



APPLICATION ACCEPTED: March 10, 2014
APPLICATION AMENDED: August 12, 2014
PLANNING COMMISSION: September 18, 2014

County of Fairfax, Virginia

September 4, 2014

WS

STAFF REPORT

CSP 2006-SU-007

SULLY DISTRICT

APPLICANT: Timber Ridge at Discovery Square, Inc.

ZONING: PRM (Planned Residential Mixed Use) District; and
WS (Water Supply Protection Overlay) District

PARCEL: 24-4 ((7)) B, C, E, F, and 94; &
24-4 ((1)) 6H

ACREAGE: 18.89 acres

PLAN MAP: Office

PROPOSAL: To approve a Comprehensive Sign Plan to permit the development of nine signs, including entrance signs and marker columns, around the perimeter of the residential portion of a mixed use development.

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2006-SU-007 subject to the proposed development conditions in Appendix 1.

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

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

Joe Gorney

The approval of this Comprehensive Sign Plan 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.

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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).

Comprehensive Sign Plan

CSP 2006-SU-007

Applicant: TIMBER RIDGE AT DISCOVERY SQUARE, INC.

Accepted: 03/10/2014

Proposed: COMPREHENSIVE SIGN PLAN

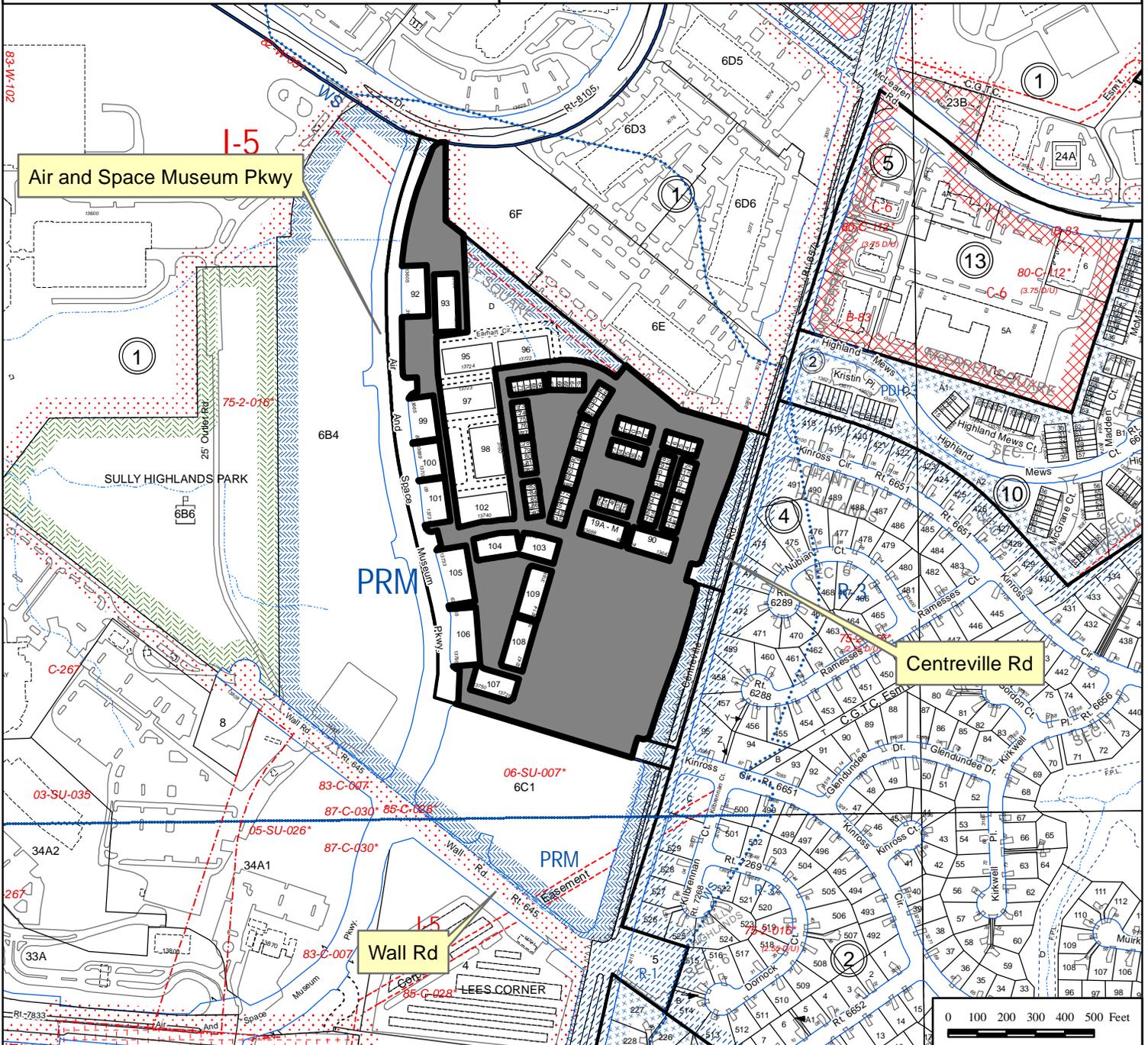
Area: 18.89 AC OF LAND

Located: WEST SIDE OF CENTREVILLE ROAD,
EAST SIDE OF AIR AND SPACE MUSEUM
PARKWAY AND APPROXIMATELY
400 FEET NORTH OF WALL ROAD

Zoning: PRM

Overlay Dist: WS AN

Map Ref Num: 024-4- /01/ /0006H /07/ / B /07/ / C /07/ /
E /07/ / F /07/ /0094





DISCOVERY SQUARE
BLOCKS 4, 5, & 6
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

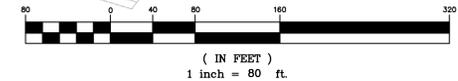
OVERALL PLAN:
ENTRANCE SIGN
LOCATIONS

VIKA REVISIONS

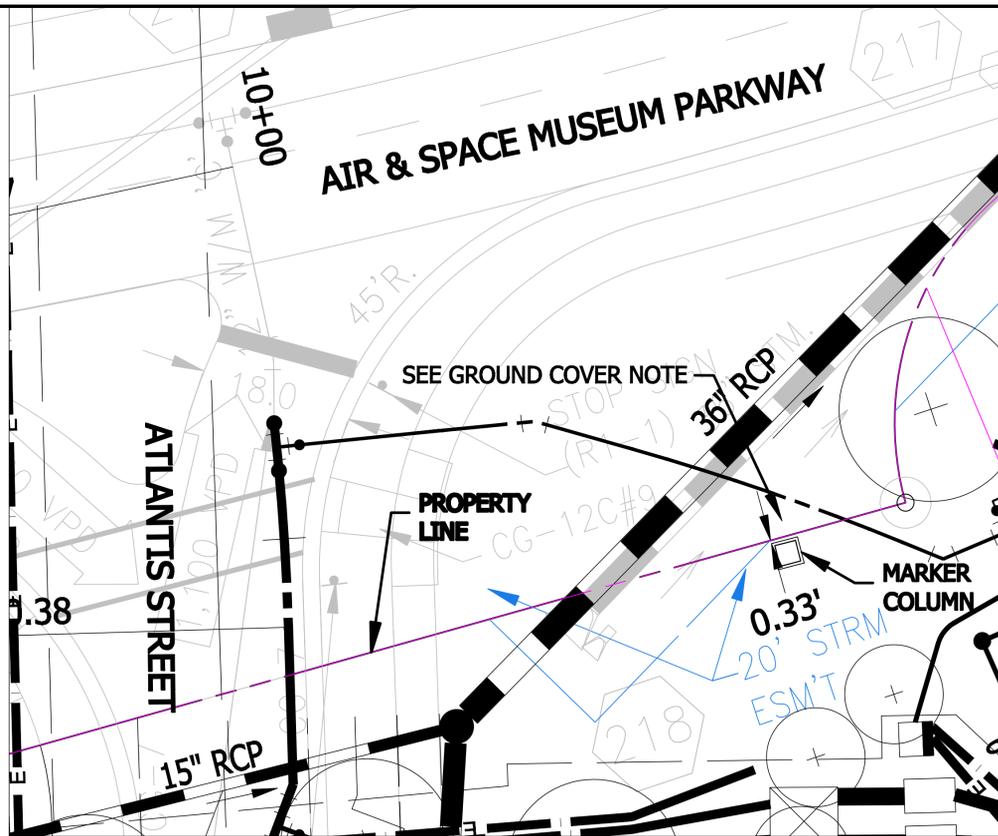
REVISION	08/12/2014
REVISION	08/07/2014
DATE:	JANUARY 2014
DES.	DWN.
KMO	KMO
SCALE:	1" = 80'
PROJECT/FILE NO.	V7069
SHEET NO.	1 OF 5



GRAPHIC SCALE



THIS SHEET IS FOR INFORMATION ONLY

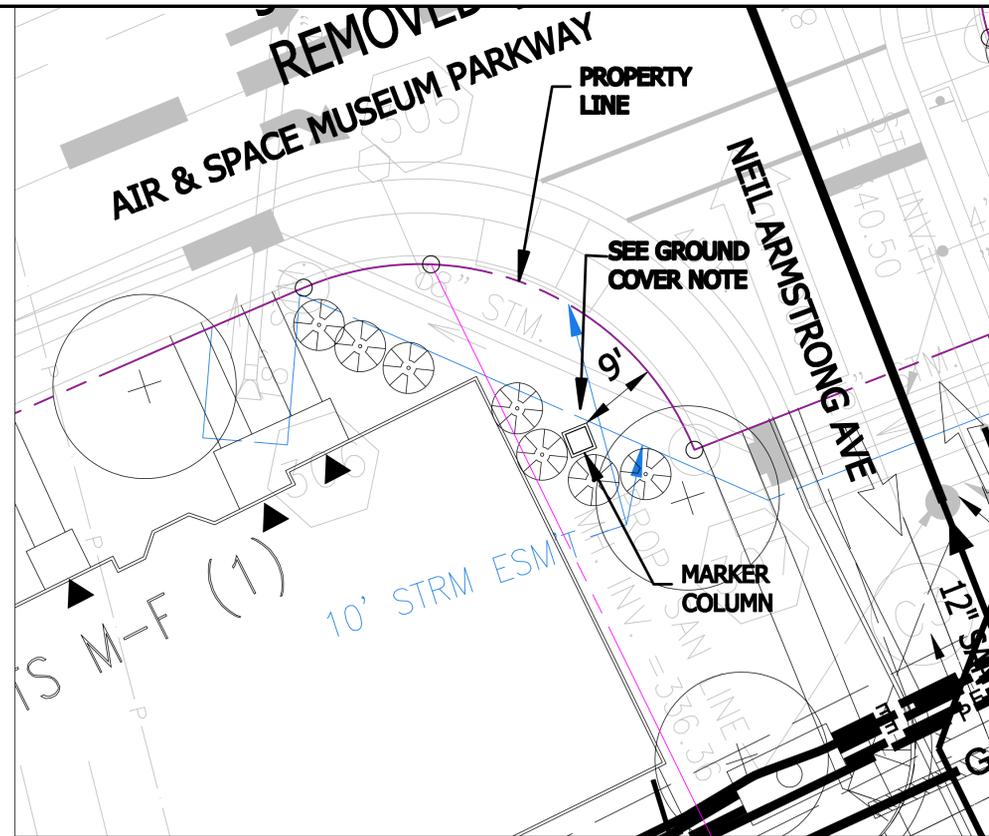


LOCATION 1: MARKER COLUMN

INTERSECTION OF AIR & SPACE MUSEUM PARKWAY AND ATLANTIS STREET

SCALE: 1"=10'

*LOCATION CONTROLLED BY STORM EASEMENT AND PROPERTY LINE



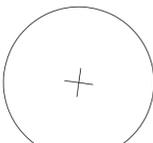
LOCATION 2: MARKER COLUMN

INTERSECTION OF AIR & SPACE MUSEUM PARKWAY AND NEIL ARMSTRONG AVENUE

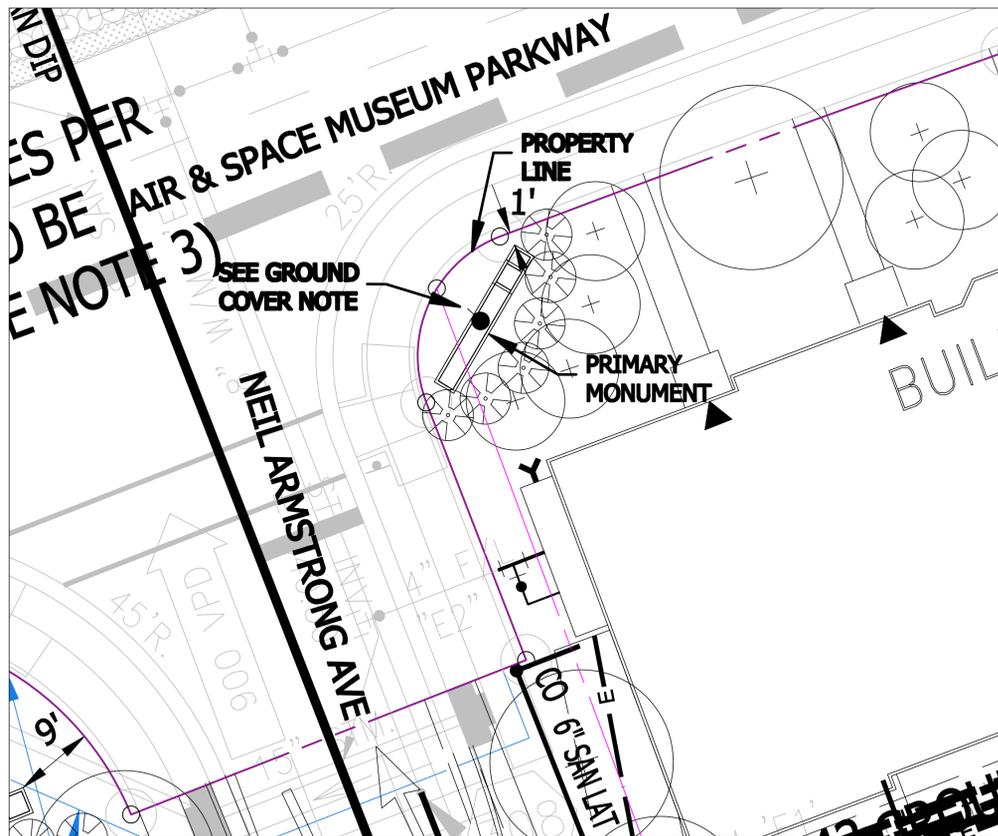
SCALE: 1"=10'

*LOCATION CONTROLLED BY STORM EASEMENT

LANDSCAPE LEGEND:

-  ILEX 'NELLIE R. STEVENS'/ NELLIE STEVENS HOLLY
-  MISCANTHUS SINENSIS 'ADIAGO'/ DWARF MISCANTHUS GRASS OR ILEX CRENATA 'SOFT TOUCH'/ SOFT TOUCH HOLLY

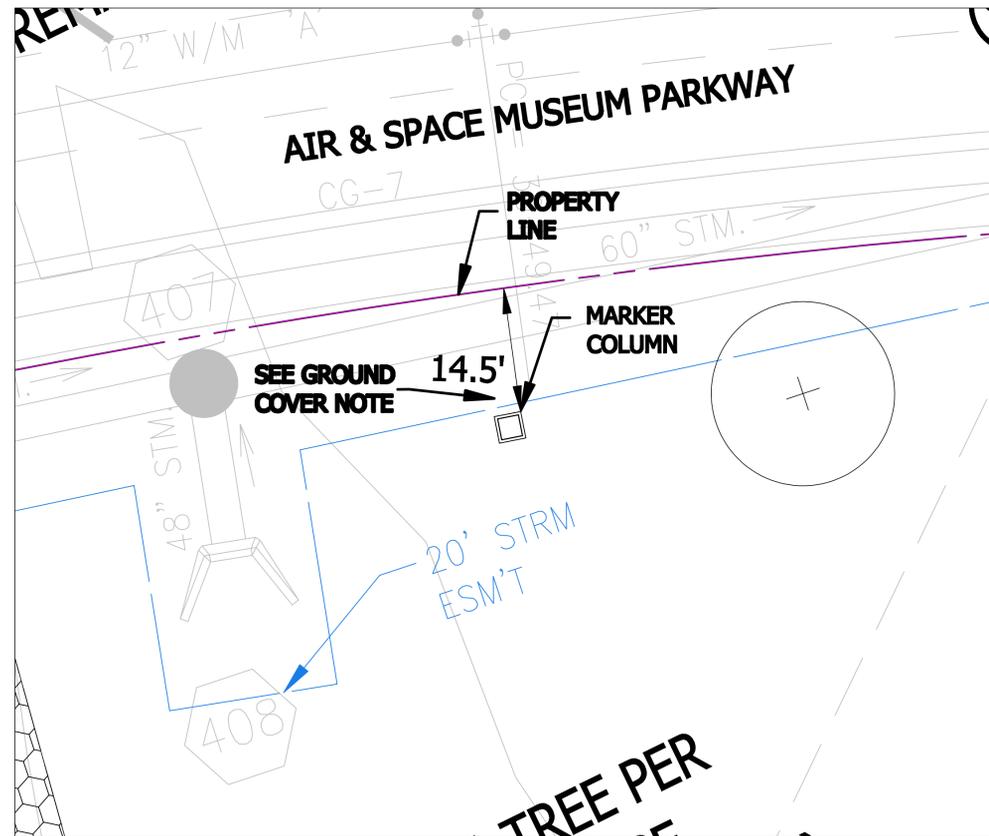
GROUND COVER NOTE: GROUND COVER WILL BE PLACE IN FRONT OF MONUMENT SIGNS AND WILL BE SEASONAL FLOWER ROTATION AND LIRIOPE MUSCARI 'VARIEGATA'/ VARIEGATED LIRIOPE.



LOCATION 3: PRIMARY MONUMENT

INTERSECTION OF AIR & SPACE MUSEUM PARKWAY AND NEIL ARMSTRONG AVE.

SCALE: 1"=10'



LOCATION 4: MARKER COLUMN

ALONG AIR & SPACE MUSEUM PARKWAY

SCALE: 1"=10'

*LOCATION CONTROLLED BY ADJACENT TREES AND STORM EASEMENT

DISCOVERY SQUARE
BLOCKS 4, 5, & 6

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ENTRANCE SIGN
LOCATION
EXHIBIT

VIKA REVISIONS

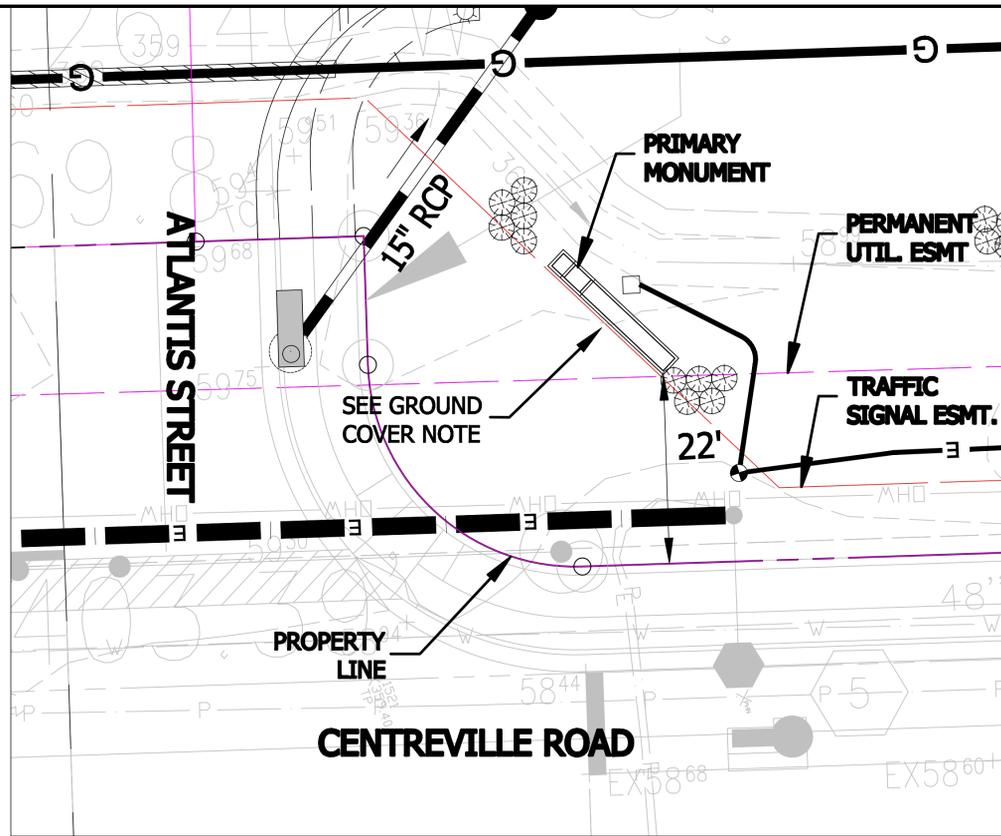
REVISION	08/12/2014
REVISION	08/07/2014
DATE:	JANUARY 2014
DES.	KMO
DWN.	KMO

SCALE: 1" = 10'

PROJECT/FILE NO.
V7069

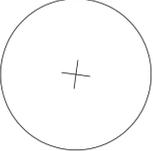
SHEET NO.
2 OF 5





LOCATION 9: PRIMARY MONUMENT
 INTERSECTION OF CENTREVILLE ROAD AND ATLANTIS STREET
 SCALE: 1"=10'

LANDSCAPE LEGEND:

-  ILEX 'NELLIE R. STEVENS'/ NELLIE STEVENS HOLLY
-  MISCANTHUS SINENSIS 'ADIAGO'/DWARF MISCANTHUS GRASS OR ILEX CRENATA 'SOFT TOUCH'/ SOFT TOUCH HOLLY

GROUND COVER NOTE: GROUND COVER WILL BE PLACED IN FRONT OF MONUMENT SIGNS AND WILL BE SEASONAL FLOWER ROTATION AND LIRIOPE MUSCARI 'VARIEGATA'/ VARIEGATED LIRIOPE.

DISCOVERY SQUARE
 BLOCKS 4, 5, & 6
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ENTRANCE SIGN
 LOCATION
 EXHIBIT

VIKA REVISIONS

REVISION 8/12/2014	
REVISION 08/07/2014	
DATE: JANUARY 2014	
DES. KMO	DWN. KMO
SCALE: 1" = 10'	
PROJECT/FILE NO. V7069	
SHEET NO. 4 OF 5	

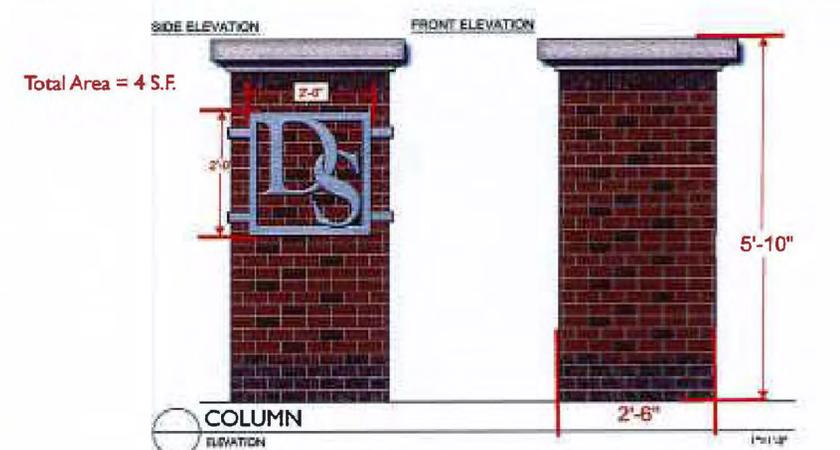




PRIMARY ENTRY MONUMENT
ELEVATION



SECONDARY ENTRY MONUMENT
ELEVATION



COLUMN
ELEVATION

NOTE:
MATERIAL SELECTION TO INCLUDE:
• 4 ROWS OF EXPOSED ACCENT BRICK AT BASE OF WALL
• 1 ROWLOCK BAND OF ACCENT BRICK AT TOP OF WALL
• METAL TO BE BRUSHED STAINLESS STEEL



DISCOVERY SQUARE
MONUMENT MATERIALS | FAIRFAX COUNTY, VIRGINIA



DISCOVERY SQUARE
BLOCKS 4, 5, & 6
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ENTRANCE SIGN
LOCATION
EXHIBIT

VIKA REVISIONS

REVISION	08/12/2014
REVISION	08/07/2014
DATE:	JANUARY 2014
DES.	DWN.
KMO	KMO

SCALE: 1" = 1'

PROJECT/FILE NO. V7069

SHEET NO. 5 OF 5

ENTRANCE SIGN DETAILS
NOT TO SCALE

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

APPLICATION DESCRIPTION

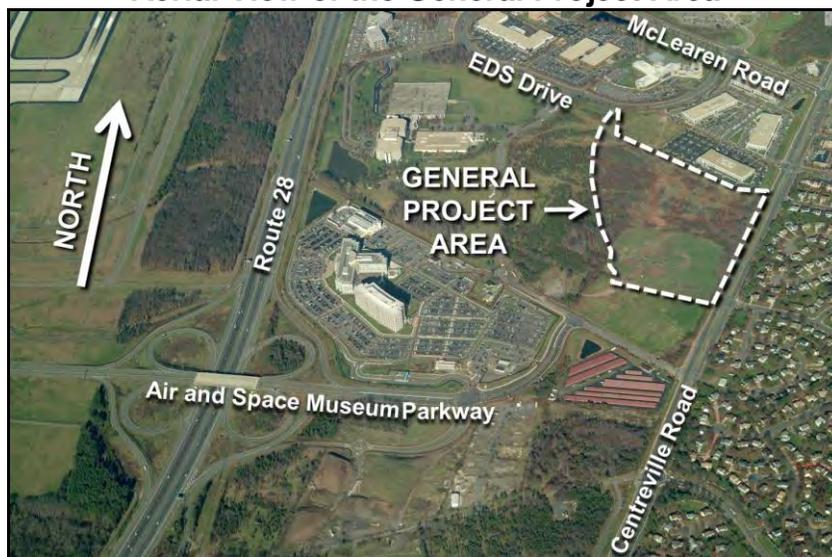
The applicant, Timber Ridge at Discovery Square, Inc., requests approval of a Comprehensive Sign Plan to permit the development of nine signs around the perimeter of the residential portion of a mixed use community. The applicant proposes three types of signs: primary entry monuments; secondary entry monuments; and marker columns. Primary entry monuments would contain a sign area of 81 square feet (sf) (4'-6" in height and 18' in width). Secondary entry monuments would contain a sign area of 42 sf (3'-6" in height and 12' in width). Marker columns would contain a sign area of 4 sf (2' in height and 2' in width).

The 18.89-acre project site is the residential portion of a mixed use development (RZ 2006-SU-007) approved by the Board of Supervisors on December 4, 2006 and located west of Centreville Road; east of Air and Space Museum Parkway; and between Wall Road and EDS Drive. Sect. 12-210 of the Zoning Ordinance allows the Planning Commission to approve a comprehensive sign plan for developments in a "P" district as an alternative to the provisions for signs contained in Article 12 of the Ordinance.

A reduced copy of the submitted Comprehensive Sign Plan is included at the front of this report. The proposed development conditions and the applicant's statement of justification are contained in Appendices 1 and 2. Proffer excerpts from PCA 2006-SU-007 regarding signage are included in Appendix 3. Staff analyses are included in Appendices 4 through 6.

LOCATION AND CHARACTER

Aerial View of the General Project Area



The subject property has an area of 18.89 acres, which is generally comprised of the common areas surrounding the associated residential lots. The subject area is located between Centreville Road and Air and Space Museum Parkway and is part of a larger mixed use development of approximately 67 acres. Residential development is currently under construction in the general project area and will include 85 townhouses (3-story) and 720 multi-family units (4 and 5-story). Access to the property is from Centreville Road and Air and Space Museum Parkway.

The surrounding uses are as follows:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Office	I-5	Office
East	SFD Residential	R-3	Residential at 2-3 du/ac
South	Vacant/Forested (Approved for Mixed Use - Office & Retail)	PRM	Office
West	Vacant/Forested/Athletic Fields (public park) (Approved for Mixed Use - Office)	PRM	Office

BACKGROUND

On December 4, 2006, RZ 2006-SU-007 was approved, rezoning an approximately 67-acre property from I-5 (General Industrial) to PRM to permit a mixed use development with an overall Floor Area Ratio (FAR) of 0.68. It included 12 possible sign locations.

On November 20, 2012, PCA 2006-SU-007 was approved to permit modifications to the approximately 37-acre residential portion of the development and associated modifications to proffers and site design at a density of 0.80 FAR. It included nine possible sign locations around the periphery of the residential area.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	III
Planning District:	Upper Potomac
Planning Sector:	UP-6 – Sully
Special Study Area:	Dulles Suburban Center, Land Unit D-3
Plan Map:	Office

Plan Text:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Dulles Suburban Center, Amended through 4-29-2014, Dulles Suburban Center Land Unit Recommendations, Page 97

Land Use Recommendations (Land Unit D-3)

1. "This land unit is planned and approved for high-quality, campus-style office uses in the range of .50 to 1.0 FAR to promote development that is compatible with similar existing and approved development in this area..."
3. "As an option, mixed use up to .70 FAR may be considered within Land Unit D-3 to create a high quality mixed use node where office, retail, recreation and residential uses are provided..."

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Dulles Suburban Center, Amended through 4-29-2014, Design Guidelines for Suburban Center, Page 150

I. DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER

Objective: "The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit."

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Dulles Suburban Center, Amended through 4-29-2014, Design Guidelines for Suburban Center, Page 153

Signage/Street Furniture

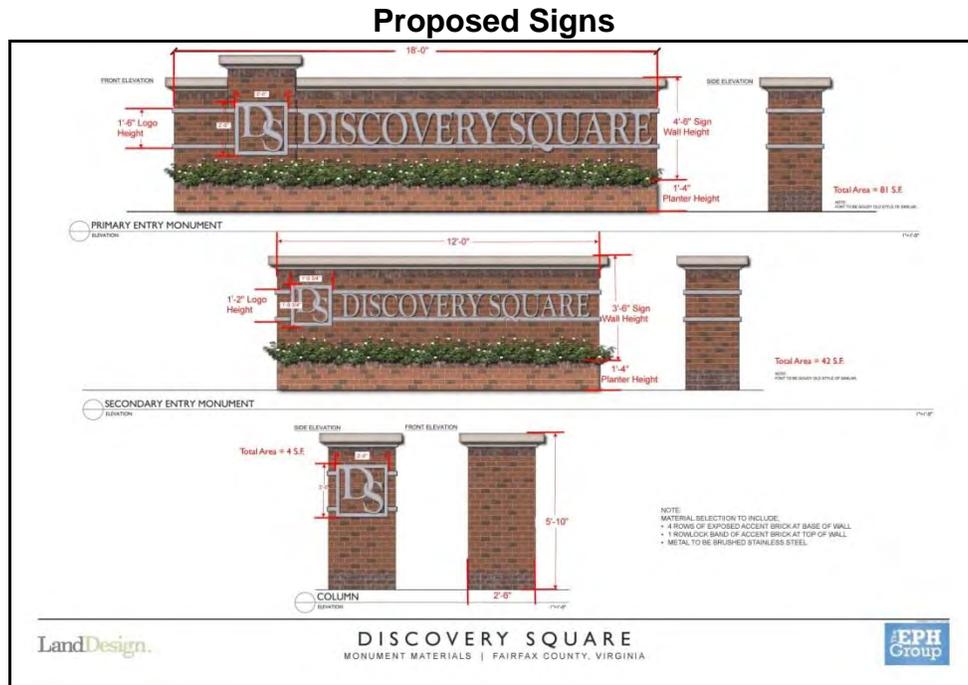
- "Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged."

ANALYSIS

Comprehensive Sign Plan (CSP):	(copy at front of staff report)
Title:	Discovery Square Blocks 4, 5, & 6
Prepared by:	VIKA Virginia LLC
Original and Revision Dates:	January 2014, as revised through August 12, 2014
Number of Pages:	Five

Description:

The signs would be brick with concrete caps and include the logos "Discovery Square" and "DS," as applicable. The proposed entry monuments would be surrounded by trees and shrubs. Entry signs would include a planter below the development logo. Any lighting, if proposed, would be in accordance with the performance standards of Part 9 of Article 14 of the Zoning Ordinance. The sign materials would be similar to and/or compatible with those of the surrounding buildings, as depicted on the CSP elevations.



The following photographs depict two partially constructed entry signs and one partially constructed marker column along Centreville Road.

Primary Monument Sign #8
 (partially constructed, with DD North office building in background)



Primary Monument Sign #7
 (partially constructed, with SFA building in background)

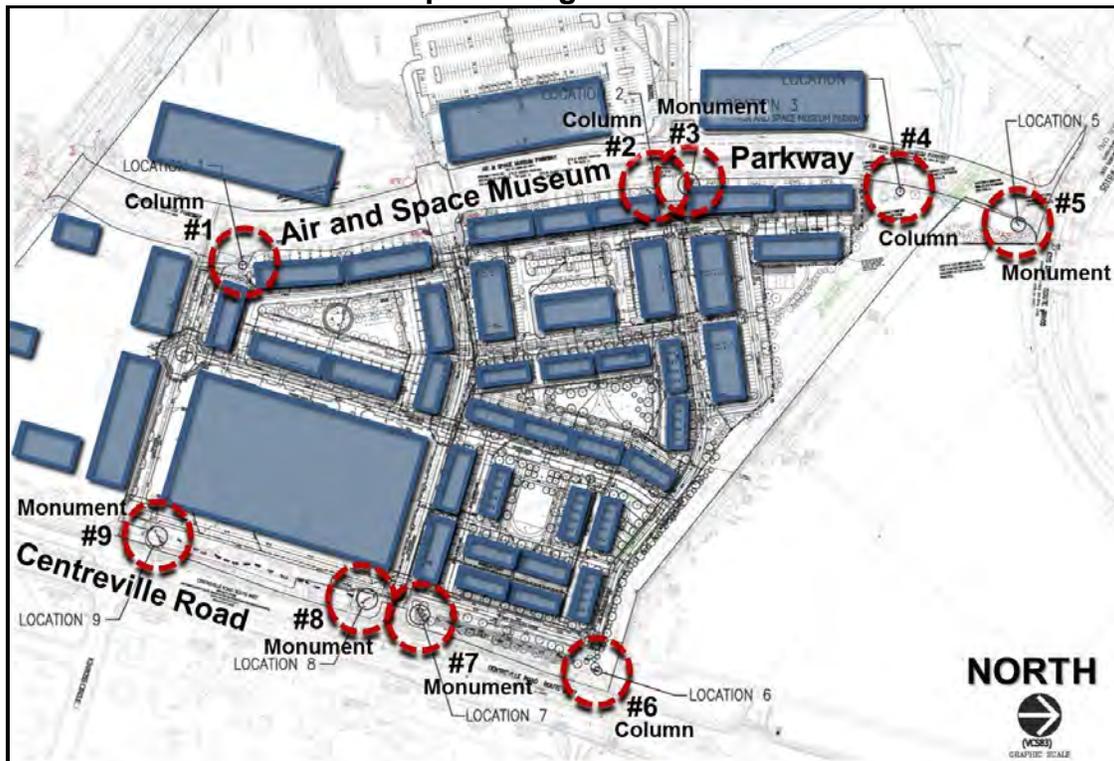


Marker Column Sign #6 (Partially Constructed)



Signs would be positioned generally around the perimeter of the development, adjacent to public rights-of-way.

Proposed Sign Locations



The following table compares the permitted and proposed sign areas.

Sign Comparison

Sign Description	Permitted Sign Area (sf) Per Location [per Z.O. Sect. 12-202(4)]	Proposed Sign Area (sf)	Difference (sf)
1. Marker Column	30	4	-26
2. Marker Column	30	4;	+55
3. Primary Monument		81 (Total: 85)	(#2 & #3 at same entrance; difference reflects presence of both signs, as compared to one permitted sign)
4. Marker Column	30	4	-26
5. Secondary Monument	30	42	+12
6. Marker Column	30	4	-26
7. Primary Monument	30	81;	+132
8. Primary Monument		81 (Total: 162)	(#7 & #8 at same entrance; difference reflects presence of both signs, as compared to one permitted sign)
9. Primary Monument	30	81	+51
TOTAL	210	382	+172

Land Use Analysis

The subject property is located in Land Unit D-3 of the Dulles Suburban Center. The Comprehensive Plan designates the subject property as "Office," with an option for a high quality mixed use node with office, retail, recreation, and residential uses.

Additionally, the Comprehensive Plan recommends a consistent signage style for a given development complex at major roads entering the complex and at building site entries. Sign systems should establish a distinctive theme and identity and eliminate visual clutter.

The applicant proposes a consistent signage style, compatible with the surrounding residential uses. Signs would be located at major access roads.

Staff finds that the proposed use is in harmony with the Comprehensive Plan.

Zoning Analysis

Par. 1 of Sect. 12-210 of the Zoning Ordinance allows flexibility in the design of planned developments by allowing signs to be approved by the Planning Commission in accordance with a comprehensive plan of signage. Additionally, Par. 4 of Sect. 12-210 specifies that signage options be in accordance with the standards for planned developments set forth in Part 1 of Article 16 and that "[a]ll proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding

to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements."

Additionally, Proffer 29.A. of PCA 2006-SU-007 states: "Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDPA/FDPA. Pole signs shall not be permitted on the Application Property. All directional and wayfinding signage shall be consistent, both in terms of materials and design, throughout the development. The applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA."

Nine possible sign locations were approved as part of PCA 2006-SU-007 and nine signs are now proposed as part of the CSP. The applicant proposes a minor change in location for two of the signs, with no change in the number of signs. However, the signs would remain around the perimeter of the site and would continue to demarcate the project site. Staff finds that the change in locations for two of the nine signs around the perimeter of the site is generally consistent with the PCA 2006-SU-007.

Signs would be separated from the single-family detached housing to the east by the Centreville Road, which includes two northbound and two southbound lanes separated by a central median. Signage would identify the development from the adjacent rights-of-way. Signs would be constructed of high-quality materials and would be in scale and character with the buildings of the Timber Ridge development. The signs would be flanked and partially backed by vegetation, and are a compatible scale with the nearby buildings. The sign materials, color palette, and typology, as shown on the proposed CSP, appear compatible with the proposed development and the surrounding uses.

Zoning Inspections Analysis (Appendix 4)

The Zoning Inspections Branch noted that the Primary Entry Feature, Secondary Entry Feature, and the Marker Signs are of a monument style and thus meet Proffered Condition 29.A. of RZ 2006-SU-007. Additionally, staff noted that the applicant would be required to meet the applicable submission requirements for freestanding signs. There are no outstanding Zoning Inspections issues.

Transportation Analysis (Appendix 5)

County Transportation staff noted that the site is currently under construction. The sign plan demonstrates that all proposed signs are outside of the VDOT right-of-way and do not interfere with any sight distance lines. There are no outstanding transportation issues.

Water Service Analysis (Appendix 6)

The Fairfax County Water Authority noted that permanent-type signs and support structures with concrete footers are not allowed within Fairfax Water easements and

that any proposed work within existing water main easements will require review and prior approval from Fairfax Water. Water mains located within the right-of-way will require a five-foot separation from any proposed signage.

The proposed amendment indicates that the proposed signs would be outside of Fairfax Water easements. A development condition is proposed that would require the signs to be placed outside of Fairfax Water easements.

Stormwater Management, Fire and Rescue, Environmental, and Parks Analyses

Given the lack of impacts, no issues were raised regarding stormwater management, fire and rescue, environmental resources, or parks.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes a consistent signage style that is compatible with the surrounding residential uses. Signs would be located at major access roads and would identify the development from the adjacent rights-of-way. The signs would be flanked and partially backed by vegetation and are of a compatible scale and character with the buildings of the Discovery Square development. The signs would be constructed of high-quality materials and create an obvious link with the Timber Ridge community and the surrounding uses through the use of compatible sign materials, color palette, and typology.

Staff concludes that the proposed Comprehensive Sign Plan would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of CSP 2006-SU-007 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not and would not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the properties 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 Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Proffer Excerpt - PCA 2006-SU-007
4. Zoning Inspections Analysis
5. Transportation Analysis
6. Water Service Analysis
7. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS
CSP 2006-SU-007**

September 4, 2014

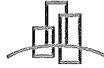
If it is the intent of the Planning Commission to approve CSP 2006-SU-007, located at Tax Map 24-4 ((7)) B, C, E, F, and 94 and Tax Map 24-4 ((1)) 6H for a Comprehensive Sign Plan, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The materials, colors, design, typography, use of logos, size, and location of the proposed signs shall be in substantial conformance with the "Discovery Square Blocks 4, 5, & 6" Comprehensive Sign Plan prepared by VIKA Virginia LLC and dated January 2014, as revised through August 12, 2014. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan. All four sides of the signs shall be faced with brick.
2. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
3. All signs, including support structures and concrete footers, shall be located outside of Fairfax County Water Authority easements. Any proposed work within existing water main easements shall require review and prior approval of the Fairfax County Water Authority.
4. Any external illumination of the signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
5. The signs shall include permanent plantings around the signs as generally depicted on the Comprehensive Sign Plan. All plant materials located near the signs shall be maintained regularly to prevent overgrowth from obstructing the visibility of the signs. Plant species depicted on the Comprehensive Sign Plan are representative only. Species shall be primarily native to the Middle Atlantic region and not known to have invasive tendencies.
6. The signs shall be located so as not to restrict sight distances for drivers entering or exiting travel intersections, aisles, or driveways.
7. All street signs, including directional, parking, and street name signs, shall comply with the location and sign distance standards of the Virginia Department of Transportation (VDOT). The approval of this

Comprehensive Sign Plan in no way supersedes any approval required by VDOT for signs located on the property.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. A sign permit must be obtained from Fairfax County for the signs erected pursuant to this Comprehensive Sign Plan. The applicant shall be responsible for obtaining the required sign permit through established procedures.



Sara V. Mariska
 (703) 528-4700 Ext. 5419
 smariska@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

January 23, 2014

RECEIVED
 Department of Planning & Zoning
 JAN 28 2014
 Zoning Evaluation Division

Via Hand Delivery

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

Re: Proposed Comprehensive Sign Plan Application
 Applicant: Timber Ridge at Discovery Square, Inc.

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a comprehensive sign plan application on property identified as Fairfax County Tax Map 24-4 ((7)) B, C, D, E and F (the "Subject Property").

The Subject Property contains approximately 16.1 acres and is located west of Centreville Road (Route 28) between Wall Road (Route 645) and EDS Drive (Route 8105). On, November 20, 2013, the Board of Supervisors (the "Board") approved PCA/FDPA 2006-SU-007 to modify an approximately 37.4 acre portion of a previously approved mixed-use development. The modification permits a total of up to 805 multifamily and single family attached dwelling units. The PCA is subject to proffers dated October 24, 2012. The Applicant is filing this Comprehensive Sign Plan on the common area of the development known as Timber Ridge at Discovery Square.

The residential portion of the development is currently under construction. The development will be comprised of up to 85 townhouses, 342 multifamily units, 198 two-story condos, and 180 elevator condos. Based on the size and scope of planned development, appropriate signage is critical to establish an identity for the community, identify entrances, and direct pedestrians and motorists to the development. The overall size and scope of the development suggest that there will need to be more signage than is typically contemplated under the Fairfax County Zoning Ordinance for multifamily developments thus necessitating a comprehensive sign plan.

The Applicant proposes identification signs in nine (9) locations at the perimeter of the development. The proposed sign program consists of primary entrance signs, secondary entrance signs, and marker columns. The design, sign area, and sign locations are shown in the enclosed Comprehensive Sign Plan.

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
 COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Should you have any questions regarding the enclosed, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

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

A handwritten signature in cursive script that reads "Sara V. Mariska".

Sara V. Mariska

cc: Stan Settle
Michael Congleton
Martin D. Walsh

{A0593656.DOC / 1 Statement of Justification 008337 000002}

similar quality and character to the front facades along Centreville Road as the quality and character of such facades are depicted on Sheets A-1 and A-2 of the CDPA/FDPA.

27. Main Street Activation. In order to provide for street level activation along the north side of Main Street, the Applicant shall provide amenity space in the first floor of the multifamily building comprised of Type A units which may include, but not be limited to a lobby, fitness center, business center, and/or drop-off area.

28. Unifying Elements.

A. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.

B. The fronts of all buildings shall be constructed of glass, stone, brick, and/or cementitious siding.

29. Signage.

A. Project Signage. All signage provided on the Application Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDPA/FDPA. Pole signs shall not be permitted on the Application Property. All directional and wayfinding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.

B. Temporary Signs. No temporary signs (including "popsicle" paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant, or at the Applicant's or any builder's direction, to assist in the initial and future marketing, sales and/or rental of dwelling units on the Application Property. The Applicant and any builders shall direct their agents and employees involved in marketing the Application Property to adhere to this Proffer.

30. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty-two (22) feet in height, measured from the ground to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Application Property. All upper level parking deck lighting fixtures shall not exceed a height of seventeen (17) feet measured from the ground to the top of the light standard. Lighting on the top level of the residential parking garages shall not



County of Fairfax, Virginia

MEMORANDUM

DATE: April 1, 2014

TO: Joe Gorney, Staff Coordinator
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

FROM: Leo Conrad Jr. *LCJr*
Property Maintenance/Senior Zoning Inspector
Zoning Inspections Branch

SUBJECT: Comprehensive Sign Plan 2006-SU-007 for Timber Ridge
at Discovery Square

REFERENCE: Mail Log Assignment: 2014-SU-0056

Rezoning Case 2006-SU-007 was approved on December 4, 2006 by The Fairfax County Board of Supervisors as a PRM District with Proffered Conditions. Proffer Number 29 A and B deals specifically with Signage as related to this site. Proffer number 29 A and B read specifically as follows:

29. Signage.

- A. Project Signage. All signs provided on the Property shall comply with Article 12 of the Zoning Ordinance. **Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDP/FDP. Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development.** The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.
- B. Temporary Signs. No temporary signs (including "popsicle" paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicants, or at the Applicant's or any builders direction, to assist in the initial and future marketing, sales and/or rental of dwelling units on the subject Property. This same restriction shall apply to the marketing of and sales by all retail establishments located on the

Department of Planning and Zoning
Zoning Administration Division
Zoning Inspections Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-4300 FAX 703-324-1343
www.fairfaxcounty.gov/dpz/



Property. The Applicant, any builders and any retail tenants shall direct their agents and employees involved in marketing the Property to adhere to this Proffer.

Additionally, all freestanding signs for Residential Multiple Family Uses are governed by Article 12-202 in part which states: The following regulations shall apply to all signs which are accessory to multiple family residential uses.

1. Unless otherwise qualified, permitted signs may be located anywhere on the lot of the use to which the sign is accessory.

4. Freestanding signs which identify the name of a multiple family development shall be permitted at each major entrance thereto. Such signs shall not exceed thirty (30) square feet in area or eight (8) feet in height. More than one (1) sign may be placed at each major entrance; however, the aggregate area of all such signs shall not exceed thirty (30) square feet at each entrance.

Furthermore, all freestanding signs shall be in compliance with Art. 2-505 which deals with Use Limitations on Corner Lots, which reads as follows:

2-505 Use Limitations on Corner Lots

1. On every corner lot within the triangle formed by the street lines of such lot and a line drawn between points on such lines as established below, there shall be no structure or planting of such nature and dimension as to obstruct sight distance other than a post, column or trunk of a tree (but not branches or foliage), which is not greater than one (1) foot in cross section or diameter. Such sight distance shall be maintained between two (2) horizontal planes, one of which is three and one-half (3 ½) feet, and the other ten (10) feet above the established grade of either street or, if no grade has been officially established, then above the average elevation of the existing surface of either street at the center line thereof:

A. For a lot having an interior angle of ninety (90) degrees or more at the street corner thereof: Points shall be 30 feet from the property lines extended.

B. For a lot having an interior angle of less than ninety (90) degrees at the street corner thereof: Points shall be 30 feet from the property lines extended, plus one (1) foot for every ten (10) degrees or major fraction thereof by which such interior angle is less than ninety (90) degrees.

Additionally, all lighting associated with any freestanding signs shall be in compliance with Par. 2C of Art. 14-902 which states:

2. Except as provided in Sections 904 and 905 below, all outdoor lighting fixtures shall comply with the following:

- C. Lighting used to illuminate flags, statues, signs or any other objects mounted on a pole,

pedestal or platform, spotlighting or floodlighting used for architectural or landscape purposes, shall consist of full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated. Directional control shields shall be used where necessary to limit stray light. In addition, such lighting shall be shielded to protect motorists and pedestrians from glare. (Reference Plates 2 and 3 of Illustration 5 in Appendix 2)

My review of the proposed Timber Ridge at Discovery Square Comprehensive Sign Plan finds that the proposed entry features deals only with the freestanding signs associated with this property.

1. The Primary Entry Feature, Secondary Entry Feature and the Markers signs are of the monument style thus meet proffered condition # 29 A of RZ 2006-SU-007 as stated above.
2. Please see the Sign Permit Submission Requirements for freestanding signs below: especially numbers 1, 2, 4, 5, 7, 8 & 9.

SIGN PERMIT SUBMISSION REQUIREMENTS

Requirements: Incomplete applications will not be accepted. Do not leave any required fields blank on an application. If information does not apply, write N/A

- 1. Sign Permit Application;** on the forms provided
- 2. All Sign Plans:**
 - Provide three (3) colored copies of the proposed design of a sign submitted on drawings and/or blueprints: with dimensions, all colors identified, type of illumination and sign area
 - Include Trade Mark number if applicable
 - Letter from the Property Owner, authorizing the installation of the sign
- 3. For BUILDING MOUNTED SIGNS (specifically)**
 - In addition to No. 2,
 - Provide building frontage and one color photo of the building façade where the sign is proposed to be installed, number and total area of existing signs to remain
- 4. For FREESTANDING SIGNS**
 - In addition to the details specified in No. 2,
 - Provide three (3) copies of either a: site plan, record plat, subdivision plan, etc., indicating where the proposed sign is going to be located and
 - The distance from the leading edge of the sign to the nearest R-O-W line, and
 - The height of the freestanding sign as measured from grade to the topmost portion of the structure
- 5. Building Permit** – log in as a first step with the Department of Public Works (DPWES)
- 6. Electrical Permit** – log in (if the proposed sign is to be illuminated) with DPWES
- 7. Non-Rup (Non Residential Use Permit) number or New Tenant Layout Permit number** – include on the sign permit application
- 8. Sign receipt and payment of the \$95** per sign permit application; one (1) sign per application.
- 9. Once the sign permit application is approved,** resume the review of both, the building and electrical permit application(s)

NOTE: If the property is subject to: proffers, conditions of either a Special Exception or a Special Permit, conditions of the Architectural Review Board (ARB) or Variance, attach a copy of proffers and or conditions. If the property is subject to an approved COMPREHENSIVE SIGN PLAN, indicate plan name and CSP number

ZIB TELEPHONE NUMBER: 703-324-4300

23. Non Required Parking Spaces. The parking spaces shown as Proposed on Sheets 3 and 4 of the CDP/FDP that are in excess of the number of spaces required by the Ordinance may be provided at the option of Applicant, but shall not be required.

VI. DESIGN

24. Design Concepts. The architectural guidelines for the Property with respect to building facades, building scale and massing, building site and streetscape and building signage and lighting are set forth in Sheets 14 and 15 of the CDP/FDP (the "Design Concepts"). These Design Concepts and the perspectives set forth on Sheets 21, 22 and 23 of the CDP/FDP are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the CDP/FDP shall not require an amendment to the Proffers or CDP/FDP and are permitted provided the changes are in substantial conformance with these design concepts.

25. Additional Retail Design. Retail buildings A, B, C, D and E shall be architecturally finished (all four (4) sides) with similar materials, detailing and features. Additionally, such buildings shall be permitted to have outdoor seating areas to promote pedestrian activity in the areas depicted on Sheet 7 of the CDP/FDP.

26. Additional Office Design. The office buildings located in Blocks 8, 9 and 10 shall be designed to front on the North South Collector with landscaped entry plazas oriented toward the street. The parking (other than limited visitor parking) for such buildings shall be located to the rear of the buildings.

27. Additional Residential Design. The residential buildings along the North South Collector shall have their front facade oriented toward such road. Such front facades shall be of similar quality and character to the front facades along Centreville Road as the quality and character of such facades are depicted on Sheet 25 of the CDP/FDP.

28. Unifying Elements. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.

29. Signage.

A. Project Signage. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDP/FDP. Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.

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31. Screening. All rooftop mechanical equipment shall be screened so to limit the visibility of such equipment from the surrounding street level with such screening to be compatible with the façade of the building.

VII. LANDSCAPING

32. Landscaping and Open Space. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on Sheets 9 and 10 of the CDP/FDP unless the timing of the installation of such landscaping is otherwise required by these Proffers. The Applicant shall maintain such landscaping. The species and initial planting site of such landscaping is set forth on Sheets 9, 10, 18, 19 and 21 of the CDP/FDP, subject to revision as may be approved by Urban Forest Management ("UFM").

33. Location of Utilities. Utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the CDP/FDP. The landscaping set forth on the CDP/FDP has and shall be designed to accommodate the extension of the Colonial Pipeline facilities through the Property generally in the location shown on Sheet 5 of the CDP/FDP and the Dominion Power/Verizon facilities along Centreville Road generally in the location shown on Sheets 4 and 5 of the CDP/FDP. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the CDP/FDP. For all other



County of Fairfax, Virginia

MEMORANDUM

DATE: April 22, 2014

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

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

FILE: 3-4 (RZ 2006-SU-007)

SUBJECT: Transportation Impact (Comprehensive Sign Plan)

REFERENCE: CSP 2006-SU-007; Timber Ridge @ Discovery Square
Traffic Zone: 1707
Land Identification Map: 24-4 ((07)) B- F

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted Comprehensive Sign Plan dated January 2014.

The applicant proposes identification signs at nine locations along the perimeter of the development.

- The submitted sign plan for Discovery Square demonstrates all proposed signs are outside the VDOT right-of-way and do not interfere with any sight distance lines. Therefore, this department does not object to the subject application.

MAD/ak W;CSP2006SU007TimberRidgeSignPlan

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, Virginia 22033-2898
Phone: (703) 877-5600 TTY: 771
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





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

March 21, 2014

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

Re: CSP 2006-SU-007
Timber Ridge at Discovery Square
Tax Map: 24-4

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 is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing and proposed water mains.
3. Permanent type signs and support structures with concrete footers are not allowed within Fairfax Water or City of Falls Church easements. Any proposed work within existing water main easements will require review and prior approval from Fairfax Water. Water main located in the right-of-way will require a 5-foot separation with any proposed signage.

If you have any questions regarding this information please contact Ross Stilling, Chief Site Plan Review at 703-289-6385.

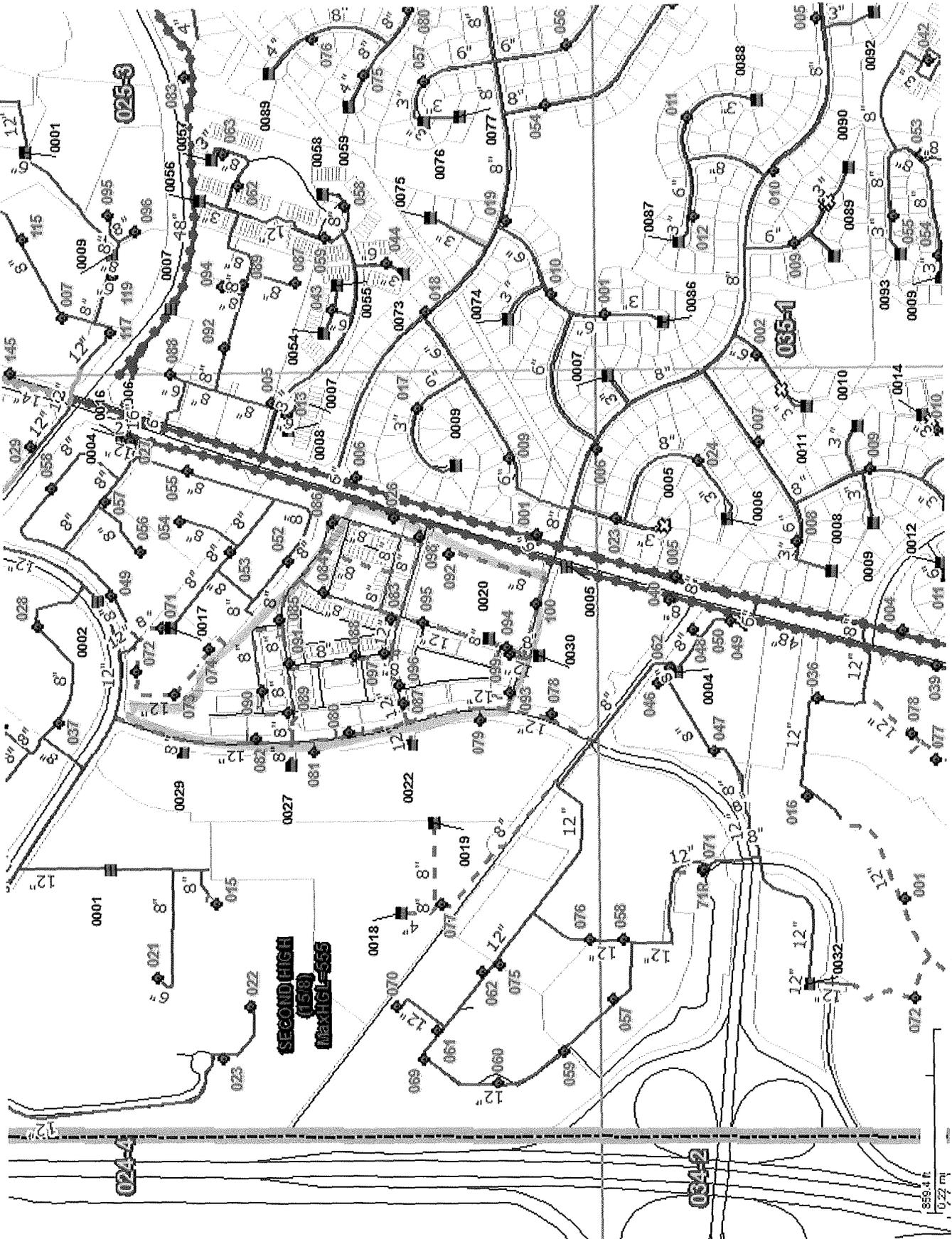
Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

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

Enclosure

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.



855.4 ft
0.27 m
(note: scalebar is approximate)

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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