent to the parcel that contains the horse riding facility. The purpose of the berm is to visually buffer the proposed development from the adjacent horse riding facility.

Based on the features described above, staff finds that the application satisfies Criterion 1.

Residential Development Criteria 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

The application property is surrounded by single family detached dwellings to the west, north, and northeast. One of the properties to the east contains a horse riding facility, while Fort Belvoir Golf Course is located to the southeast of the site. The parcel to the south of the site is owned by the Fairfax County Park Authority. Staff believes that the proposed density of 1.39 du/ac is compatible with the density of the adjacent residential subdivisions, which are zoned PDH-2, R-2, and R-1. The applicant is proposing a landscaped berm and fence along the property line that abuts the horse riding facility to provide a buffer between these properties. In addition, staff believes the applicant's proposed tree preservation areas and plantings along the Telegraph Road frontage will help to buffer the proposed development from Telegraph Road. The RPA/EQC that the applicant will dedicate to the Fairfax County Park Authority will provide for an extension of the existing Park Authority property to the south.

Lot sizes and bulk/mass of the proposed dwelling units

The applicant's proposed lots range in size from 7,400 square feet to 11,400 square feet. The applicant's statement of justification indicates that the dwellings will have an above grade living area between 2,800 and 3,200 square feet. Staff compared the applicant's proposed lot sizes and dwellings to those within the adjacent Twinbrook at Mount Air subdivision to the west, which is zoned PDH-2 and is comparable to the proposed development in terms of density. According to Department of Tax Administration records, the dwellings in the Twinbrook at Mount Air development have above grade living areas between 2,107 square feet and 3,466 square feet and lot sizes between 5,130 square feet and 12,512 square feet. Overall, staff believes the proposed

lot sizes and dwellings are roughly consistent with the existing lots and dwellings in the surrounding area.

Setbacks (front, side, and rear)

As previously discussed, the applicant proposes minimum 25-foot front and rear setbacks and 12-foot side setbacks. The R-2 District requires minimum setbacks of 35 feet in the front, 15 feet on the side, and 25 feet in the rear. Staff finds that the proposed setbacks are similar to those required by the conventional R-2 District and are generally consistent with those of the adjacent developments.

Orientation of the proposed dwelling units to adjacent streets and homes

Staff finds that the proposed dwellings are appropriately oriented to be compatible with the orientation of the existing dwellings to the east and west of the subject property, with sides of the proposed dwellings facing sides of the existing dwellings to the east and west. Because the sides of the dwellings on proposed Lots 8, 9, 11, and 16 are located along the private street within the development, the applicant proffered to provide enhanced architectural features on the side elevations for these lots, such as additional ornamental trim, shutters on windows, and brick to the water table. In addition, the applicant proffers that the rear elevations on the units to be built on Lots 16, 17 and 18 along Telegraph Road shall be a combination of brick, stone or cementitious siding supplemented with trim and detail features.

Architectural elevations and materials

Sheet 9 of the CDP/FDP displays conceptual elevations of the proposed dwellings. The applicant's proffers state that the design and architecture of the proposed units will be in substantial conformance with these elevations or of comparable quality. The building materials will be a combination of brick, stone, and siding supplemented with trim and detail features. The proffers further state that the side elevations of the dwellings on Lots 8, 9, 11, and 16 will receive enhanced architectural features such as additional ornamental trim, shutters on windows, and brick to the water table. In addition, the rear elevations on the units to be built on Lots 16, 17 and 18 along Telegraph Road may be a combination of brick, stone or cementitious siding supplemented with trim and detail features. The dwellings will be a maximum of 35 feet in height.

Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses

The proposed private streets provide an adequate vehicular connection to the dwellings in staff's opinion. There is an existing 4-foot wide sidewalk along Telegraph Road that the applicant will upgrade to a 5-foot wide sidewalk. The proposed sidewalks along the private streets interior to the site will provide pedestrian connections within the development and to the adjacent pedestrian network.

Based on the analysis described above, staff believes that the application satisfies Criterion 2.

Residential Development Criteria 3: Environment (Appendices 6 – 8)

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 (Appendices 6 and 7)

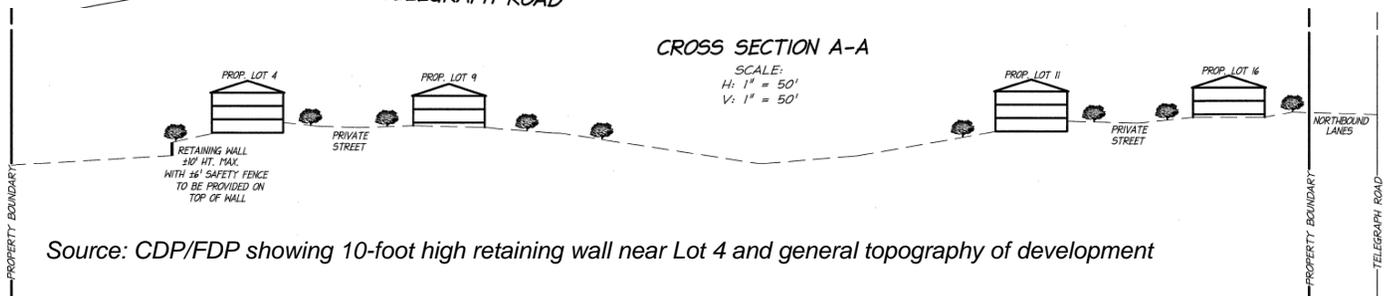
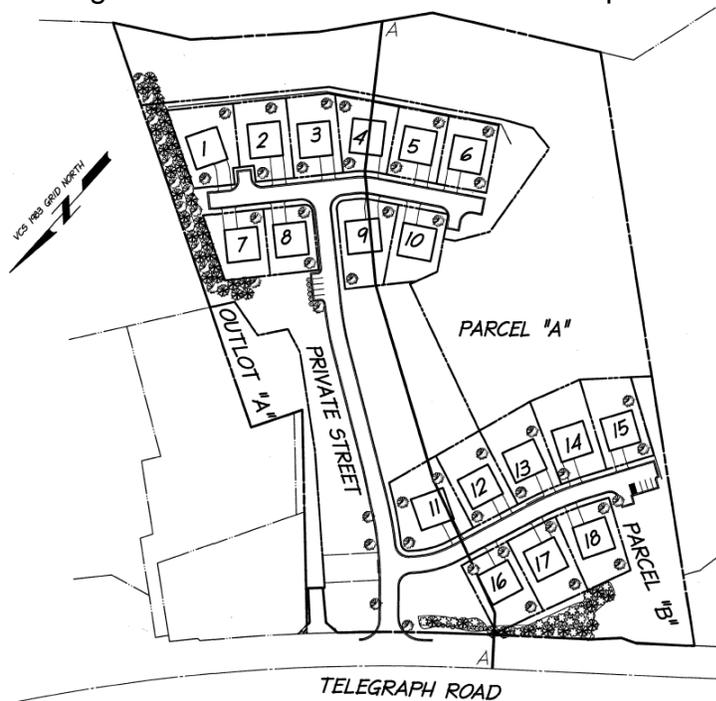
The Policy Plan states that developments should conserve natural environmental resources such as floodplains, stream valleys, woodlands, and wetlands. The Comprehensive Plan guidance recommends sensitivity to environmental and historic features in this area (Appendix 6). There are no known features of historic significance on the subject property. Staff from the Fairfax County Park Authority reviewed the applicant's Phase 1 Archaeological Study, which did not find any National Register eligible archaeological resources on site, and concur with the study's determination that no further archaeological work is necessary (Appendix 7). A significant portion of the property contains RPA and EQC. The property includes two small branches of Keman Run, which is part of the Accotink Creek watershed. The proposed development includes a crossing of the western branch of the stream in order to provide access to ten of the proposed lots. The proposed crossing relies on the use of a conspan bridge, which is designed to minimize impacts to the stream. The applicant has also agreed to perform restoration measures within the RPA/EQC areas of the property and will restore the RPA and EQC in accordance with the restoration plan shown on Sheet 8A of the CDP/FDP. Staff believes the applicant has adequately addressed any concerns related to disturbance in this area. The applicant will be required to submit a Water Quality Impact Assessment and RPA encroachment exemption for the disturbance within the RPA. Because the disturbance is for a road located within a minor floodplain, these applications will be subject to review and approval by DPWES at the time of subdivision plan rather than being heard concurrently with the Rezoning application by the Board of Supervisors.

Slopes and Soils

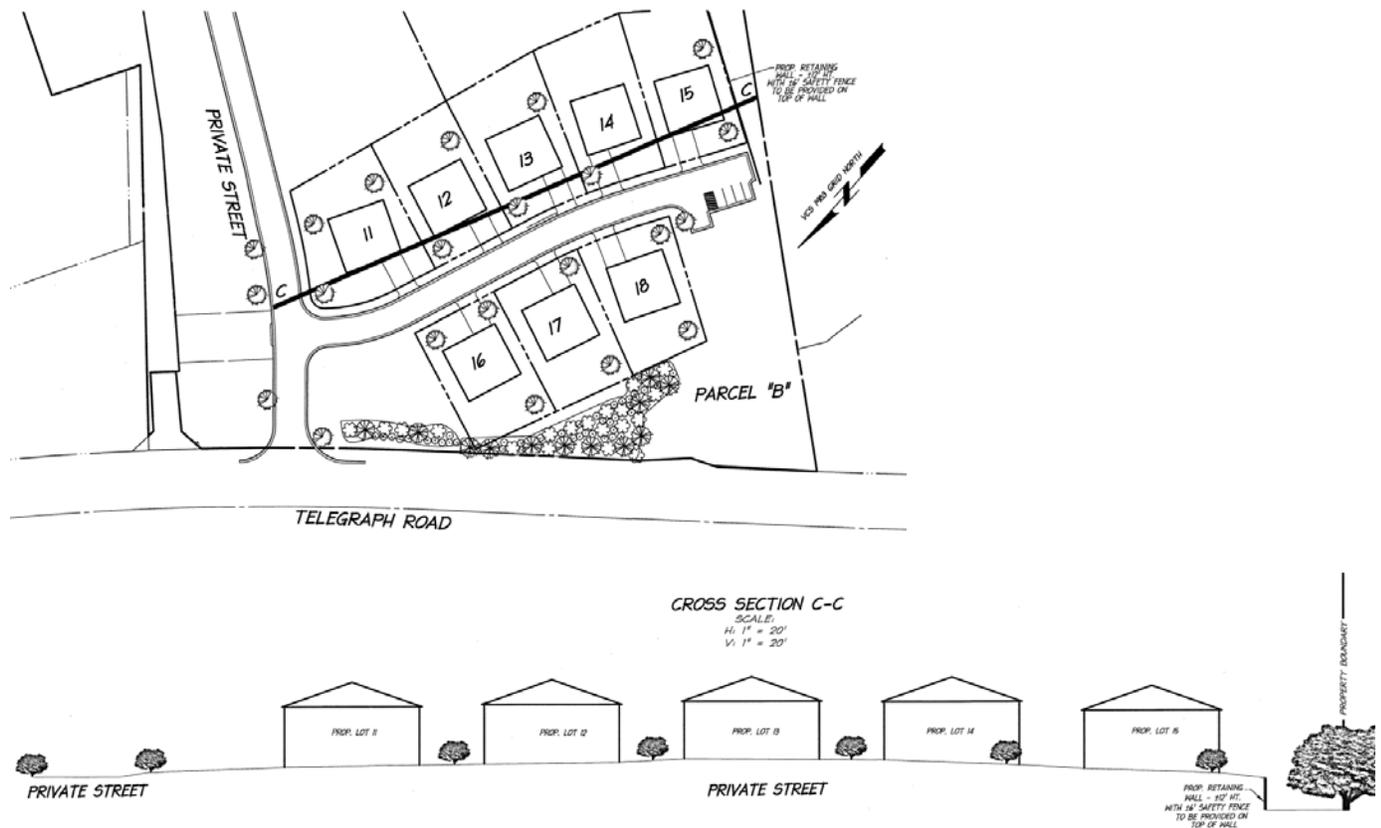
Marumsco soils are noted on the subject property on the County's Soil Map. These soils may be prone to slippage, with the potential to result in damage to the subject property as well as adjoining properties. The applicant's proffers state the intent to submit a geotechnical study at the time of subdivision plan. While the applicant has tried to include measures intended to alleviate slippage concerns, such as retaining walls, the final determination regarding any measures required to ensure adequate protection for the future owners of these properties and measures to protect adjoining properties shall be based on the approved findings of the geotechnical study. The geotechnical study

will be subject to review and approval by DPWES and the Geotechnical Review Board (GRB) at subdivision plan.

The site is characterized by steep topography and some areas of the site contain steep slopes in excess of 15%. The proposed layout would preserve the steep slopes located within the EQC and RPA through the dedication of Parcel A to the Fairfax County Park Authority. The dwellings on Lots 1 – 6 and 11 – 15 would feature walk-out basements. During the review of the application, staff encouraged the applicant to limit the number of retaining walls where possible. The applicant revised the plans during the review process to remove a retaining wall previously proposed to the rear of Lots 11 – 15 and instead provide walk-out basements for these dwellings. The proposed development now includes two retaining walls given the site's topography and soils: a maximum 10-foot high wall to the rear of Lots 1 – 6 and a maximum 12-foot high wall along the western side of Lot 15. The retaining wall at the southern end of the site would transition from approximately two feet in height near Lot 1 to a maximum of ten feet in height along Lots 5 and 6. The retaining wall at the eastern end of the site would transition from grade up to a maximum of 12 feet along Lot 15. The applicant submitted the sections show below to illustrate the topography of the development and how the retaining walls will function within the development.



Source: CDP/FDP showing 10-foot high retaining wall near Lot 4 and general topography of development



Source: CDP/FDP showing 12-foot high retaining wall along western side of Lot 15

Although the site contains areas of steep topography and problem soils, staff believes the proposed layout generally takes the existing topographic conditions and soil characteristics into consideration.

Water Quality and Drainage (Appendix 8)

As previously described, the applicant proposes to meet stormwater management requirements through the use of two bioretention facilities: one near the intersection of Telegraph Road and the proposed private street and one in the southeast portion of the development near Lots 7 and 8. The size and location of the facilities may be subject to modifications based on final engineering, provided that such modifications are in substantial conformance with the CDP/FDP. The final engineering of any stormwater facilities will be subject to review and approval by DPWES at the time of subdivision plan.

The stormwater management narrative on Sheet 8 of the CDP/FDP states that the bioretention facilities have been designed for the 10-year, 2-hour storm in order to provide detention for the 1, 2, and 10-year storm events and meet the BMP requirements of the PFM. Although the final calculations will be provided with the subdivision plan, the CDP/FDP indicates that the post-development runoff will be less than the pre-development runoff and a minimum of 40 percent phosphorus removal will

be achieved. Staff from DPWES requested that the applicant provide this information pursuant to the current stormwater regulations; however, the applicant will be required to meet the new stormwater regulations at the time of subdivision plan and the CDP/FDP states that this project will comply with the stormwater management ordinance effective July 1, 2014. The CDP/FDP indicates that outfalls are adequate in accordance with the PFM and the proffers state that the stormwater facilities shall be designed to meet the adequate outfall requirements as outlined in the PFM.

The Fairfax County Park Authority owns and operates the Mount Air Historic Site adjacent to and downstream from the applicant's property. Staff from the Fairfax County Park Authority commented that the development has the potential to impact the east side of the Mount Air Historic Site through increased stormwater runoff (Appendix 7). Therefore, staff from the FCPA requested that the applicant survey all concentrated outfalls leading from the bioretention areas to determine existing conditions and stabilize the outfalls if degraded or negatively impacted by the proposed development. Further, FCPA staff requested that follow-up surveys be conducted at the completion of construction and one year following completion of construction to determine if the applicant's discharge has altered and/or degraded any drainages in Mount Air Park. Staff stated that if the monitoring shows that the stream channel has changed more than 10% at any individual cross section, more than 5% overall, or the stream or swale's thalweg has moved more than three feet or 25% of the stream width, the applicant should restore the swale/stream channel to a condition that will accommodate the changes in the stream/swale hydrology as approved by DPWES and the Northern Virginia Soil and Water Conservation District. The applicant's current proffers commit to this request.

Noise

The proposed units adjacent to Telegraph Road are likely to experience transportation generated noise. The applicant has not shown any noise attenuation features such as fences along the Telegraph Road frontage and has proffered to provide a noise study at the time of subdivision plan. Staff notes that the results of the noise study could result in design changes, which may require the applicant to submit a Proffered Condition Amendment (PCA) and/or Final Development Plan Amendment (FDPA). The proffers state that noise attenuation measures shall be incorporated into the development so as to achieve an interior noise level of no greater than DNL 45 dBA and an exterior noise level for outdoor areas within lots at or below DNL 65 dBA. The proffers further state that various building material standards will be used to reduce interior noise levels to 45 dBA or less where necessary. Finally, the proffers allow the option to install a 6-foot high solid wood fence if necessary to mitigate outdoor noise impacts above 65 dBA.

Lighting

Any proposed lighting will be required to meet all standards set forth in the PFM and Article 14 of the Zoning Ordinance.

Green Building

The applicant proffers to construct the dwellings to achieve one of three green building programs: the ENERGY STAR® (VERSION 3.0) Qualified Homes path for energy performance; the National Green Building Standard (NGBS) using the ENERGY STAR® (VERSION 3.0) Qualified Homes path for energy performance; or, the Earth Craft House Program. Staff believes the applicant has satisfied the Comprehensive Plan's guidance for green building with this commitment.

In staff's opinion, the application satisfies Criterion 3. Staff believes the proposed development will provide for the long-term preservation of the 4.2 acres that the applicant proffers to dedicate to the Fairfax County Park Authority.

Residential Development Criteria 4: Tree Preservation and Tree Cover Requirements (Appendix 9)

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 are also encouraged.

The site currently contains approximately 6.8 acres of existing tree canopy according to the tree preservation calculations. The CDP/FDP indicates that the tree preservation target will be met. The applicant is proposing landscaping throughout the site as well as a landscaped berm along the portion of the eastern property boundary adjacent to Parcel 38. The CDP/FDP states that the 10-year tree canopy requirements will be met. The applicant has also included several proffers related to tree preservation and landscaping, including but not limited to tree preservation fencing and site monitoring. The proposed development will result in the removal of some vegetation within the RPA and EQC to accommodate the proposed private street. The applicant will be required to restore this area and provide landscaping in accordance with the Chesapeake Bay Preservation Ordinance. The restoration of this area will be subject to the review and approval of DPWES and UFMD through the submission of a WQIA and RPA encroachment exemption at the time of subdivision plan.

Staff believes that the application satisfies Criterion 4.

Residential Development Criteria 5: Transportation (Appendix 10)

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 (including Non-Motorized Facilities)

As previously discussed, a private street from Telegraph Road will provide vehicular access into the development, with individual driveways providing access to each dwelling. Each dwelling contains two parking spaces in the garage and two spaces in the driveway. In addition, four visitor parking spaces are located at the northern portion of the development and five visitor spaces are located at the southern portion of the development. The CDP/FDP depicts a proposed turnaround between Lots 1 and 2 at the southern end of the development. Transportation staff recommended that the applicant consider relocating this vehicle turnaround on the eastern side of Lots 1 and/or 7 to provide for better on-site circulation. However, the applicant was unable to relocate the proposed turnaround due to the proximity of the proposed landscape berm adjacent to Lots 1 and 7. Overall, staff finds that the proposed development will provide for safe and adequate access to the road network.

Staff requested that the applicant vacate the existing entrance along Telegraph Road. The applicant's proffers commit to this vacation. Staff recommends that the applicant complete this vacation through the VDOT process prior to subdivision plan approval. The applicant's proposed proffers state that the vacation request shall be submitted prior to the filing of the subdivision plan to be finalized prior to bond release. The applicant proffers to close this entrance and remove the existing pavement, as well as extend the curb, gutter, buffers, and sidewalk across the frontage according to VDOT standards.

Transit/Transportation Management

The applicant is not proposing to provide bus shelters, shuttle service, or other transportation management commitments and this segment of Telegraph Road is not served by any Fairfax Connector or MetroBus routes. Due to the minimal impact that 18 residences will likely have on the nearby transportation network, staff did not identify a need for such transportation management measures.

Interconnection of the Street Network

Given the length of the proposed private street and its termination on the property, the applicant was not asked to consider traffic calming measures. The applicant has provided branch-type turnaround areas for adequate fire access. Staff requested that the applicant provide for interparcel access to the southeast of the proposed

development by extending the proposed private street including curb, gutter, and sidewalk to the property line of adjacent Parcel 38. The CPD/FDP delineates an area for future interparcel access and the proffers propose an escrow for the extension of the private street to the property line in the future; however, the applicant is not proposing to extend the private street up to the property line with the current application. Instead, the applicant desires to install the landscaped berm and fence in this area to buffer the development from the adjacent horse riding facility. The CDP/FDP indicates that a sign will be provided to attempt to alert future residents that this road may be extended in the future.

Further, the CDP/FDP depicts a driveway connection with an ingress/egress easement from the northern end of the proposed private street to the existing driveway along the eastern property line to provide access between the PDH-2 portion of the development and Outlot A. Staff from the Fairfax County Department of Transportation (FCDOT) requested that the applicant provide an ingress/egress easement and construct an interim pavement section extending from the proposed private street at the northern section of the development to the Outlot A boundary to provide vehicular access to Outlot A once the existing Telegraph Road stub is closed. The CDP/FDP depicts a proposed ingress/egress easement with a curb cut in this area but does not include the requested interim connection. Although the CDP/FDP does not reflect transportation staff's preference for the construction of an interim connection, staff recognizes this may result in further disturbance to the RPA for a pavement section that will likely not be used in the immediate future.

Streets

The Residential Development Criteria state public streets are preferred and that if private streets are proposed in single-family detached neighborhoods, the benefit of such streets must be demonstrated. In this instance, the applicant states that the use of the private street allows greater flexibility in comparison to a public street because the private street does not need to meet the Virginia Department of Transportation (VDOT) standards for maximum slope. According to the applicant, meeting such standards on this site would require additional disturbance and loss of vegetation within the EQC and RPA because additional grading would be required.

Based on the features described above, staff finds that the application satisfies Criterion 5.

Residential Development Criteria 6: Public Facilities (Appendices 11 – 15)

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.

The Fairfax County Public Schools' Office of Facilities Planning Services (Appendix 11) determined that the proposal is anticipated to yield a net increase of approximately four new students if 18 dwellings are constructed. Based on the approved proffer formula guidelines, staff determined that a proffer contribution of \$43,300 is appropriate in order to address capital improvements for the receiving schools. Staff recommended that the contribution be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from the applicant's development. The applicant's proffers satisfy this request.

The Fairfax County Park Authority requested that the applicant provide a fair share contribution to offset impacts to park and recreation service levels (Appendix 7). To offset the additional impact caused by the proposed development, the applicant's draft proffers propose a \$45,543 contribution to the Fairfax County Park Authority. This contribution is consistent with the amount recommended by the FCPA and would be used to establish and maintain parks and recreational facilities at one or more park sites located within the service area of the subject property. In addition, the Zoning Ordinance requires a minimum expenditure of \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. The applicant's proffers commit to providing this amount.

Adequate sanitary sewer capacity is available (Appendix 12) and the proposed development would be serviced by the Fairfax County Fire and Rescue Department Station #437, Kingstowne (Appendix 13). The development can be served by Fairfax Water, as adequate domestic service is available from an existing 30-inch water main located in Telegraph Road (Appendix 14). The Health Department noted that the existing septic system will have to be properly abandoned prior to the approval of a demolition permit (Appendix 15).

Given the features discussed above, staff concludes that the application meets Criterion 6.

Residential Development Criteria 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 applies 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 does not require the applicant to provide Affordable Dwelling Units (ADUs) as only 18 dwellings are proposed. Section 2-802 of the Zoning Ordinance states that the requirements of the Affordable Dwelling Unit Program shall apply when

the rezoning yields 50 or more dwelling units at an equivalent density greater than one unit per acre. However, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund in rezoning applications that propose new residential dwellings. The application satisfies this Comprehensive Plan guidance by proffering to contribute 0.5% of the projected sales price for all of the units approved on the property to the Fairfax County Housing Trust Fund.

Given the proffered contribution, staff finds the application satisfies Criterion 7.

Residential Development Criteria 8: Heritage Resources

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. 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.

The applicant provided a Phase 1 Archeological Study for staff's review. The study did not find any National Register eligible archaeology resources on the site and concluded that no further archaeological work was necessary on the site. Staff from the Fairfax County Park Authority reviewed the study and concurs with its determination that no further work is necessary. As a result, the application meets Criterion 8 in staff's opinion.

ZONING ORDINANCE PROVISIONS (Appendix 16)

Planned Development Housing District (PDH)

The PDH District is established to encourage innovative and creative design and to facilitate the use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and, to otherwise implement the stated purpose and intent of the Zoning Ordinance. To these ends, rezoning to and development under this District will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

Staff's review of the development's conformance with the standards for all planned developments is contained below.

Standards for all Planned Developments (Sect. 16-100)

Section 16-101 contains six general standards that a planned development must meet. In addition, Sect. 16-102 contains three design standards that all Conceptual and Final Development Plans must satisfy. These standards are summarized below and contained in Appendix 16.

General Standards (Sect. 16-101)

General Standard 1 requires that the planned development substantially conform to the adopted Comprehensive Plan with respect to type, character and intensity.

The subject property is planned for residential use at a density of 1 – 2 du/ac. The applicant's proposal at a density of 1.39 du/ac is in conformance with the recommendations of the Comprehensive Plan. In addition, as described above, staff finds that the proposed development meets the Residential Development Criteria of the Policy Plan. Therefore, staff finds that the application meets this standard.

General Standard 2 requires that the planned development achieve the stated purpose and intent of the planned development district more than under a conventional district.

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. Although the construction of the private street across the stream crossing does represent an impact to the RPA/EQC, staff believes it has been presented in a manner which appears to limit impacts to the greatest extent practicable. The applicant's proposal allows for the preservation of approximately 4.2 acres that will be dedicated to the FCPA. Staff believes that the preservation of this environmentally sensitive area could not be similarly achieved by a conventional district that requires larger minimum lot sizes, lot widths, and setbacks and does not have a minimum open space requirement. As a result, the application meets this standard in staff's opinion.

General Standard 3 requires the planned development to efficiently utilize the land and preserve scenic and natural features to the extent possible.

As previously discussed, the property features a minor floodplain, RPA, and EQC. Staff believes the proposed development's layout is sensitive to the existing environmental features on the property and the surrounding area and will allow for the preservation of 4.2 acres of these sensitive areas by dedicating this to the Fairfax County Park Authority. Staff believes the application satisfies this standard.

General Standard 4 requires that the planned development be designed to prevent substantial injury to surrounding development and not deter or impede development.

The surrounding properties contain single family detached dwellings. As discussed in

staff's analysis of the neighborhood context criterion of the Residential Development Criteria, staff believes the proposed development is compatible with the adjacent development. In staff's opinion, the proposed development on the subject property will not deter or impede development on the surrounding parcels that are planned for residential use at 1 - 2 du/ac.

General Standard 5 requires the planned development to be located in an area with adequate public facilities.

As summarized in staff's analysis of the public facilities criterion of the Residential Development Criteria, staff finds that adequate public facilities will be provided. Therefore, staff concludes that the application satisfies this standard.

General Standard 6 requires that the planned development provide coordinated linkages.

The proposed development includes sidewalks within the development and the improvement of the existing sidewalk along Telegraph Road from four feet to five feet in width. The applicant is requesting a modification of the sidewalk requirement along one side of the private street in the area where dwellings are not proposed, and a modification of the maximum allowable length for a private street. Staff supports these requested modifications, as described in the Requested Modifications Section of this report. Overall, staff believes the application satisfies this standard.

Design Standards (Sect. 16-102)

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

The R-2 District (Residential, 2 dwelling units per acre) is the closest conventional residential district. The table below summarizes the R-2 District's setback requirements and the building setbacks provided by the proposed development.

	R-2 Requirement	Proposed Development
Front Yard	35 feet	25 feet
Side Yard	15 feet	12 feet
Rear Yard	25 feet	25 feet
Lot Size	18,000 square feet (average) 15,000 square feet (minimum)	9,267 square feet (average) 7,400 – 11,400 square feet

As demonstrated in the chart above, the minimum rear setbacks within the proposed development conform to the required minimum rear yard setback in the R-2 conventional district. Although the side and front yard setbacks and the proposed lot sizes are less

than the R-2 conventional district's minimum requirements, staff believes the proposed setbacks generally conform to the R-2 conventional setbacks and the reduced setbacks and lot sizes allow for the preservation of environmental features on the site. In addition, the maximum proposed height of 35 feet is consistent with the bulk regulations of the R-2 conventional district.

Design Standard 2 states that, other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

The minimum district size for a PDH-2 District is 2 acres and the proposed PDH-2 portion of the development is 12.94 acres. The PDH-2 District requires that a minimum of 20% of the gross area of the site be provided as open space. The CDP/FDP depicts approximately 7.5 acres of open space (approximately 58%) within the development. Overall, staff finds that the proposed development complies with the applicable provisions of the Zoning Ordinance stated above and will be required to comply with these regulations during subsequent stages of the development process.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling the same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

The applicant is providing streets and sidewalks that will connect the dwellings to the existing vehicular and pedestrian network. There are no proposed connections to mass transportation facilities given the site's distance from such facilities.

Overall, in staff's opinion the application satisfies the General Standards and Design Standards for Planned Developments.

REQUESTED MODIFICATIONS

Modification of Section 11-302(2) of the Zoning Ordinance for the maximum length of a private street

Section 11-302(2) of the Zoning Ordinance restricts private streets in a residential development to a maximum length of 600 feet unless otherwise approved by the Director of DPWES. The applicant requests a modification of this provision to permit the proposed private street, which is approximately 940 feet in length from Telegraph Road to its southern most point. Staff believes the requested modification is justified because of the possibility for interparcel access to the east in the event that adjacent Parcel 38 redevelops in the future. In addition, this allows the dwellings to be sited further from the

RPA and EQC to the north. Therefore, staff does not object to the approval of this modification.

Modification of Sections 8-0101.1 and 8-0102 of the PFM requiring a sidewalk along both sides of the private street in favor of the sidewalks depicted on the CDP/FDP

The PFM requires the construction of sidewalks on both sides of all streets within subdivisions containing lots averaging less than 25,001 square feet, which applies to this application. The applicant requests a modification of the sidewalk requirement along the eastern side of the private street that crosses the floodplain, EQC, and RPA. There are no dwellings proposed in this area of the development and the applicant has provided a sidewalk along the private street in front of the proposed dwellings. Therefore, staff believes that adequate pedestrian facilities would still be provided without this sidewalk segment. In addition, staff recognizes that an additional sidewalk may require additional disturbance within the floodplain, RPA, and EQC. As a result, staff does not object to this requested modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a rezoning from the R-1 District to the PDH-2 and R-1 Districts to permit the construction of 18 single family detached dwellings at a density of 1.39 du/ac. A large portion of the application property is characterized by dramatic topography containing a minor floodplain, RPA, and EQC. Approximately 4.2 acres of the site will be dedicated to the Fairfax County Park Authority and the applicant will re-vegetate the areas that are disturbed within the RPA/EQC. Therefore, staff believes the proposed development will provide for the long-term preservation of an environmentally sensitive area. Staff finds that the applicant's proposed development satisfies the Residential Development Criteria. Furthermore, staff concludes that the application conforms to the applicable provisions of the Comprehensive Plan and Zoning Ordinance.

Recommendation

Staff recommends approval of RZ 2014-MV-002 and the associated conceptual development plan, subject to the execution of proffers consistent those contained in Appendix 1.

Staff recommends approval of FDP 2014-MV-002, subject to the proposed development conditions contained in Appendix 2 and the Board's approval of the associated rezoning and conceptual development plan.

Staff recommends approval of a modification of Section 11-302(2) of the Zoning Ordinance for the maximum length of a private street in favor of the private street shown on the CDP/FDP.

Staff recommends approval of a modification of Sections 8-0101.1 and 8-0102 of the PFM requiring a sidewalk on both sides of the private street in favor of the sidewalks shown on the CDP/FDP.

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

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

APPENDICES

1. Proffers
2. Proposed Development Conditions
3. Statement of Justification
4. Affidavit
5. Residential Development Criteria
6. Environment and Development Review Analysis
7. Fairfax County Park Authority Analysis
8. Site Development and Inspections Division Analysis
9. Urban Forest Management Division Analysis
10. Fairfax County Department of Transportation (FCDOT) Analysis
11. Fairfax County Public Schools – Office of Facilities Planning Analysis
12. Wastewater Planning & Monitoring Division Analysis
13. Fairfax County Fire and Rescue Analysis
14. Fairfax County Water Authority Analysis
15. Health Department Analysis
16. Zoning Ordinance Provisions
17. Glossary

PROFFER STATEMENT

June 30, 2014

RZ-2014-MV-002

(Hollybrook Farm)

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner and Applicant, in this rezoning proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Map as Tax Map 099-4-1-41, 42 & 43 (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-1 and PDH-2 Zoning District is granted. In the event said rezoning request is denied these Proffered Conditions shall be null and void. The Owner and 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 County and State statutory procedures. The Proffered Conditions are as follows:

GENERAL

1. Substantial Conformance. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) titled "Hollybrook Farm," prepared by LDC consisting of 13 sheets, dated August, 2013 as revised through June 24, 2014 and further modified by these Proffered Conditions.
2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffered Conditions, which may be brought about as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance,. These modifications may include the locations of utilities and landscaping, minor adjustment of property lines, and the general location, type and size of dwellings on the proposed lots, provided that the minimum building setbacks outlined on the CDP/FDP are honored, and the limits of clearing and grading are adhered to.
3. Architectural Design. The design and architecture of the approved dwellings shall be in substantial conformance with the illustrative elevations shown on Sheet 9 of the CDP/FDP, or of comparable quality. The Applicant reserves the right to use an alternative product than what is shown on the illustrative elevations provided it is consistent with the illustrative elevations.

The building materials for the front elevation on all units shall be a combination of brick, stone and siding supplemented with trim and detail features. The rear

elevations on the units to be built on Lots 16, 17 and 18 shall be a combination of brick, stone or cementitious siding supplemented with trim and detail features. The units to be built on Lots 8, 9, 11 and 16 shall receive on the side elevations toward the private street a gabled elevation with a gable continuation and enhanced architectural features such as additional ornamental trim, shutters on windows and brick to the water table.

The con-span and face of the retaining wall shall be in substantial conformance with the illustration on Sheet 9 of the CDP/FDP. The applicant shall construct a 6-foot tall safety fence on the application property along the top of the retaining walls, as shown on Sheet 2 and 9 of the CDP/FDP.

4. Universal Design. Dwelling units shall offer optional features at the time of initial purchase designed with a selection of Universal Design features as determined by the Applicant which may include, but not be limited to, clear knee space under the sink in the kitchen, lever door handles instead of knobs, lights switches 48” high, thermostats a maximum of 48” high, and/or electrical outlets at a minimal 18” high. Additional Universal Design options shall be offered to each purchaser at the purchasers’ sole cost. These additional options may include, but not be limited to, one no step pathway into the house and 36” wide doorways and/or zero threshold doorways.
5. Outlot A: This 21,780 square foot area of land is not included within the application density, open space or PDH-2 zoning calculations. It shall be conveyed to the owners of Fairfax County Tax Map Parcels 99-4 ((1)) 39A (“Owners”) within 30 days of recordation of subdivision plat. Subsequent to conveyance of Outlot A, accessory structure(s) may be constructed on the property in conjunction with adjacent Parcels 39A, 39B, and/or 40, subject to meeting the R-1 District’s minimum yard requirements and Article 10 of the Zoning Ordinance, Accessory Structures, requirements, without need for an amendment of this Application’s Proffers and/or compliance with architectural design directives of Proffer 3. The road stub described in Proffer 35 shall in a like manner be conveyed to the Owners. Outlot A and the road stub shall not be subject to the conditions, declarations, covenants or control of or by any homeowners association (HOA), nor will the Outlot’s owners be a member of such HOA created by the Application subdivision.
6. Blasting. If blasting is required, the Applicant shall ensure that blasting is done pursuant to Fairfax County Fire Marshal requirements and all safety recommendations of the same, including without limitation, the use of blasting mats. In addition, the Applicant shall:
 - i. Retain a professional consultant, to perform a pre-blast survey of each occupied structure or building, to the extent that any of these structures are located within two hundred and fifty (250) feet of the property line of the Property and within two hundred and fifty (250) feet of any offsite blasting area;

- ii. Prior to any blasting being done, the Applicant shall provide written confirmation to the Department of Public Works and Environmental Services (“DPWES”) that the pre-blast survey has been completed and provide a copy of the survey to Fairfax County upon request. The blasting survey shall be deemed complete no later than thirty (30) days after notice to owners;
- iii. Require the blasting consultant to request access to any houses, wells, buildings, businesses, or swimming pools, by notification to owners within two hundred and fifty (250) feet of the property line of the Application Property and within two hundred and fifty (250) feet of any off-site blasting area, if permitted by owner, to determine the pre-blast conditions of these structures. The Applicant’s consultant will be required to give a minimum of thirty (30) days’ notice of the scheduling of the pre-blast survey. If an owner does not reply to the Applicant’s consultant within the aforesaid thirty (30) day notice period then the owner is deemed to have waived his right to claim any damage from the Applicant’s blasting activity. The Applicant shall provide the residents entitled to pre-blast inspections, the name, address and phone number of the blasting contractor’s insurance carrier;
- iv. The Applicant shall require his consultant to place seismographic instruments prior to blasting to monitor shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request;
- v. Notify owners within two hundred and fifty (250) feet of the property line of the Application Property and within two hundred and fifty (250) feet of any off-site blasting area, ten (10) calendar days prior to blasting. No blasting shall occur until such notice has been given.
- vi. Upon receipt of a claim of damage resulting from said blasting, the Applicant shall cause his consultant to respond within five (5) calendar days of meeting at the site of the alleged damage to confer with the property owner;
- vii. The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damage to structures, which are directly attributable to the blasting activity and shall take necessary action to resolve any valid claims in an expeditious matter.

RECREATIONAL FACILITIES

- 7. Prior to subdivision plan approval, the Applicant shall contribute funds in the amount of \$1,700 per approved dwelling unit to the Fairfax County Park Authority (FCPA) for its use in providing recreational facilities within the service area of the Property for a total of \$30,600. The Applicant shall also at time of subdivision plat approval contribute the sum of \$45,543 to the Fairfax County Park Authority for development of recreational facilities located in Parks within the service area of the Property.

8. Prior to bond release, the Applicant shall transfer to the Fairfax County Park Authority Parcel A containing RPA, EQC and Floodplain and located south of the proposed Private Street (4.17 acres +/-). Parcel A shall not include the area labeled: "Existing Field Located Wetland" on Sheet 4 of the CDP/FDP. Prior to dedication of Parcel A, the Applicant shall remove waste and debris and perform the restoration work as shown on Sheet 8A of the CDP/FDP and in accordance with Proffer 32, subject to review and approval by UFMD, FCPA and DPWES. In accordance with Section 2-1102.4B of the PFM, the Applicant shall take any necessary corrective action prior to Park Authority acceptance. Corrective action to be undertaken in these portions of existing arena and similar features located outside the limits of clearing and grading is to be done by hand removal and coordinated with Site Development and Inspections Division (SDID) and FCPA as shown on Sheet 2. Following the site cleanup of debris and restoration and prior to land dedication, the Applicant shall arrange for an inspection by the Park Authority Land Acquisition Manager. If the condition of the land is acceptable to the FCPA, the Applicant shall dedicate the property prior to bond release including an access easement for the general public to be field located as per FCPA direction at subdivision plan review. If the FCPA does not accept all or portions of Parcel A subsequent to the inspection, such land shall be dedicated to and maintained by the future Homeowners Association (HOA) subsequent to the cleanup of debris and restoration.

SCHOOLS

9. Contribution and Adjustment thereto. Prior to subdivision plan approval, the Applicant shall contribute \$43,300 to the Fairfax County Board of Supervisors to be transferred to the Fairfax County School Board to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from the development.

Following approval of this Application and prior to the Applicant's payment of the amounts set forth in this Proffered Condition 9, if Fairfax County should increase the ratio of students standards 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 contribution amount, the Applicant shall provide the greater of the two amounts.

ESCALATION

10. Escalation. All monetary contributions required by these proffers other than as provided in Proffered Condition 7 and 9 shall be adjusted upward or downward based on the percentage change in the annual rate of inflation with a base year of 2014, and change effective each January 1 thereafter, as calculated by referring to the Consumer Price Index for all urban customers (CPI-U), (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of final subdivision plan approval and up to the date of payment. In no event shall adjustment increase exceed the annual rate as calculated by the CPI-U.

CONSTRUCTION HOURS

11. Construction Hours. Exterior construction shall occur between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday, 8:00 a.m. until 6:00 p.m. on Saturday and 9:00 a.m. until 6:00 p.m. Sunday. Exterior construction activities shall not occur on the holidays of Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas, Easter and New Year's Day. The aforesaid construction hours shall be posted on the property. The allowable hours of construction as specified in this Proffered Condition shall be listed within any contract with future sub-contractors associated with exterior construction on the site. An individual with authority to force all work to cease at the Property shall be identified by the Applicant with twenty-four (24) hour seven (7) day a week contact information and that name and contact information shall be prominently posted on the Property from commencement of construction until bond release. The Property shall be posted with notice that no exterior or interior construction vehicle or vehicle belonging to a construction worker may be parked on Telegraph Road within 1000 feet of the Property until bond release.

SEPTIC TANK/WELL ABANDONMENT

12. Abandonment. The existing septic tank and well shall be properly abandoned as required by the Fairfax County Health Department prior to the approval and/or issuance of the demolition permit for the existing single family detached residential unit.

ENVIRONMENT

13. Green Building Qualification. The dwelling units shall be constructed to achieve one of the following:

- i. Qualification in accordance with ENERGY STAR® (VERSION 3.0) Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the Department of Planning and Zoning ("DPZ") and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit (RUP) for each dwelling; or
- ii. Certification in accordance with the National Green Building Standard (NGCS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit ("RUP") for each dwelling; or
- iii. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the RUP for each dwelling.

Certification testing shall be accomplished prior to the issuance of a RUP for each dwelling. The Certification testing requirement shall be met by emailing the builder inspector, the preliminary inspection report of the third party inspector prior to the issuance of the RUP. Prior to Bond Release, the Applicant shall show proof to DPWES that all units met one of the conditions (i) - (iii).

14. Construction Debris. Prior to the issuance of subdivision plan approval, the Applicant shall submit a plan for the diversion of Construction and Demolition Debris waste from landfills and into recycling with a goal of achieving 75%, and a requirement of achieving 50%, recycling, repurposing and reuse efficiency, not including soils exported offsite. Repurposing and/or reuse of waste materials may include incineration of residual materials at a waste-to-energy facility after mechanized processing by a Materials Recovery Facility.

15. Noise. Concurrent with the submission of the first subdivision plan for the Proposed Development, the Applicant shall submit to the DPZ and DPWES for review and comment a noise study demonstrating that, based on noise mitigation measures the Applicant proposes to include (if any), all affected interior areas of the residential units constructed on the Property will have noise levels reduced to approximately 45 dBA Ldn or less based on future traffic conditions and final site conditions. Noise attenuation measures shall be incorporated into the development so as to achieve an interior noise level of no greater than DNL 45 dBA and an exterior noise level for outdoor areas, including decks, within lots at or below DNL 65 dBA. If necessary, the Applicant may install a six (6) foot solid wood fence to reduce exterior noise levels at the rear property line(s) of Lots 16, 17, 18 to below 65 dBA. Any acoustical analysis and noise attenuation measures shall be subject to the review and approval of the Environmental and Development Review Branch of the DPZ and DPWES at the time of subdivision plan. For dwelling units anticipated by the study to be affected by highway noise levels, those dwellings shall be constructed to meet the following building material standards to reduce interior noise levels to 45 dBA Ldn or less:
 - Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 65 to 70 dBA Ldn.
 - If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 39 as dictated by the percent of glass.
 - All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

The Applicant reserves the right to pursue methods other than those above for mitigating highway noise impacts that can be demonstrated prior to the filing of a building permit, through an independent noise study as reviewed and approved by DPWES and the DPZ, provided that these methods will be effective in reducing

interior noise levels to approximately 45 dBA Ldn, and exterior noise within outdoor recreation areas to approximately 65 dBA Ldn.

16. Geotechnical Study. Prior to subdivision plan approval for the Proposed Development and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the Property to the Geotechnical Review Board (GRB) through DPWES for review and approval. If needed to alleviate potential structural, grading and construction problems to the Property and the adjacent properties, the Applicant shall incorporate into its subdivision plan and/or building design appropriate engineering practices as recommended by the GRB and to the satisfaction of DPWES.

GARAGE CONVERSION

17. Garage Conversion. Any conversion of garages that will preclude the parking of vehicles within the garage shall be prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Homeowners Association (“HOA”) and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing prior to entering into a contract of sale.

HOMEOWNERS ASSOCIATION

18. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a HOA in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these Proffered Conditions. Outlot A, which is described in Proffered Condition number 5, will not be part of the HOA nor subject to the covenants, conditions, and restrictions associated therewith subsequent to its conveyance.
19. Dedication to HOA. At the time of subdivision plat recordation, open space, common areas, private streets, fencing and amenities not otherwise conveyed or dedicated to the County or FCPA shall be the property of the HOA and maintained by the same. The HOA reserves the right to grant easements for any purpose on the common areas as the HOA deems necessary.
20. Stormwater Management/Best Management Practice (“SWM/BMP”) Maintenance. The future HOA shall be responsible for the maintenance of the “EX FIELD LOCATED WETLANDS” shown on Sheet 8A and the stormwater management facilities. After establishing the HOA and prior to bond release, the Applicant shall provide the HOA with written material describing proper maintenance of the approved SWM/BMP facilities along with a copy of the private stormwater management maintenance agreement, construction plan, as-built survey of such facility and any other documents and/or plans required by Virginia Code § 55-509.2.

21. 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 streets, storm water management facilities, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. The homeowner association covenants shall contain clear language delineating the tree save areas as shown on the CDP/FDP. The covenants shall prohibit the removal of the trees except those trees which are dead, diseased noxious or hazardous (as determined by UFMD) and shall outline the maintenance responsibility of the homeowners association and individual homeowners. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures and an estimated budget for such common maintenance items. The HOA documents shall stipulate that a reserve fund to be held by the HOA be established for the private street maintenance. The Applicant shall be responsible for placing the sum of \$54,000 (\$3,000 per lot) in such reserve fund in three (3) equal allotments as follows: (i) at time of issuance of the first RUP; (ii) at the time of the issuance of the sixth RUP; and (iii) at the time of the issuance of the twelfth RUP.
22. Public Access Easement. A public access easement in a form approved by the County Attorney shall be placed on the private streets, sidewalks and trails within the approved development. The requirements of this proffer condition shall be disclosed in the HOA documents.

STORMWATER MANAGEMENT

23. Stormwater Management. Subject to review and approval by DPWES, stormwater management (“SWM”) and Best Management Practice (“BMP”) measures for the Property shall be provided in substantial conformance with that shown on the approved CDP/FDP and shall be developed in accordance with the PFM, unless waived or modified by DPWES. The stormwater facility shall be designed to meet the adequate outfall requirements as outlined in the PFM. The stormwater management system shall be reviewed for adequacy by DPWES at the time of final subdivision plat review. If any inadequacies are identified, the Applicant shall employ appropriate corrective measures to the satisfaction of DPWES, prior to final subdivision plat approval.
24. Follow-Up Surveys. The applicant shall conduct follow-up surveys at the completion of construction and one year following completion of construction to determine if the Applicant’s discharge has altered and/or degraded any drainage in Mount Air Park. The Applicant shall measure at least three cross-sections of the channel at 100 foot intervals from each concentrated outfall and monitor the cross-section at the completion of construction and one year following completion of construction. If the monitoring shows that the stream channel has changed more than 10% at any individual cross section, more than 5% overall (measured vertically from a plane formed by the survey monuments) or that the stream or swale’s thalweg has moved more than 3 feet or 25% of the stream width, the Applicant shall restore the

swale/stream channel to a condition that will accommodate the changes in the stream/swale hydrology, as approved by DPWES and the Northern Virginia Soil and Water Conservation District.

LANDSCAPING

25. The first submission of the subdivision plan and all subsequent plan submissions shall include a landscape plan for review and approval by the Urban Forest Management Division (UFMD). The applicant shall provide for the berm, and fencing shown on Sheets 2 – 3 of the CDP/FDP. The berm, and fence along the eastern property line shall be installed concurrent with initial clearing and grading and the landscaping prior to bond release for the project landscaping. Under no circumstances shall the berm and fence have a total combined height of less than twelve (12) feet with the fence being no more than seven (7) feet of the total height.

TREE PRESERVATION

26. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plat 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, Department of Public Works and Environmental Services.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees living or dead with trunks 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), located 25 feet outside the limits of clearing and grading and 10 feet inside of the limits of clearing and grading shall be identified in the inventory as well. The tree preservation plan and narrative shall include all applicable items specified in PFM 12-0501 and 12-0502. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved such as crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

27. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's appointed representative shall walk the limits of clearing and grading with a UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying within the tree preservation area 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 associate understory vegetation and soil conditions. Notice of walkthrough shall be given to owners of adjacent properties identified as Tax Map 99-4 ((1)) 39A and 39B Tax Map 99-4((1))-38 and Tax Map 99-4((10))-1 by certified mail a minimum of 7 days prior to such walkthrough and shall be permitted attendance relative to the portion of the walkthrough relative to trees immediately adjacent to or on their properties.

28. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified and for the installation of utilities as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any area protected by the limits of clearing and grading that must be disturbed for such utilities.
29. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the erosion and sediment control sheets, as may be modified by the “Root Pruning” Proffered Condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing 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. 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. No grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

30. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of these Proffered Conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plat submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects

affected and adjacent vegetation to be preserved, and may include, but not limited to the following:

- i. Root pruning shall be done with a trencher or vibratory plow to a minimum depth of 18 inches.
- ii. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- iii. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

31. Monitoring. During any clearing or tree/vegetation/structure removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant should retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, 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.

EQC/RPA RESTORATION AND WQIA/WRPA

32. All areas of the Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) shall be restored in accordance with Sheet 8A of the C/FDP, subject to review and approval by DPWES, UFMD, and FCPA. A component of the restoration plan shall be an Invasive Species Management Plan which shall also be reviewed and approved by UFMD and FCPA.

33. Water Quality Impact Assessment and Resource Protection Area (WQIA/RPA) Exemption Plan: A WQIA/RPA restoration plan for the areas within the RPA previously disturbed and proposed for disturbance, as designated on the CDP/FDP, shall be submitted concurrently with the first and all subsequent subdivision plan submissions for review and approval by Urban Forest Management Division and DPWES, and shall be implemented as approved. The HOA covenants shall include language notifying property owners and occupants of the homes of the restrictions and protection afforded those designated areas. The Applicant shall retain the services of a certified arborist, registered consulting arborist, or certified horticulturist to monitor all activities associated with the replanting of the RPA in order to ensure compliance with all proffer and UFMD approvals and provide written reports to UFMD. The plan shall provide plantings that include an appropriate selection of native species based on existing and proposed site conditions to restore the area to a native forest cover type and in accordance with the Chesapeake Bay Preservation Ordinance. The reforestation plan shall include, but not be limited to the following:

- Plant list detailing species, sizes, and stock type of trees and other vegetation to be planted;
- Soil treatments and amendments, if necessary;
- Methods to reduce deer browse;
- Methods to reduce weed competition;
- Mulching specifications
- Details and methods of installation
- Maintenance activities (such as weeding and watering);
- Mortality threshold; and
- Monitoring and replacement schedule with two (2) year warranty.

TRANSPORTATION

34. Sidewalks. The Applicant shall construct five foot sidewalks as shown on the CDP/FDP. The five foot sidewalk contiguous to Telegraph Road (Route 611) shall be subject to review and approval by the Virginia Department of Transportation (VDOT).
35. Access. The design of the access to Telegraph Road shall be subject to review and approval by VDOT. The hatched portion of R/W shown on Sheet 2 of 9, depicting an existing road stub (“road stub”) on the CDP/FDP, shall be abandoned through the VDOT process which shall be submitted prior to filing of the subdivision plan and diligently pursued by the Applicant and finalized prior to subdivision plan approval. The Applicant shall be responsible for all costs associated with the abandonment and conveyance unless sharing of these costs is agreed upon by another party. The Applicant shall: close the entrance onto Telegraph Road; remove the existing pavement and scarify and revegetate this area; and extend the curb and gutter, buffers, and sidewalk as generally shown on the CDP/FDP. The road stub shall then be conveyed to the Owner of Outlot A as provided in Proffer number 5.
36. Private Street. The on-site private streets shall be constructed in conformance with the Public Facilities Manual (PFM) and shall be constructed of materials and depth of pavement consistent with the PFM, subject to any design modifications as to pavement and easement width and use of curb, that are approved by the Director of DPWES. The Homeowners' Association shall be responsible for the maintenance of the on-site private streets and sidewalks. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents.
37. Right of Way Dedication. At the time of subdivision plan approval, or upon demand by Fairfax County or VDOT, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances to the Board of Supervisors, an additional 60 square feet of right-of-way along the site frontage of Telegraph Road as shown on Sheet 2 of the CDP/FDP and any associated ancillary easements. 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.

38. Interparcel Access. At the time of conveyance of Outlot A to the adjacent property owners of Parcel 99-4 ((1)) 39A, the Applicant shall record an ingress and egress easement concurrent therewith providing access from Outlot A to the Private Street on the Application property. The easement shall align with and match the centerline and width of the adjacent intersection as shown on Sheet 2. The Applicant shall provide a VDOT standard driveway apron as shown on Sheet 2. At the time of subdivision plat recordation, an ingress and egress easement shall be provided connecting the Private Street adjacent to Lots 1 and 7 to the property line of Tax Map 99-4 ((1)) 38. The Applicant shall provide an escrow in the amount of \$8,202.62 at time of subdivision plan approval to facilitate this future construction by others. A clearly visible and legible sign stating "Future Access" shall be posted facing the Property and maintained until connection is complete.

AFFORDABLE HOUSING

39. Housing Trust Fund. Prior to subdivision 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 same time of the issuance of the first building permit and is estimated through comparable sales of similar type units.

SIGNS

40. Signs. Any sign installed by the Applicant shall be in conformance with Article 12 of the Zoning Ordinance. The Applicant may install a monument sign at or near the entrance to the development to provide clear notice in adequate time for north bound traffic on Telegraph Road to identify the entrance. The Applicant shall also at or near the entrance to the development cause to be posted a "No Through Street" sign.

SUCCESSORS AND ASSIGNS

41. Successors and Assigns. These Proffered Conditions shall bind and inure to the benefit of the Applicant and his/her successors and assigns with exception of Out Lot A as set forth in Proffered Condition 5.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

APPLICANT/CONTRACT PURCHASER OF TAX MAP
99-4-((1))-41, 42 & 43
NCL XII, LLC

By: F. Gary Garczynski
Its: Member

RALPH J. YOW, JR., TESTAMENTARY TRUST
TITLE OWNER OF TAX MAP
99-4-((1))-41, 42 & 43

By: Andrew G. Bury, Jr.
Trustee

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2014-MV-002

July 3, 2014

If it is the intent of the Planning Commission to approve FDP 2014-MV-002 for residential development at Tax Map 99-4 ((1)) 41, 42, and 43, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the FDP entitled "Hollybrook Farm" submitted by LDC consisting of 13 sheets dated August, 2013 as revised through June 24, 2014.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

Statement of Justification
 Hollybrook Farm
 NCL XII, LLC
 May 22, 2014

PURSUANT to Sections 16-401 et seq. and 18-201 et seq. of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (“Ordinance”), NCL XII, LLC (“Applicant”) hereby requests approval of a rezoning application from the R-1 to the PDH-2/R-1 Zoning District, with approval of the combined Conceptual Development Plan and Final Development Plan (“CDP/FDP”) filed herewith as further described below.

I. Existing Conditions

The Applicant is a contract purchaser of three (3) parcels. Subject property is located on Tax Map 99-4 ((1)) Parcels 41, 42 and 43 within the Mount Vernon District and is currently zoned R-1 (“Property”). The total area of the property is 13.4411 acres, and bears the street address of 8317 Telegraph Road, Alexandria, Virginia. The area to be rezoned to PDH-2 is 12.9411 acres and the area to be rezoned to R-1 is .5 acres. The Property is currently in the name of the Ralph J. Yow Jr. Testamentary Trust; Andrew G. Bury, Jr., Trustee. The Property currently is improved with two (2) existing dwellings, a garage, a barn, and outbuildings. There is an outlet road connecting the structure to Telegraph Road. These existing structures and outlet road will be removed from the Property if the proposed development is permitted. A Cultural Resource Survey was conducted by the Applicant and has been provided to the Department of Planning and Zoning, to show that there is no need for any further documentation or study of any cultural resources on the site. The Property is surrounded on three sides by residential development and on the east side by Fort Belvoir. To the south is a development zoned PDH-2 with a density of 1.3 units per acre and improved with single family detached homes. Across Telegraph Road are single family detached homes on R-2 zoning and to the north are several parcels with single family detached homes zoned R -1; one is also developed with a horseback riding facility. Abutting the Property on the east is Fort Belvoir improved with a private golf course.

II. Proposed Development

The Applicant requests that a Rezoning to the PDH-2 and R-1 Zoning District be granted to permit the development of eighteen (18) single family detached dwellings with a large environmentally sensitive area a portion of which 34,000 sq. ft. identified as Parcel B will be common area belonging to the Homeowner’s Association to be formed (“HOA”) and 4.3 acres will be given to the Fairfax County Park Authority (“FCPA”) identified as Parcel A on the CDP/FDP. The dwellings will access Telegraph Road by way of a private paved street. The overall density will be 1.39 dwelling units per acre. This is similar to the development to the south, Twinbrook at Mount Air. The aforesaid changes are more fully depicted on the accompanying CDP/FDP.

The proposed development conforms to the intent of the PDH District regulations by permitting the creation of an innovative design that blends a new development into the

existing neighborhood fabric while preserving and protecting the wetlands and the Environmental Quality Corridor (“EQC”) which includes an existing pond which will be retained and is within Parcel A to be donated to FCPA . Flexibility of the PDH regulation permits a layout that maximizes the amount of open space on the project. Such a design would not be possible with a conventional zoning. Conventional R-2 zoning would require larger lot sizes which in turn reduces the amount of usable community open space. Additionally, the flexibility permits the use of Low Impact Development (“LID”) storm water techniques, including an attractive bio-retention facility at the entrance to the project.

III. Comprehensive Plan

The Property is located within Planning Area IV, Springfield District, Newington Community Planning Sector, S6. The adopted Plan is for residential uses at 1 - 2 dwelling units per acre. The exact language of the Plan is found on page 70 of the Area IV Plan paragraph 5

“The area east of Telegraph Road is planned for residential use at 1 - 2 dwelling units per acre and private open space use; development should be sensitive to the historic and environmental constraints in the area.”

As noted above the Applicant’s proposal is consistent with that recommendation. Applicant has prepared a Cultural Resource Study of this site and has laid out the single family development parcels and private road in such a way as to protect the environmentally sensitive areas and maintain proper surface water flow quantity and quality across this Property. The density is 1.39 units per acre in the middle to lower range recommended by the Comprehensive Plan. This low density is characteristic of other Telegraph Road properties in the vicinity. The design of this proposal incorporates LID’s, storm water management and best management practices as well as minimizes disturbance of the tree cover and provides buffering from the surrounding communities and Telegraph Road. The use of the private road will maximize the amount of area undisturbed. While this particular development is infill, there is sufficient buffering of properties to the south in that this proposal for the most part abuts a large area of preserved EQC/RPA and to the north provides for a berm and landscaping to buffer one adjacent property and with a conveyance of open space buffers the other adjacent property.

The portion of the Property adjacent to parcels 39A, 39B and 40 as shown on Sheet 2 of the CDP/FDP designated as Outlot A comprising .5 acres will be rezoned R-1 and be conveyed to the Owner of parcel 39A, 39B and 40. The remaining portions of the Property, 12.9411 acres, will be rezoned to PDH-2.

IV. Residential Development Criteria

The unique techniques allowed by the PDH District permits infill development at a density and scale comparable to the surrounding development in a manner allowing flexibility to provide for buffering adjacent properties and protecting the EQC and RPA. In addition the Applicant meets the Plan’s Residential Development Criteria as follows:

A. Site Design:

i. Consolidation

The proposed development consolidates three (3) parcels to create a development pattern that is consistent with the surrounding residential subdivisions. By consolidating the three (3) parcels it allows the portions of each parcel that contain environmentally sensitive areas such as but not limited to Resource Protection Areas (RPA), Environmental Quality Corridors (EQC), flood plain, steep slopes in excess of 15% and wetlands to be protected by allowing the design available through the PDH zoning to be adapted to the unique characteristics of the Property.

ii. Layout

The proposed layout integrates elements of open space, landscaping, and a functional quality design in a manner that conforms to the Plan recommendations and the surrounding neighborhood. All lots have frontage on the private street and have 12 foot side yards and rear yard setbacks of sufficient size (25 feet) to create ample room for a deck or an accessory structure. The average lot size is approximately 9,200 square feet. The CDP/FDP on Sheet 1 shows a typical lot detail.

In addition a perennial stream bisects the Property providing a natural divide to develop the site in two sections as shown. One section will contain ten (10) detached homes oriented around the private street. Another section will contain eight (8) detached homes also oriented around the private street. Access to Telegraph Road is provided by connecting the two sections with the private street crossing the perennial stream using a bottomless culvert. The bottomless culvert helps preserve the natural flow of the stream. The street will be maintained by the HOA, will be 26 foot wide with curb and gutter and have a 30 foot entrance apron. Areas for turning around emergency vehicles have also been provided. Use of the hammerhead design meets the requirements of the Fire Marshal and reduces the amount of pavement typically required with a publically maintained road to help protect the environmentally sensitive areas. By having the flexibility to use a private street the Applicant does not have to meet Virginia Department of Transportation (VDOT) standards for maximum slope. To do so would require additional grading into the RPA and EQC with retaining walls and loss of vegetation. Thus utilization of the P District and the option for private streets allows for greater tree save and protection of environmentally sensitive developments. Applicant will need a waiver of the maximum six hundred foot length for the private street. The benefits to the Property's sensitive stream valley in the center with a longer private street to the back are obvious. Applicant will also proffer to the façade of the culvert as shown on Sheet 9.

iii. Open Space

The PDH District requires 20% of the property to be used as open space. The proposed Application provides 58% open space which is nearly three times more than required. This open space will consist of a contiguous parcel that is designed to preserve the perennial stream and the adjacent buffer using the existing vegetation on this site. Use of this existing mature vegetation as a buffer provides an appropriate transition to the adjacent properties. Additionally, a five (5) foot high berm is being proposed along the contiguous boundary with parcel 38 which will have a 7' high solid fence across the pinnacle and landscaping provided to screen the horse riding rink to the north at the request of the owner of that parcel. The landscaping will be spaced to allow the private street to extend to the property line with only the berm and fence located within it as shown on Sheet 3.

iv. Landscaping

Landscaping will be provided throughout the site and on individual lots. Landscape details have been provided on the CDP/FDP Sheets 3 and 8A to illustrate the quality and the quantity of the proposed vegetation.

v. Amenities

The proposed development incorporates recreational amenities throughout the site. Sidewalks are provided on both sides of the private road extension in front of all homes and on one side of the private street connection between the two sections. This is important because in this area of the County the County wide trail goes along the west side of Telegraph Road. Applicant is proposing a rain garden at the entrance to the property at Telegraph Road and the private street. This provides both a passive recreation amenity and a LID storm water facility.

B. Integration And Compatibility With The Neighborhood Context

The Property is currently developed with two (2) dwellings, a garage, a barn, outbuildings and an access road. The Property is surrounded by single family detached homes; open space which is in the EQC; and Fort Belvoir which is improved with a golf course immediately adjacent to the property. The proposed single family detached homes are compatible with these adjacent uses.

Across Telegraph Road to the north is an existing subdivision which is zoned R-2 and has an approved density of 1.8 dwelling units per acre. To the south is the Twinbrook at Mount Air development which is zoned PDH-2 and has an approved density of 1.3 dwelling units per acre. The proposed density of the subject property is 1.39 dwelling units per acre. This density is similar to Twinbrook at Mount Air which is zoned PDH-2. The proposed lot sizes are compatible with Twinbrook at Mount Air.

All the property to the north on the east side of Telegraph Road is zoned R-1. The Applicant is minimizing the number of lots on the north side of the

subject Property adjacent to the nearest home and after consultation with the neighbor on parcel 38 with the horseback riding rink has agreed to install a minimum five (5) foot tall berm along this common property line with a 7 foot high solid board fence across the top. This will maximize the screening with the 35 foot wide buffer also proposed at that point. The portion of the Property adjacent to parcel 39A, 39B and 40 (21,780 sq. ft.) will remain R-1 and be conveyed to the owner of those parcels at the conclusion of the rezoning following subdivision review and approval. The large area of EQC and RPA on the Applicant's property has been aligned with the large EQC to the south and east of Twinbrook at Mount Air. The Applicant is providing nearly the same amount of open space as Twinbrook at Mount Air, 58% for the subject Property and 71% for Twinbrook at Mount Air. The Applicant is also providing that almost 43.6% of the site area will have tree cover exceeding both the tree cover and tree preservation requirements. Applicant will also proffer front elevations of the proposed units to be constructed and side and rear elevations when visible to the street should this rezoning be approved with an above grade living area of between 2,800 and 3,200 square feet. Applicant has shown a typical lot detail on sheet 1 of the CDP/FDP. By using the P District as opposed to a conventional zoning district layout Applicant can reduce the size of the lots to preserve open space and place environmentally sensitive areas in common space under HOA control. All too often in conventional zoning RPA and EQC areas are placed in private lot areas which reduces the ability of the neighborhood to regulate activity on that private property and frequently there are encroachments and disturbances that degrade those sensitive areas. Using a conventional development would result in a reduction of the amount of area set aside for preservation of existing vegetation, steep slopes and environmentally sensitive areas. The proposed development as can be seen by the CDP/FDP fits nicely into the fabric of the existing community and is consistent with that provided at the adjacent Twinbrook at Mount Air community. The attached profiles of the proposed houses on Sheet 9 show they will contain masonry facades. The sides and rear from finished grade to the first floor will be masonry and/or cementations siding. Applicant does not plan to use vinyl siding on the houses.

C. Environment

The Comprehensive Plan calls for protection of wetlands and environmental quality corridors on this Property. The Plan further notes that new developments should conserve environmental resources such as RPA's, flood plains, stream valleys and existing vegetation. A PDH District standard requires that the development protect and preserve all scenic assets and natural features such as trees, streams and topographical features. As the Property contains RPA, flood plain and EQC, the proposed layout allows for the preservation of the riparian buffer adjacent to the stream and addresses those issues. The subject Property is also proposing nearly a 44% tree cover which is being provided primarily through preservation of existing vegetation. The proposed layout provides for the protection of the steepest slopes (approximately 25%) and vegetation adjacent to the perennial stream.

The soil at this site consist primarily of the Codorus and Hatboro (30), Kingstown-Sassafras-Marumsco Complex (71); Kingstown-Sassafras-Neabsco Complex (72) and Sassafras-Marumsco Complex (91). These soils are fair to poor for building support and drainage according to the "Fairfax County Description and Interpretive Guide to Soils." The Applicant has retained a geotechnical engineer to prepare a formal geo technical report for submission to Fairfax County. Storm water management and best management practices will be met via two bio retention facilities, which will be privately maintained. These locations will capture the run-off generated from the site and provide for retention and treatment. The facilities have been designed in accordance with ground water levels determined by the geotechnical engineer and will reduce the volume and velocity of runoff currently leaving the site uncontrolled and untreated by directing this run off into the ground. Specifically these facilities are designed for a 10 year 2 hour storm and provide for phosphorus removal in accordance with County requirements. These proposed facilities are LID techniques and provide water quality benefits to the exiting flood plain and neighbors downstream. Lighting will be provided on the site at the proposed entrance and by way of pole lamps at the entrance to each parcel driveway. All the proposed dwellings constructed on the Property shall be designed and constructed as ENERGY STAR qualified homes. The major features of an ENERGY STAR home include: efficient insulation, high performance windows, efficient ducts, efficient heating and cooling equipment, and efficient products with third party verification (Home Energy Rater). Also at the time of the initial purchase the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under the sink in the kitchen, lever door handles instead of knobs, lights switches 48" high, thermostats a maximum of 48" high, and/or electrical outlets at a minimal 18" high. At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchasers' sole cost. These additional options may include, but not be limited to, one no step pathway into the house, 36" wide doorways and/or zero threshold doorways.

D. Tree Preservation and Tree Cover Requirements

The Plan encourages applications for rezoning to take advantage of existing quality tree cover to meet most if not all tree cover and tree preservation requirements. The Applicant has retained a certified arborist to complete an Existing Vegetation Map, Tree Inventory and Condition Analysis and Tree Preservation Plan as part of this Application. These are included as sheets 5 - 7 on the CDP/FDP. Approximately 53% of the Property is covered with existing tree canopy. The majority of the trees are identified as poplar hardwood. Upon development, nearly 44% of the Property will have required tree cover. The Applicant exceeds required tree cover primarily through preservation of existing vegetation. This preservation also exceeds target tree preservation. The majority of this preservation is concentrated on Parcel A, which will be dedicated to the FCPA and a portion on Parcel B which will be under the control of the HOA. This will ensure these trees will not be intentionally or inadvertently removed by

homeowners. As shown, the preservation is concentrated along the stream and through the middle of the Property separating the two sections containing the single family detached homes. This will minimize noise and light pollution from the proposed development and maintain the existing canopy that provides for energy conservation by helping control the ambient temperature in the community. Additionally, it will increase the buffering and provide a habitat for wildlife.

E. The Transportation

Telegraph Road along this Property's frontage is not designated on the Plan and/or County Wide Transportation Plan for improvements. The Applicant is proposing additional dedication along Telegraph Road to facilitate a 5' sidewalk. As stated, the Applicant is proposing to develop the site with two sections. One section will contain ten (10) detached homes oriented around the private street and the other section will contain eight (8) detached homes also oriented around the private street. The use of private streets is proposed to minimize impervious area and maximize preservation of existing vegetation and environmentally sensitive areas. Safe and adequate access is provided to Telegraph Road through a single coordinated access point which meets site distance requirements. The proposed private streets are designed with a 26 foot wide curb and gutter travel way and a 30 foot entrance. Private streets are approximately 3 feet narrower than a public street and are allowed to terminate with a hammerhead spout terminal head in lieu of a traditional cul-de-sac. The hammerhead is suitable for emergency access and egress. These two characteristics will allow reduction in the amount of the disturbance required to construct them and the amount of storm water run-off when compared to the amount of impervious area required for construction of public streets. Additionally, private streets provide for greater slopes and reduced horizontal radii. These characteristics permit the designer much greater flexibility to mimic the existing conditions found on the Property. The increase in density by rezoning to the PDH-2/R-1 over the R-1 will have a minimal impact on the surrounding transportation network in terms of increased vehicle trips.

The Applicant is proposing to construct curb, gutter and a 5 foot sidewalk adjacent to the property entrance along Telegraph Road which will tie into the existing sidewalks along Telegraph Road. The Applicant will also construct curb, gutter and a 5 foot sidewalk on portions of the internal private streets in front of the homes and along one side of the private street connecting the two sections. The Countywide Trails Map notes that a major regional trail and major trail are required along Telegraph Road on the west side. Notwithstanding the Applicant is providing a 5 foot sidewalk which will adequately accommodate the general public on the east side.

Applicant will provide a twenty-six (26) foot access easement to the owner to whom Outlot A will be transferred with a curb cut and paved apron opposite the intersection of the Private Street parallel to Telegraph Road with the connecting Private Street.

Parking will be addressed in the proposed driveways and garages and two (2) parking areas for general use are provided, one for each section. A covenant will be recorded with the deed of subdivision which prohibits the proposed garages from being converted into living space. Each driveway will be a minimum of 18 feet to accommodate parking without blocking the travel way. Due to the low density of this particular development transit or transportation demand management programs are not necessary.

F. Public Facility

According to the County maps, sanitary sewers are located in the right-of-way of Telegraph Road. In conjunction with development of the site, the Applicant will extend public sewer into the site via the extension of a main from Telegraph Road via the travel ways. The proposed houses will be served by individual connections to the extended sanitary sewer mains. According to Fairfax County Maps, public water is located within the right-of-way of Telegraph Road. In conjunction with the development of the site, the Applicant will extend public water into the site through an extension of a main from Telegraph Road via the proposed travel ways. These houses will be served by individual connections from the proposed water main. In regards to the public schools and parks, the Applicant will proffer the necessary monetary contributions as determined by the formula established by the Board of Supervisors. No significant increase in the demand on schools, parks, and fire, rescue or police services as a result of this development is envisioned.

The developer will work with Staff and the adjacent property owners to minimize any disturbance caused by the development during construction and has proposed a proffer to provide an always available contact to address any noise or nuisance complaints expeditiously.

G. Affordable Housing

Due to the proposed development of only eighteen (18) homes, the Application is not subject to the Affordable Dwelling Units provisions requiring onsite construction of ADU's. The Applicant will proffer a sum equal to ½ of 1% (0.5%) of the value of all the units approved for the Property to the Fairfax County Housing Trust Fund.

H. Heritage Resources

Applicant has had a cultural resources study conducted on the Property and will consult with the Department of Planning and Zoning should any further architectural surveys or documentation be necessary to protect unforeseen cultural resources. This site is not located in a Historical Overlay District nor are the existing structures located on the National Register of Historic Places or Virginia

Land Marks Register. Applicant has submitted its Phase I Environmental Assessment and Phase I Archeological Survey with this Application.

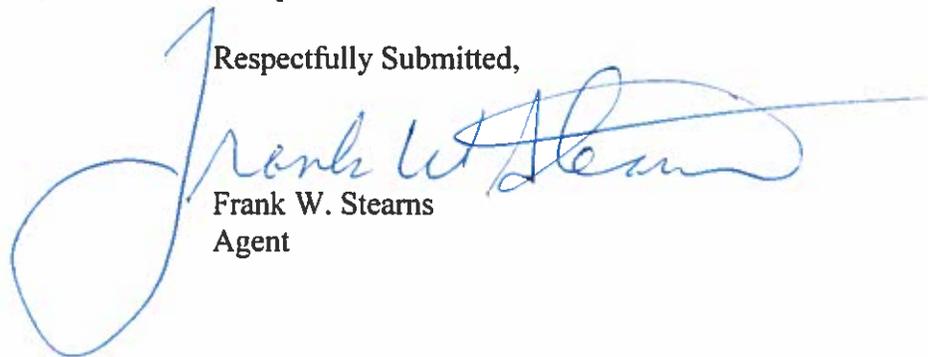
V. Conclusion

The surrounding community has been undergoing a change in the last twenty years. Houses constructed in the 1960's and 1970's are slowly being replaced with new more modern homes. The Applicant believes the proposed PDH-2/R-1 development will provide high level benefits to the community over an R-1 by right development for the following reasons:

- Designated, usable open space will be provided and will be a continuation of that provided in the adjacent community to the south.
- Superior preservation of the onsite RPA, EQC, flood plain, wetland and steep slopes.
- Tree preservation will be provided on community open space as opposed to individual lots affording it greater protection.
- Storm water management and Best Management Practices are being provided through LID techniques such as bio-retention facilities.
- Contributions to the County schools, parks and affordable housing will be made.

To the best of Applicants knowledge the only waivers required for the proposed development are (a) to permit a private street longer than 600 feet; (b) exemptions to allow encroachment into the RPA and the minor flood plain and (c) waiver of the sidewalk requirements along one side of the private street proposed. The proposed development complies with all other applicable standards and regulations. There are no hazardous or toxic substances to be generated, utilized, stored, treated and/or disposed of while on site.

Respectfully Submitted,



Frank W. Stearns
Agent

REZONING AFFIDAVIT

DATE: MAY 06 2014
 (enter date affidavit is notarized)

I, Frank W. Stearns, do hereby state that I am an
 (enter name of applicant or authorized agent)

124166

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

in Application No.(s): RZ/FDP 2014-MV-002
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
NCL, XII, LLC Francis G. Garczynski <small>also known of record as F. Gary Garczynski</small>	13662 Office Place Suite 201-B Woodbridge, VA 22192	Applicant Applicant
Land Design Consultants, Inc. Matthew T. Marshall, LS Kelly M. Atkinson, AICP Joshua C. Marshall, PE	4585 Daisy Reid Avenue Suite 201 Woodbridge, VA 22192	Engineers/Agents Engineer/Agent Engineer/Agent Engineer/Agent
Donohue & Stearns, PLC Frank W. Stearns Edward L. Donohue	201 Liberty Street Leesburg, VA 20175	Attorneys/Agents Attorney/Agent Attorney/Agent

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

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

Rezoning Attachment to Par. 1(a)

DATE: MAY 06 2014
 (enter date affidavit is notarized)

124166

for Application No. (s): RZ/FDP 2014-MV-002
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Ralph J. Yow, Jr. Testamentary Trust	10482 Armstrong Street Fairfax, VA 22030	Title Owner of Tax Map No(s). 994-01-0041 994-01-0042 994-01-0043
Andrew G. Bury, Jr. Juanita Y. Holloway Carolyn Y. Cuthill	40 Cross Street Third Floor Urbanna, VA 23175	Trustee Beneficiary Beneficiary

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

REZONING AFFIDAVIT

DATE: MAY 06 2014
(enter date affidavit is notarized)

124166

for Application No. (s): RZ/FDP 2014-MV-002
(enter County-assigned application number(s))

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

NCL XII, LLC
13662 Office Place, Suite 201-B
Woodbridge, VA 22192

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Francis G. Garczynski also known of record as F. Gary Garczynski
John D. Long
Joseph E. Falcone

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

John D. Long, Manager
Frances G. Garczynski, Manager

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

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

Rezoning Attachment to Par. 1(b)

DATE: MAY 06 2014
(enter date affidavit is notarized)

124166

for Application No. (s): RZ/FDP 2014-MV-002
(enter County-assigned application number (s))

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

Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192

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)

Matthew T. Marshall
Joshua C. Marshall

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

- \ Matthew T. Marshall - President
- \ Joshua C. Marshall - Vice President

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

\ Donohue & Stearns, PLC
201 Liberty Street
Leesburg, VA 20175

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)

Edward L. Donohue
\ Frank W. Stearns

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

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

REZONING AFFIDAVIT

DATE: MAY 06 2014
(enter date affidavit is notarized)

124166

for Application No. (s): ----- RZ/FDP 2014-MV-002 -----
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

NONE

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

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

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

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

REZONING AFFIDAVIT

DATE: MAY 06 2014
(enter date affidavit is notarized)

124166

for Application No. (s): RZ/FDP 2014-MV-002
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: MAY 06 2014
(enter date affidavit is notarized)

124166

for Application No. (s): RZ/FDP 2014-MV-002
(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:

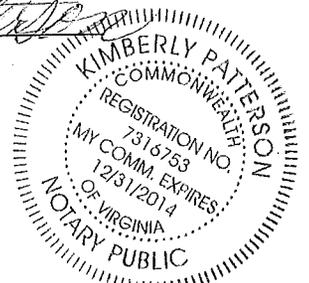
(check one)

Frank W. Stearns
 Applicant Applicant's Authorized Agent
Frank W. Stearns, Esq. Attorney
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of May, 20 14, in the State/Comm. of Virginia, County/City of Leesburg.

Kimberly Patterson
Notary Public

My commission expires: 12/31/2014



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: May 15, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis and Environmental Assessment:** RZ/FDP 2014-MV-002
Hollybrook Farm

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through April 25, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 13.4-acre subject property is located on the east side of Telegraph Road between Newington Road and Accotink Road. The applicant is proposing 18 single family detached dwelling for a proposed density of 1.39 dwelling units per acre. The applicant is requesting a rezoning from the R-1 to the PDH-2. The site is split by stream valley Environmental Quality Corridor (EQC) and Resource Protection Area (RPA). The applicant proposes to cross the stream valley area with a con-span bridge in order to limit impacts. The applicant is also proposing restoration measures for the EQC/RPA area. It should also be noted that the subject property is impacted by Marumsc/Marine Clay soils. As a result, the applicant is proposing to install retaining walls in order to ensure slope integrity. The Comprehensive Plan recommends a density of 1-2 du/ac for the subject property and much of the surrounding area. The proposed density of 1.39 du/ac falls within the recommended Comprehensive Plan density, in part, due to zoning density reductions for 100-year floodplain and Marine Clay soils. The resulting development would include approximately 60% open space.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in a portion of the S6 Newington Community Planning Sector. Properties to the west are zoned R-2, to the south are zoned PDH-2, to the north properties are

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



zoned R-1 and a portion of the Fort Belvoir Military base abuts the eastern boundary of the property with land zoned R-C.

COMPREHENSIVE PLAN CITATIONS:

In the Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, S6 Newington Community Planning Sector, as amended through March 3, 2014, page 70, under land use recommendations, the Plan states:

- “5. The area east of Telegraph Road is planned for residential use at 1-2 dwelling units per acre and private open space use; development should be sensitive to the historic and environmental constraints in the area.

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through March 4, 2014, on page 7 through 9, the Plan states:

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

..

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

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through March 4, 2014, on page 13 through 17, the Plan states:

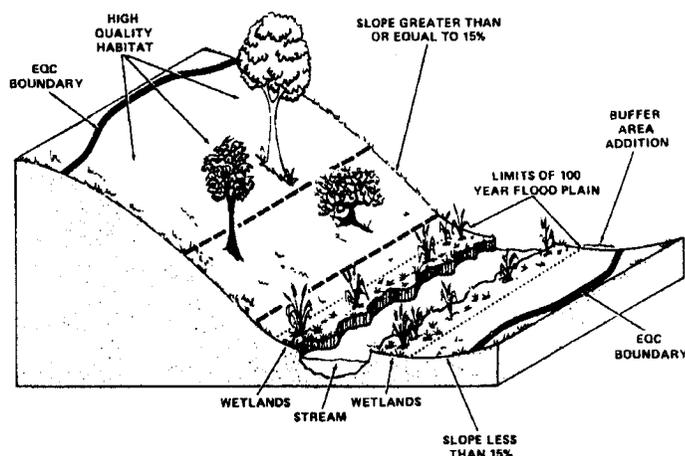
“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

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

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.
- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the county's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by

the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL ENVIRONMENTAL QUALITY CORRIDOR

Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

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

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

alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible.

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

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

and

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

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

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

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.
- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.
- Wetland and floodplain restoration efforts.

- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

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

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

When preservation of EQC land is achieved through the development process it is appropriate to transfer some of the density that would otherwise have been permitted on the EQC land to the non-EQC portion of the property to provide an incentive for the preservation of the EQC and to achieve the other objectives of the Plan. The amount of density transferred should not create an effective density of development that is out of character with the density normally anticipated from the land use recommendations of the Plan. For example, town homes should not normally be built adjacent to an EQC in an area planned for two to three dwelling units per acre. Likewise, an increase in the effective density on the non EQC portion of a site should not be so intense as to threaten the viability of the habitat or pollution reduction capabilities that have been preserved on the EQC portion of the site.

- Policy b. To provide an incentive for the preservation of EQCs while protecting the integrity of the EQC system, allow a transfer of some of the density from the EQC portion of developing sites to the less sensitive areas of these sites. The increase in effective density on the non-EQC portion of a site should be no more than an amount which is directly proportional to the percentage of the site that is preserved. Overall site yield will decrease as site constraints increase. Maximum density should be determined according to a simple mathematical expression based upon the ratio of EQC land to total land. This policy is in addition to other plan policies which impact density and does not supersede other land use compatibility policies.

The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the county's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the county's tree cover."

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, page 19-20, the Plan states:

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

- Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:
- Environmentally-sensitive siting and construction of development.
 - Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
 - Optimization of energy performance of structures/energy-efficient design.
 - Use of renewable energy resources.
 - Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
 - Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
 - Reuse of existing building materials for redevelopment projects.
 - Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
 - Use of recycled and rapidly renewable building materials.
 - Use of building materials and products that originate from nearby sources.
 - Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, page 12, the Plan states:

“Unlike some parts of the United States, Fairfax County is not subject to major natural disasters such as earthquakes, or major forest fires. However the county is not free of natural and human made hazards to new and existing development.

There are hazards to property in some areas of the county posed by wet or unstable soils. Marine clay soils found in the eastern part of the county and shrink-swell clay soils found primarily in the western area can cause foundation failures, cracked and shifting walls, and in extreme cases, catastrophic slope failure. Asbestos bearing soils may pose a health risk to construction workers requiring special precautions during excavation.

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

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, page 18, the Plan states:

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

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

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

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, page 11, the Plan 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.

Policy b: Reduce noise impacts in areas of existing development.

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. Because recreation areas cannot be screened from aircraft noise and because adverse noise impacts can occur at levels below DNL 65 dBA, in order to avoid exacerbating noise and land use conflicts and to further the public health, safety and welfare, new residential development should not occur in areas with projected aircraft noise exposures exceeding DNL 60 dBA. Where new residential development does occur near Washington Dulles International Airport, disclosure measures should be provided.”

COMPREHENSIVE PLAN MAP: Residential 1-2 du/ac and private open space

LAND USE ANALYSIS

The subject property is planned for residential development at 1-2 dwelling units per acre and private open space. A significant portion of the property contains Environmental Quality Corridor and Resource Protection Area associated with Keman Run, which is part of the Accotink Creek watershed. The applicant is proposing a PDH-2 zoning in order to be consistent with surrounding more recent development and to be sensitive to environmental features related to EQC/RPA of the property. The proposed density of 1.39 dwelling units per acre is consistent with the Plan density of one to two dwelling units per acre for this area. It should also be noted that applying the zoning density reduction for Marine Clay, 100-year floodplain area and steep slopes would allow a maximum density of approximately 1.7 dwelling units per acre. The resulting proposed density is below the maximum zoning density allowed. The applicant has requested a waiver for the maximum length of private streets. The Comprehensive Plan guidance recommends sensitivity to environmental and historic features in this area. There are no known features of historic significance on the subject property and the proposed development is laid out in a manner which is sensitive to the existing environmental features of the property and the surrounding area.

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.

Green Building

The applicant was encouraged to provide a commitment to develop the subject property in a manner consistent with the green building guidance of the Comprehensive Plan. As a result, the applicant has offered a number of options for green building certification of the site, which includes attainment of Energy Star Qualified Homes, National Green Building Standard using the Energy Star Qualified Homes path or Earth Craft program. The completion of any of these proposed measures will be done prior to the issuance of a Residential Use Permit for the each house. Staff feels that the applicant has satisfied Plan guidance for green building development.

Noise

The subject property includes frontage on a portion of Telegraph Road. The rear yards of some of the proposed dwellings will face Telegraph Road. While staff does not anticipate that the noise levels in this area will exceed 75 dBA DNL, it is likely that these noise levels will exceed 65 dBA DNL. As a result, the applicant has proffered to provide a noise study at the time of subdivision plan submission for review by staff within the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ). While the proffer and berm indicated on the development plans address the concerns of staff in a general sense, additional information regarding the size, materials and location of a possible noise mitigation barrier in this area are warranted in order to ensure that the proposed barrier is of a material that will sufficiently shield the proposed rear yards adequately and be comprised of materials that are compatible with the design of the residences. While the proffer notes that measures will be noted within the study to determine materials required to ensure adequate mitigation measures to maintain interior noise level of 45 dBA and an exterior noise level not to exceed 65 dBA DNL, these additional details would provide a greater level of assurance regarding the proposed noise mitigation measures. Staff feels that this issue will be addressed fully based on this additional information.

Resource Protection Area (RPA) and Environmental Quality Corridor (EQC)

The subject property includes two small branches of Keman Run, which is part of the Accotink Creek watershed. Both of these branches have been delineated as RPA and EQC. The applicant has appropriately delineated these areas as part of the proposed subdivision plan. The proposed development includes a crossing of the western branch of the stream in order to provide access to ten of the proposed lots. The proposed crossing relies on the use of a conspan bridge, which is designed to minimize impacts to the stream. The applicant has also agreed to restoration measures within the RPA/EQC areas of the property. Staff feels that any concerns related to planned or existing disturbance in this area have been adequately addressed by the applicant.

Marine Clays/Marumsco Soils

Portions of the subject property contain Marumsco/Marine Clay soils, which may be prone to slippage under some conditions. The applicant has noted a number of measures as part of the proposed development which are designed to reduce the potential for slippage in these areas. The subject property will also be subject to the satisfactory review of a geotechnical study by staff within the Department of Public Works and Environmental Services (DPWES). While the applicant has tried to include measures intended to alleviate slippage concerns, such as retaining walls, any final determination regarding any measures required to ensure adequate protection for the future owners of these properties and measures to protect adjoining properties shall be determined based on the approved findings of the geotechnical study. Should the slope stabilization measures result in changes to the proposed development plan, the applicant is aware that they may be compelled to refile this application in order to address those changes in the form of a final development plan amendment and possibly proffered condition amendments.

PGN: JRB



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: May 20, 2014

SUBJECT: RZ-FDP 2014-MV-002, (2) Hollybrook Farm - Revised
Tax Map Number(s): 99-4((1))41, 42, & 43

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 6, 2014, for the above referenced application. This memo replaces an earlier memo dated April 7, 2014. The Development Plan shows 18 new single-family dwelling units on a 13-acre site to be rezoned from R-1 to PDH-2 with proffers. Based on an average single-family household size of 3.19 in the Springfield Planning District, the development could add 51 new residents (18 new – 2 existing = $16 \times 3.19 = 51.04$) to the Mount Vernon Supervisory District. This development is directly adjacent to the northern portion of the Mount Air Historic Site, owned by the Park Authority and protected within a Historic Overlay 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). The Parks and Recreation element of the Policy Plan includes resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Springfield Planning District Overview in the Area IV Plan states “Prior to any zoning action, the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Staff from the Cultural Resource Management and Protection Section of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should architectural or archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data

recovery excavation and interpretation.” (Area IV, Springfield Planning District Overview, Heritage Resources Section, pp. 13).

The Springfield Planning District Overview in the Area IV Plan also states “Neighborhood Park facilities should be provided in conjunction with new residential development.” (Area IV, Springfield Planning District Overview, Parks and Recreation Section, pp. 15).

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, Island Creek, Kingstowne, Levelle Dupell, Mount Air Historic Site, Pohick Estates, Southgate, and Accotink Stream Valley Parks) meet only a portion of the demand for parkland generated by residential development in the Springfield Planning District. In addition to parkland, the recreational facilities in greatest need in this area include basketball courts, playgrounds, diamond fields, rectangle fields, dog park, a neighborhood skate park, and trails. The applicant is providing no recreational amenities on site.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 18 new non-ADUs proposed, the Ordinance-required amount to be spent on site is \$30,600.

Section IV. Residential Development Criteria, A. Site Design, v. Amenities on page 4 of the applicant’s justification dated April 1, 2014, states “The proposed development incorporates recreational amenities throughout the site. Sidewalks are provided on both sides of the private road extension in front of all homes and on one side of the private street connection between the two sections. This is important because in this area of the County the Countywide trail goes along the west side of Telegraph Road. Applicant is proposing a rain garden at the entrance to the property at Telegraph Road and the private street. This provides both a passive recreation amenity and a LID storm water facility.” While the Park Authority supports both of these important facilities, the sidewalks are a transportation feature, while the rain garden serves as a stormwater management function. Neither of these facilities should be considered as contributions toward meeting on site recreational contributions of \$30,600.

Since the applicant is not providing any recreational amenities onsite, this entire amount should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development. This required amount is in addition to the fair share contribution of \$893 per resident and land dedication, not in lieu of, as suggested by the applicant in proffer 7.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large

portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$45,543 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property. This is in addition to the P-District required contribution of \$1700 per non-ADU unit and land dedication (described on page 4), rather than in lieu of as the applicant has suggested in proffer 7.

This contribution request is further supported by the Comprehensive Plan text that states that neighborhood park facilities should be provided with new residential development as cited above.

Natural Resources Impact:

The Park Authority owns and operates Mount Air Historic Site adjacent to and downstream from the applicant's property. The Park Authority requests that due to the proximity of parkland:

- i. All invasive species should be removed following the guidelines of: Miller, James H.; Manning, Steven T.; Enloe, Stephen F. 2010. A management guide for invasive plants in southern forests. Gen. Tech. Rep. SRS-131. Asheville, NC: U.S. Department of Agriculture Forest Service, Southern Research Station. 120 p. A PDF of this document can be found online at: <http://www.srs.fs.usda.gov/pubs/36915>
- ii. Herbicides should only be applied by a Virginia certified pesticide applicator per approved plan and follow all required procedures for chemical herbicide application in sensitive areas (RPA).
- iii. Monitoring and treatment visits should extend two years from the first treatment.

The applicant's justification dated May 7 states "Given the small impact on water quality such surveys are not warranted." However, the Park Authority's natural resource professionals have reviewed the plan and its stormwater calculations, and have not been reassured by the information provided. As a downstream property owner, the Park Authority is highly concerned that this project has the potential to impact the east side of Mount Air Historic Site through increased stormwater runoff as a result of site development. All concentrated outfalls leading from the bioretention areas should be surveyed to determine existing conditions, including cross-sections at specified intervals. If the conditions of the existing outfalls are degraded or will be adversely impacted by the proposed development, then the applicant should develop plans to stabilize those outfalls.

Follow-up surveys should be conducted at completion of construction and one year following completion of construction to determine if the applicant's discharge has altered and/or degraded

any drainage in Mount Air Park. To achieve this objective, staff requests that the applicant measure at least three cross-sections of the channel at 100 ft. intervals from each concentrated outfall and monitor the cross-sections at the completion of construction and one year following completion of construction. If the monitoring shows that the stream channel has changed more than 10% at any individual cross section, more than 5% overall (measured vertically from a plane formed by the survey monuments) or that the stream or swale's thalweg has moved more than 3 feet or 25% of the stream width, then the applicant will need to restore the swale/stream channel to a condition that will accommodate the changes in the stream/swale hydrology as approved by DPWES and the Northern Virginia Soil and Water Conservation District.

Dedication of Land to the Park Authority:

This site is bounded by parkland along Kernan Run to the south. This area is designated as a Chesapeake Bay Resource Protection Area (RPA) that provides an important link between the separate pieces of parkland. The Comprehensive Plan Policy Plan Parks and Recreation element states:

"Seek dedication of appropriate lands to the Fairfax County Park Authority that meet the criteria for Resource Protection Areas and parkland adjacent to stream valleys as defined respectively by the Chesapeake Bay Preservation Ordinance and the Fairfax County Park Authority Stream Valley Policy."

The applicant should dedicate the RPA on this site south of their access road (approximately 4.8 acres) to the Fairfax County Park Authority for public park purposes. In accordance with Fairfax County Board of Supervisors resolution dated December 11, 2000, "park, recreation, or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board." Proffers should indicate that land will be dedicated directly to the Park Authority and a note indicating such should be added to the Development Plan.

Any debris and waste currently on the parcel should be removed prior to dedication. In accordance with PFM 2-1102.4B, the landowner is required to take any necessary corrective action prior to Park Authority acceptance. Following site cleanup of debris and prior to land dedication, the Park Authority requests that the Applicant arrange for an inspection by the Park Authority Land Acquisition Manager (Brian Williams, 703-324-1230). If the condition of the land is acceptable to the Park Authority, the Applicant should dedicate the property prior to their bond release from Fairfax County. This is in addition to the fair share contribution of \$893 per resident and the P-District contribution of \$1700 per non-ADU unit, not in lieu of as the applicant has suggested in proffer #7.

Trails:

A trail connection in the adjacent Mount Air parcel would be difficult and have limited use. However, a trail in Levelle Dupelle Park, as suggested by the applicant, would provide a useful connection to the developed portion of the park and replace existing social trails. This connection should be a six foot wide, 3,000 foot long asphalt trail through Levelle Dupelle Park as specified by the Trail Program Manager. For trail development coordination and information, please contact Liz Cronauer, Trail Program Manager, Fairfax County Park Authority as 703 324-8629.

SUMMARY OF RECOMMENDATIONS

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

- The table below summarizes the required and recommended recreation contribution amounts:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	\$30,600	\$45,543	\$76,143

- Dedicate to the Park Authority 4.8 acres adjacent to and including the stream that runs along the southern boundary of the subject property (“Parcel A”)
- Construct an asphalt trail through Levelle Dupell Park.
- Remove invasive species to prevent spread to parkland as prescribed.
- Monitor the proposed outfalls and proffer to rehabilitate stream as prescribed if stream is impacted by runoff from developer’s project.

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: Megan Duca

Copy: Cindy Walsh, Director, Resource Management Division
Dan Sutherland, Manager, Park Operations Division
Brian Williams, Acting Manager, Land Acquisition & Management Branch
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Megan Duca, DPZ Coordinator
Chron File
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: March 21, 2014

TO: Megan Brady Duca, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application # RZ/FDP-2014-MV-002 (Hollybrook Farm); Tax Map #099-4-1- 42, 42 & 43; Mount Vernon District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are Resource Protection Areas on the site. The proposed development will have an encroachment into RPA 1993 for the installation of a bridge, outfall and associated storm sewer system.

Outfall structures of storm sewer systems are included in the CBPO as “water-dependent development”, which is ‘the development of land or a facility that cannot exist outside of a RPA and must be located within a RPA, either in whole or in part, by reason of the intrinsic nature of its operation’ [CBPO 118-1-6(f)]. When these structures are proposed to be located within a RPA, approval of a WQIA by the Director is required [CBPO 118-2-1(a) and 118-3-3(a)]. The purpose of the WQIA is to demonstrate that the proposed RPA encroachment is necessary and that impacts are identified, minimized, and mitigated to the maximum extent practicable. The design details of storm sewer system outfalls and conveyance channels must be included in construction plans as defined in Chapter 104 of the County Code. These same details are also to be included in the WQIA, which upon approval, must subsequently be incorporated into the final approved construction plan. WQIA can be part of the subdivision plan per CBPO 11-4-4.

Floodplain

There are regulated floodplains on the site. If there is any encroachment or land disturbance proposed within regulated Flood Plain, a flood plain use determination shall be required from SDID. ZO 2-902

Roadway floodplain crossings meeting WMATA, VDOT and/or Fairfax County design requirements are allowed in minor flood plain per ZO 2-903.1. An engineering study of the flood plain shall be submitted to demonstrate that any additional rise in water surface will not

have an adverse effect upon the floodplain and/or will be set aside in an easement per ZO 2-903.6

Downstream Drainage Complaints

There are no current downstream drainage complaints on file.

Stormwater Detention

The applicant has proposed two Bioretention facilities to meet detention requirements. Bioretention facilities shall provide detention so that the post development peak runoff from the site is no greater than pre-development peak runoff for 2-yr and 10- yr storm events unless waived by the Director. PFM 6-0301.3.

Water Quality Control

The applicant has not provided phosphorous removal computations using Occoquan method. A phosphorous removal computation showing at least 40 % phosphorus removal from the site is required. PFM 6-0401.2A

Downstream Drainage System

The applicant shall provide adequate Outfall Analysis for each outfall per PFM 6-0203.2B.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance. Please contact Mohan Bastakoti at 703-324-1739 if you require additional information.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Clinton Abernathy, Senior Engineer III, South Branch, SDID, DPWES
Zoning Application File





County of Fairfax, Virginia

MEMORANDUM

DATE: May 15, 2014

TO: Megan Duca, Staff Coordinator
Zoning Evaluations Division, DPZ

FROM: Jay Banks, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Hollybrook Farms, RZ/FDP 2014-MV-002

This review is based on the Application for Rezoning stamped, "Received, Department of Planning and Zoning, May 7, 2014, and a Draft Proffer Statement, stamped, "Received, Department of Planning and Zoning, May 7, 2014.

At least one of my March 7, 2014 and repeated in my April 8, 2014 comments has not been adequately addressed and is repeated here in italics for review by the applicant.

Repeat Comment:

- 1. **Comment:** There is only 1 Category II evergreen tree (American holly) that can receive the wildlife multiplier. The plan proposes to take wildlife credit for all 26 (now 24) proposed Category II evergreen trees.*

***Recommendation:** The wildlife multiplier should only be taken for the number of American holly that will be used for the project. Adjust all corresponding tree canopy credit amounts accordingly.*

Specific Comments:

- 2. Comment:** There are a number of shrubs proposed to be planted on the north side of the proposed 7 foot high fence. This area will be in deep shade from the fence and with the planting of Category IV deciduous and evergreen trees in front for the shrubs.

Recommendation: Remove the proposed shrubs from the north side of the berm.

- 3. Comment:** It is unclear where the amounts for the 10-Year Tree Canopy Calculation Worksheet were obtained. The following deficiencies are noted:
 - a. The Gross Site Area has changed from 565,562 to 563,717. A loss of 1,845 square feet without justification.

Department of Public Works and Environmental Services
Urban Forest Management Division

12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



- b. The correct Tree Preservation Target with the adjusted gross site should be 89,293 sq. ft.
- c. Line C2 shows a total canopy area meeting standards of §12-0400 as 23,280, however the tree preservation total for upland forest is listed as only 16,660 sq. ft. It is unclear where the additional 6,620 sq. ft. were obtained.
- d. Line C8 lists a total canopy area of trees within the RPA as 142,514 sq. ft., but 149,134 sq. ft. of tree preservation bottomland forest is listed, a difference of 6,620 sq. ft.

Recommendation: Provide a clear and accurate 10-Year Tree Canopy Calculation Worksheet that demonstrated that the 10-year tree canopy will be met.

4. **Comment:** A multiplier of 1.5 has been taken for trees identified as Native Trees. A “native tree species” is defined as a tree species that the Director determines to be indigenous to any of the forest or woodland communities that were likely present in Fairfax County immediately prior to European settlement of Virginia. A letter certifying that all plant material used to gain the additional credits has been propagated from seed or non-genetically modified germoplasm collected in the Mid-Atlantic region is required.

Recommendation: If the “native tree” species do not meet the above criteria, the 1.5 multiplier cannot be taken. Adjust the Tree Planting calculations on Table 12.10. You may wish to consider using the multipliers for “Improved Cultivars and Varieties” or “Wildlife Benefits.”

JSB/

UFMDID #: 188341

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: June 5, 2014

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

FROM: Michael A. Davis, Chief 
Site Analysis Section, Department of Transportation

FILE: RZ/FDP 2014-MV-002

SUBJECT: RZ/FDP 2014-MV-002 NCL XII, LLC Hollybrook Farm
8317 Telegraph Road, Lorton, VA 22079
Tax Map: 099-4 ((1)) 41, 42, and 43

This Department has reviewed the subject application and Conceptual/Final Development Plan (CDP/FDP) dated August 2013 and revised through May 22, 2014, and offers the following comments. Proffer commitments for each of these should be provided.

- The applicant proposes to vacate an existing Telegraph Road (Route 611) ROW stub as shown on the CDP/FDP. The applicant should complete this vacation through the VDOT processes prior to site plan approval. Once this ROW has been vacated, the applicant should close this entrance and remove the existing pavement and extend the curb, gutter, buffers and sidewalk across this frontage according to VDOT standards.
- The applicant proposes to convey a portion of the site, depicted as "Outlot A," as shown on the CDP/FDP, to the Parcel 99-4 ((1)) 39A property owner. The applicant should provide an ingress/egress access easement from the internal private street to Outlot A. This access easement should align and match the width of the proposed private street opposite it. An interim pavement section extending from the proposed private street to the Outlot A boundary should be provided for vehicular access to Outlot A once the existing Telegraph Road stub is closed.
- The applicant should extend the right-of-way and pavement section of the private street including curb, gutter and sidewalk, to the property line of Tax Map 99-4 ((1)) 38. An interparcel ingress/egress easement should be provided at this location to facilitate future access to that parcel should it redevelop.
- The applicant should provide a vehicle turnaround on the north side of Lots 1 and/or 7, instead of the turnaround shown on the CDP/FDP between Lots 1 and 2.

MAD/RP



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

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

February 17, 2014

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

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

SUBJECT: RZ 2014-MV-002, NCL XII

ACREAGE: 12.94 acres

TAX MAP: 99-4 ((1)) 41pt., 42pt., 43

PROPOSAL:

The application requests to rezone the site from R-1 to PDH-2 district. The proposed project would subdivide the property into lots for 18 single family homes. The site currently contains 2 single family homes but could be developed with up to 12 single family homes.

ANALYSIS:

School Capacities

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

School	Capacity 2013 / 2018	Enrollment (9/30/13)	Projected Enrollment 2014-15	Capacity Balance 2014-15	Projected Enrollment 2018-19	Capacity Balance 2018-19
Island Creek ES	867 / 867	745	860	7	873	-6
Hayfield MS	1,269 / 1,269	886	868	401	997	272
Hayfield HS	2,228 / 2,228	1,905	1,925	303	2,071	157

Capacities based on the FY 2015-2019 Capital Improvement Program (December 2013)

Project Enrollments based on 2013-14 to 2018-19 6-Year Projections (April 2013)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2018-19 and are updated annually. At this time, if development occurs within the next five years, Hayfield Secondary is projected to have surplus capacity, while Island Creek Elementary will be at capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The FY 2015-19 Capital Improvement Program (CIP) does not include any major capital projects at the subject schools. However, facilities planning staff will continue to monitor enrollments at Island Creek as No Child Left Behind students return to their base school.

Development Impact

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

Existing (Potential By-right)

School level	Single Family Detached ratio	Proposed # of units	Estimated Student yield
Elementary	.273	12	3
Middle	.086	12	1
High	.177	12	2

6 total

2012 Countywide student yield ratios (September 2013)

Proposed

School level	Single Family Detached ratio	Proposed # of units	Estimated Student yield
Elementary	.273	18	5
Middle	.086	18	2
High	.177	18	3

10 total

2012 Countywide student yield ratios (September 2013)

RECOMMENDATIONS:

Proffer Contribution

A net of 4 new students is anticipated (2 Elementary School, 1 Middle School, and 1 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$43,300 (4 x \$10,825) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].

It is also recommended proffer payment occur at the time of site plan or first 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:

The FY 2015-19 Capital Improvement Program calls for two new elementary schools in the area ("New Fort Belvoir" and "Route 1 Area"). FCPS is in the early stages of a potential Richmond Highway Corridor Study that will review attendance areas and capacity utilizations. Hayfield Secondary school could potentially be impacted by the outcome of this study.

LAP/gjb

Attachment: Locator Map

cc: Dan Storck, School Board Member, Mount Vernon District
Tamara Derenak Kaufax, Vice Chairman, School Board Member, Lee 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
Kevin Sneed, Director, Design and Construction Services
David Tremaine, Principal, Hayfield Secondary School
Michael Macrina, Principal, Island Creek Elementary School



County of Fairfax, Virginia

MEMORANDUM

DATE: February 4, 2014

TO: Megan Duca
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/FDP 2014-MV-002**
Tax Map No. 099-4-((01))-0041(part), 0042(part), 0043

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 Noman 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 located in the Telegraph Road and approximately 85 ft from 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:**





County of Fairfax, Virginia

MEMORANDUM

DATE: March 27, 2014

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning/Final
Development Plan Application RZ/FDP 2014-MV-002

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #437, **Kingstowne**
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____





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

**PLANNING & ENGINEERING
DIVISION**

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

February 3, 2014

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

Re: FDP 2014-MV-002
RZ 2014-MV-002
Hollybrook Farm
Tax Map: 99-4

Dear Ms. Berlin:

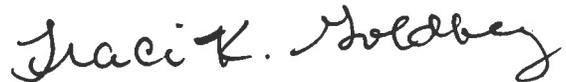
The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 30-inch water main located in Telegraph Road. See the enclosed water system map.
3. Please be aware that Fairfax Water operates a 30-inch transmission main in Telegraph Road. In accordance with Fairfax Water policy (copy enclosed) all developer proposed relocations of Fairfax Water transmission mains greater than 16-inches in diameter require the approval of the Fairfax Water Board. If it is determined that the proposed construction requires relocation of this transmission main, the applicant must submit a letter to the attention of Ms. Jamie Bain Hedges, P.E., Director, Planning and Engineering, requesting permission to relocate the existing transmission main. Submission of such a request, if necessary, is recommended as soon as possible to avoid subsequent project delays or rework. Relocation of the transmission main, if approved, will be at the owner's expense. After staff review, the request will be forwarded to the Board for consideration.

4. 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 Ross Stilling at (703) 289-6385.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg". The signature is written in a cursive style with a large, stylized "G" at the end.

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

Enclosure

Transmission Main Relocation Policy

Adopted April 23, 2009

Water mains larger than 16-inches in diameter constitute the backbone of the Fairfax County Water Authority's (Authority) transmission system. Their continuous operation is necessary to best ensure adequate flow and pressure throughout the system for the provision of domestic service and fire protection. These transmission mains are located in easements benefitting the Authority and in state right-of-ways with approval of the Virginia Department of Transportation.

Occasionally, private land developers request permission to relocate portions of the Authority's transmission mains to facilitate best use of the developer's property. Given the significant risk and high degree of coordination necessary to effectively relocate transmission mains without compromising the integrity of the Authority's operations during these activities, all proposed relocations of water mains larger than 16-inches in diameter that are initiated by private development activity must be submitted to the Authority Board for approval

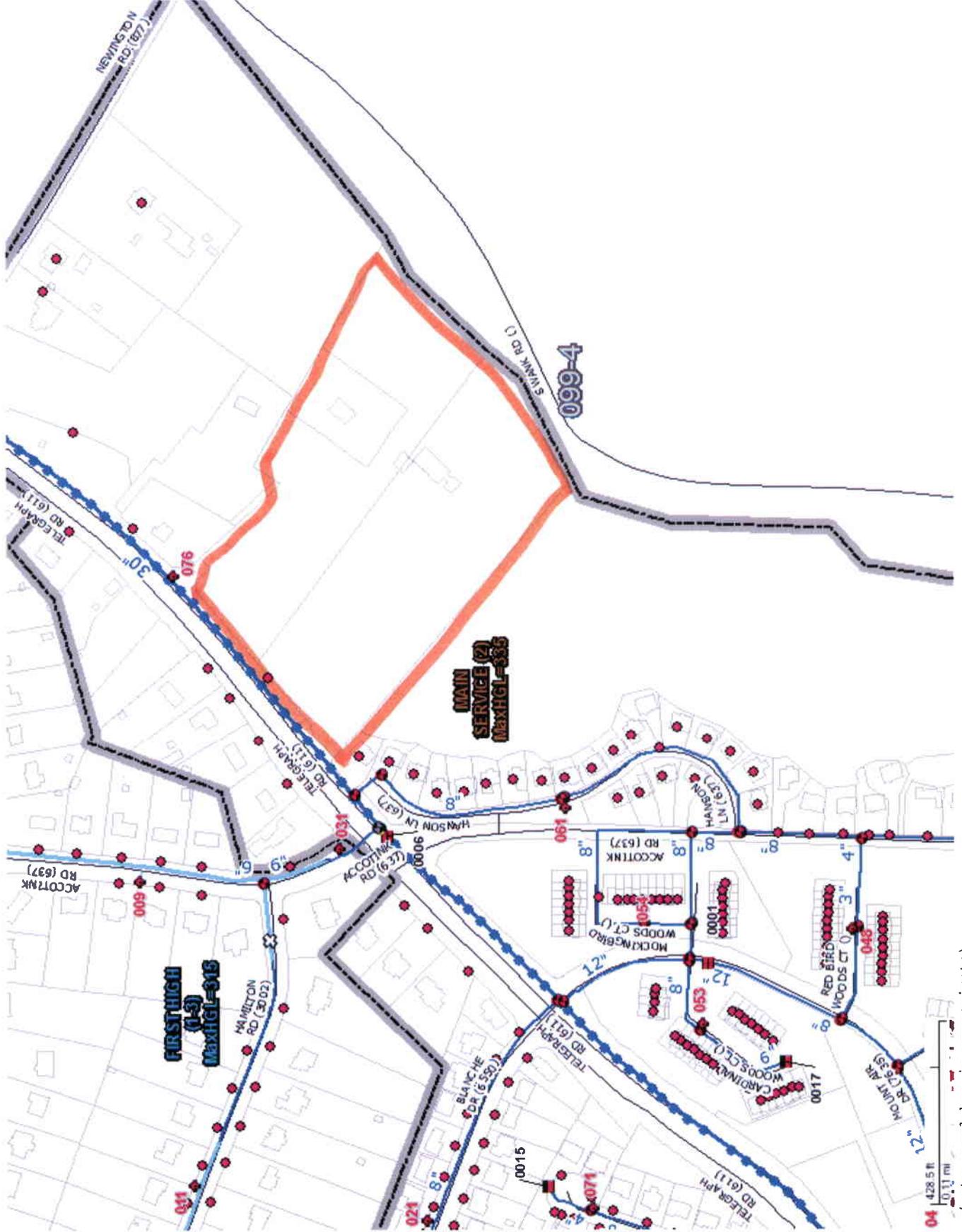
When reviewing proposed relocations, the Board will consider various factors, including but not limited to:

- 1) The extent of the relocation.
- 2) The anticipated transmission main outage duration during tie-ins.
- 3) The impact to the local service area and the overall system.
- 4) The level of staff effort required to effectively coordinate and execute the relocation.
- 5) The benefits to the Authority of the proposed relocation.

Upon a request from a private developer to relocate a water main larger than 16-inches in diameter, Authority staff will prepare an item discussing the above factors for the Board's consideration.

All such transmission relocations approved by the Authority shall be designed, constructed and completed at the sole cost and expense of the developer, including a reasonable fee to compensate the Authority for staff time devoted to the review, inspection and approval of such relocation. For all approved transmission relocations, the Authority shall require the developer to enter into a written agreement that obligates the developer to complete all work in accordance with the plans approved by the Authority for such relocation. Whether the subject property will be served by the Authority or by another public water utility shall not be a factor in the Board's consideration of whether to approve a relocation request.

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.





County of Fairfax, Virginia

DATE: February 4, 2014

TO: Megan Duca, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ/FDP 2014-MV-002 (NCL XII, LLC)

After reviewing the application, we have only one comment to be considered. Health Department records indicate that the existing house on lot 41, Telegraph Road which is to be demolished as part of this application is served by an onsite sewage disposal system. There are no records on file that the septic system was ever abandoned. **The septic tank will have to be properly abandoned in conjunction with any demolition permit being released.**

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd



6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT**6-101 Purpose and Intent**

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

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

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

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

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

the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide

light and air; open space may be 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		