



**APPLICATION ACCEPTED:** February 12, 2014  
**PLANNING COMMISSION:** November 6, 2014  
**BOARD OF SUPERVISORS:** November 18, 2014 at 4:00 p.m.

## County of Fairfax, Virginia

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**October 24, 2014**

### **STAFF REPORT**

**RZ/FDP 2014-SP-005**

### **SPRINGFIELD DISTRICT**

**APPLICANT:** Christopher Land, LLC

**PRESENT ZONING:** R-1 (Residential District, 1 du/ac)

**REQUESTED ZONING:** PDH-2 (Planned Development Housing District – 2 du/ac)

**PARCEL:** 98-1 ((1)) 44

**SITE AREA:** 4.51 acres

**OPEN SPACE:** 55%

**PLAN RECOMMENDATION:** Residential at 2 to 3 du/ac

**PROPOSAL:** To rezone 4.51 acres from R-1 to PDH-2 for the development of seven single-family detached dwelling units at an overall density of 1.55 du/ac.

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2014-SP-005, subject to the execution of the proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2014-SP-005, subject to the proposed development conditions in Appendix 2.

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**Joe Gorney**

**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to approve a modification of the Public Facilities Manual (PFM) to allow construction of a cul-de-sac with a radius of 30 feet, as shown on the CDP/FDP.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to approve a modification of the Public Facilities Manual (PFM) to allow construction of sidewalks on one side of the cul-de-sac, in favor of the landscape treatment and trail connection, as shown on the proposed CDP/FDP and as conditioned.

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

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

The approval of this rezoning does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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



# Final Development Plan

FDP 2014-SP-005

Applicant: CHRISTOPHER LAND, L.L.C.  
Accepted: 02/12/2014- AMENDED 09/25/2014  
Proposed: RESIDENTIAL  
Area: 4.51 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect:  
Located: EAST SIDE OF GAMBRILL ROAD,  
APPROXIMATELY 750 FEET NORTH OF ITS  
INTERSECTION WITH POHICK ROAD

Zoning: PDH- 2  
Overlay Dist:  
Map Ref Num: 098-1- /01/ /0044

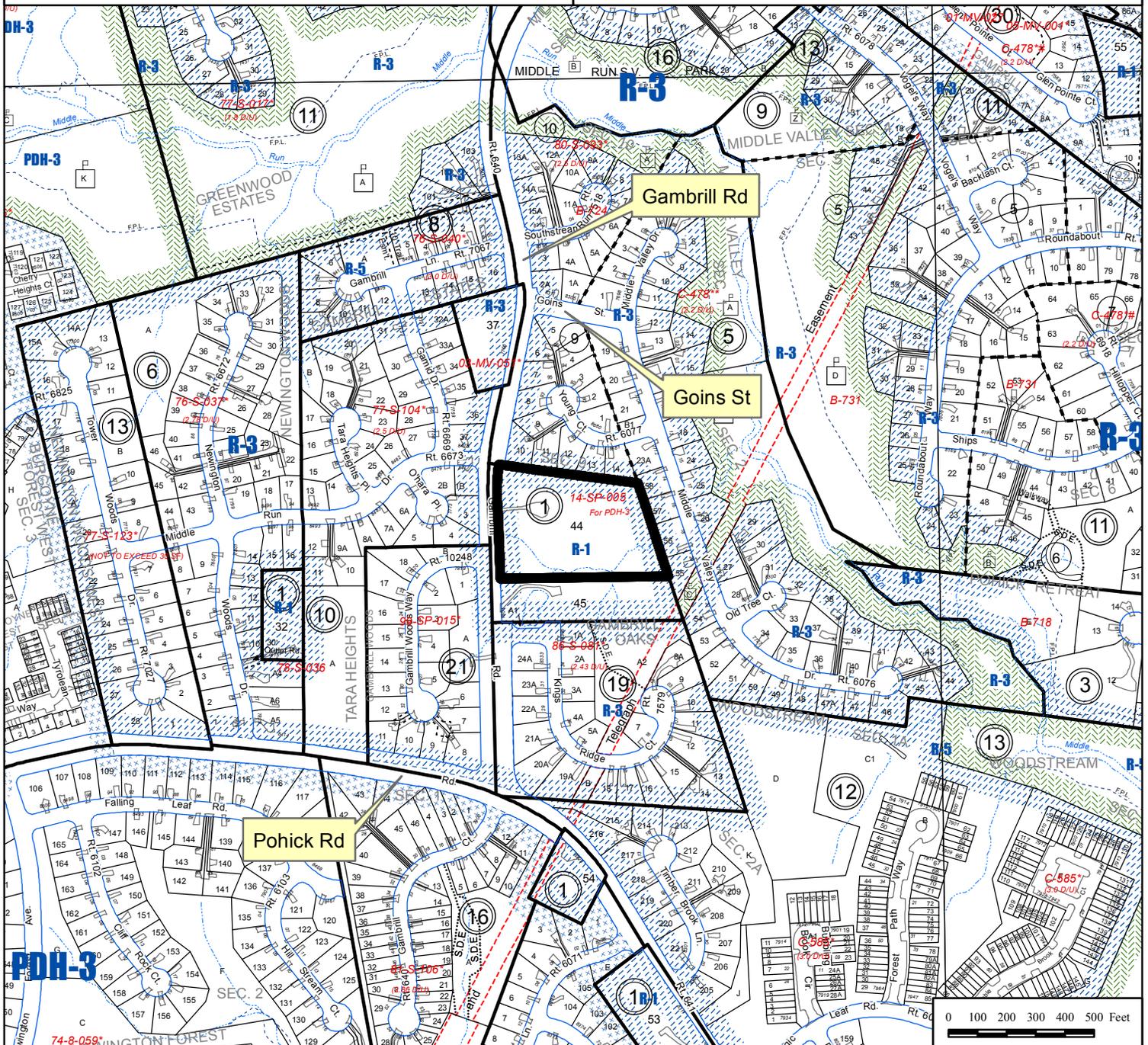
# Rezoning Application

RZ 2014-SP-005

Applicant: CHRISTOPHER LAND, L.L.C.  
Accepted: 02/12/2014- AMENDED 09/25/2014  
Proposed: RESIDENTIAL  
Area: 4.51 AC OF LAND; DISTRICT - SPRINGFIELD

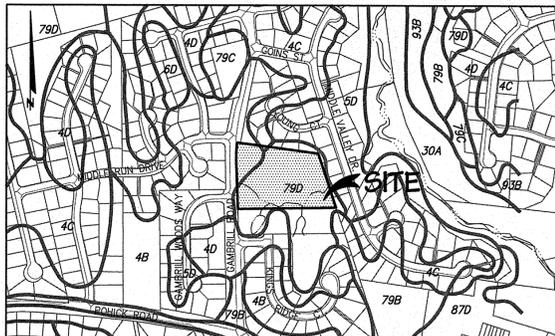
Zoning Dist Sect:  
Located: EAST SIDE OF GAMBRILL ROAD,  
APPROXIMATELY 750 FEET NORTH OF ITS  
INTERSECTION WITH POHICK ROAD

Zoning: FROM R- 1 TO PDH- 2  
Overlay Dist:  
Map Ref Num: 098-1- /01/ /0044



# CONCEPTUAL / FINAL DEVELOPMENT PLAN CORBETT MANOR

## SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT REQ'D
4B	BARKERS XROADS-NATHALIE	FAIR	GOOD	GOOD	HIGH	IVB	YES
4C	BARKERS XROADS-NATHALIE	FAIR	GOOD	GOOD	HIGH	IVB	YES
79D	NATHALIE GRAVELLY LOAM	FAIR	GOOD	GOOD	HIGH	I	NO

### SOILS MAP/DATA

SCALE : 1" = 500'

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) CHANGED PROP. ZONE TO PDH-2; REV. SITE TABS & TYP. LOT DETAIL; REMOVED WAIVER REQUESTS. (4) REV. LAYOUT & CLEARING LIMITS. (5) NEW SHEET. (6) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (7&8) REVISED TREES TO BE SAVED AND REMOVED. (9&10) REVISED SWM, BMP & OUTFALL INFORMATION; REMOVED DAM BREACH ANALYSIS SHEET.	5-1-14
2.	(1) REMOVED WQIA REQUIREMENT; REVISED TABS. (4) REVISED LAYOUT & SWM; ADDED BMP FACILITIES. (5) REVISED STRIPING. (6) NEW SHEET. (7) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (8&9) REVISED TREES TO BE SAVED AND REMOVED. (10&11) REVISED SWM, BMP & OUTFALL INFORMATION. (12) NEW SHEET.	8-4-14
3.	(1) REVISED TYP. LAYOUT, TABS & SWM INFO. (4) REVISED LAYOUT, ADDED TURNAROUND DETAIL. (5) NEW SHEET. (6) REVISED PROFILE. (7) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (8&9) REVISED TREES TO BE SAVED AND REMOVED. (10&11) REVISED SWM, BMP & OUTFALL INFORMATION. (13&14) NEW SHEETS.	9-11-14
4.	(1) REVISED TABS. (4) REVISED LAYOUT & CLEARING LIMITS. ADD TRAIL CONNECTION, KNEE WALL, & ADJUST EOG. (7) REVISED LANDSCAPING & TREE COVER CALCULATIONS. (8&9) REVISED TREES TO BE SAVED AND REMOVED. (13) ADJUST LANE DIMENSIONS & UPDATE PLAN VIEW. (14) UPDATE PLAN VIEW.	9-22-14
5.	(1) ADDED NOTE TO LOT LAYOUT. (4) REV. SWM ACCESS, RAMP AT ENTRANCE, CONSERVATION EASEMENT AREA. (5) REVISED SIGHT DISTANCE PROFILE. (7) ADDED TO FRINGE PLANTING AREA. (10-12) REVISED SWM & BMP CALCULATIONS. (13) NEW SHEET.	10-7-14
6.	(1) REVISED NOTE #20, ADDED NOTE #27; REVISED SETBACK NOTE ON TYPICAL LOT DETAIL. (5) ADDED NOTES TO ARCHITECTURE. (13) ADDED WALL & BENCH DETAILS.	10-22-14

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

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

- 1. Plot 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 4.
- 3. Provide :
 

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Infil. Trench #1	0.14±	0.01±	0.15±	214±	257±	N/A
Infil. Trench #2	1.23±	0.00	1.23±	1,052±	2,209±	N/A
Total	1.37±	0.01±	1.38±	1,266±	2,466±	N/A
- 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 4. Pond inlet and outlet pipe systems are shown on Sheet 4.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4. Type of maintenance access road surface noted on the plot is asphalt.
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 10.
- 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 10.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 10.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 2.
- 11. A submission waiver is requested for \_\_\_\_\_ N/A
- 12. Stormwater management is not required because \_\_\_\_\_ N/A

### SITE TABULATIONS

SITE AREA :	
LOT AREA	50,729± (1.165 Ac)
PARCELS A & B	118,534± (2.721 Ac)
RIGHT-OF-WAY DEDICATION (PROP. STREET)	16,990± (0.390 Ac)
RIGHT-OF-WAY DEDICATION (GAMBRILL RD.)	10,120± (0.232 Ac)
<b>TOTAL</b>	<b>196,373± (4.508 Ac)</b>

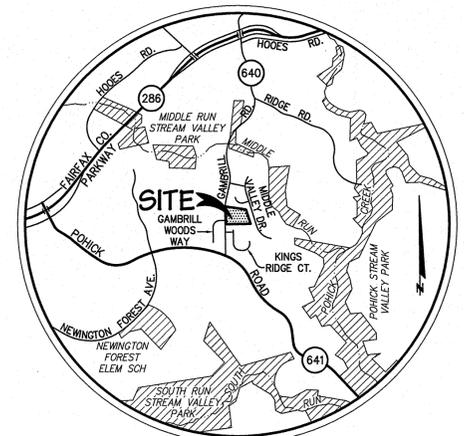
### PDH-2 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	7 SINGLE-FAMILY DETACHED
MAXIMUM DENSITY	2 DU/AC	1.55 DU/AC
MINIMUM LOT AREA	N/R	6,300± ±**
AVERAGE LOT AREA	N/R	7,300± ±**
MAXIMUM BUILDING HEIGHT	N/R	35'
MINIMUM YARDS	N/R	SEE DETAIL THIS SHEET
OPEN SPACE	20% (0.90 Ac)	55% (2.48 Ac±)
PARKING	2 spaces/ unit (14 total spaces)	2 spaces/ unit (14 total spaces)

\*\* MAY BE REDUCED IF STANDARD-SIZED CUL-DE-SAC IS REQUIRED

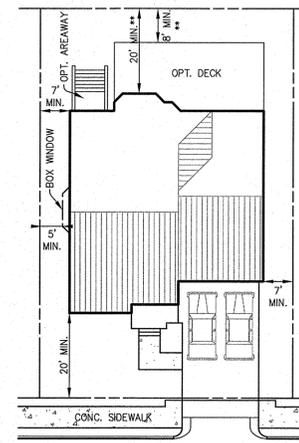
### NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 98-1(11)44. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-2.
- THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF THE HEIRS OF MELVIN LEE YOUNG IN DEED BOOK 439 AT PAGE 446 AND WILL BOOK 943 AT PAGE 1833.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED OCTOBER 2013. CONTOUR INTERVAL EQUALS TWO FEET NGVD 1929.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE IS A RESOURCE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED, INCLUDING THE EXISTING DWELLING CONSTRUCTED IN 1946.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 1.55 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT FOR THE FOLLOWING MODIFICATIONS HEREBY REQUESTED :
  - A REDUCTION OF THE CUL-DE-SAC RADIUS (PFM PLATE 7-7) FROM 45 FEET TO 30 FEET.
  - ALLOWING THE PROPOSED SIDEWALK TO STOP SHORT OF THE SOUTHERN PROPERTY LINE, AND ESCROW THE AMOUNT NECESSARY TO COMPLETE IT IN THE FUTURE, IN ORDER TO NOT DISTURB THE RESOURCE PROTECTION AREA.
- PROPOSED PUBLIC IMPROVEMENTS :
  - WATER SERVICE IS TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN GAMBRILL ROAD.
  - SANITARY SERVICE IS TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN YOUNG COURT.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- SPECIAL AMENITIES FOR THIS PROJECT INCLUDE SITTING AREAS WITH BENCHES AND A SEAT WALL.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 5 FOR ARCHITECTURAL ELEVATIONS.
- A MINOR PAVED TRAIL IS REQUIRED FOR THIS PROJECT ALONG GAMBRILL ROAD PER THE FAIRFAX COUNTY TRAILS PLAN.
- PARCELS A & B WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-808 OF THE ZONING ORDINANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE COP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.
- THE DEVELOPER RESERVES THE RIGHT TO CHANGE ONE OR BOTH OF THE INFILTRATION TRENCHES TO A RAIN GARDEN WITHOUT THE NEED FOR AN AMENDMENT OR INTERPRETATION.



### VICINITY MAP

SCALE : 1" = 2000'



### TYPICAL LOT LAYOUT

SCALE : 1" = 20'

\*\* MAY BE REDUCED IF STANDARD-SIZED CUL-DE-SAC IS REQUIRED

### NOTES :

- EXTENSIONS INTO REQUIRED YARDS ARE TO BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412, AND SET BACK AT LEAST FIVE (5) FEET FROM PROPERTY LINE(S).
- EACH UNIT IS TO HAVE TWO (2) 8.5' x 18.0' PARKING SPACES IN ITS DRIVEWAY.



**DEVELOPER**  
THE CHRISTOPHER COMPANIES  
10461 WHITE GRANITE ROAD  
SUITE 103  
OAKTON, VIRGINIA 22124  
(703) 352-5950

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- COVER SHEET
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- ARCHITECTURAL ELEVATIONS
- SIGHT DISTANCE PLAN & PROFILE
- LANDSCAPE PLAN
- TREE PRESERVATION PLAN
- TREE PRESERVATION INVENTORY
- DRAINAGE MAPS & OUTFALL ANALYSIS
- 11 & 12 OUTFALL ANALYSIS
- DETAILS
- GAMBRILL ROAD IMPROVEMENTS

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors  
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595  
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DATE : FEBRUARY 10, 2014  
REVISED : MAY 1, 2014  
AUGUST 4, 2014  
SEPTEMBER 11, 2014  
SEPTEMBER 22, 2014  
OCTOBER 7, 2014  
OCTOBER 22, 2014

SHEET 1 OF 14

**CORBETT MANOR**



**LEGEND**

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- RPA BOUNDARY
- WETLANDS
- EXISTING TREELINE
- EX. STORM DRAIN & EASEMENT
- EX. SAN. SEWER & EASEMENT
- EX. WATERMAIN & EASEMENT
- EX. GAS MAIN
- EXISTING UTILITY LINE & POLE
- EXISTING STREET LIGHT

NO. DATE REVISION PRIOR TO APPROVAL

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EXISTING CONDITIONS PLAN

**CORBETT MANOR**

SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



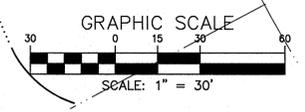
NO.	DESCRIPTION	REVISIONS	DATE

DESIGN	DRAFT	DATE	SCALE
KJV	KJV	FEB. 2014	HORIZ: 1" = 30'
			VERT: 1" = 30'

SHEET 2 OF 14

PRJ NO: 13-511  
 TYPE: CDP/FDP



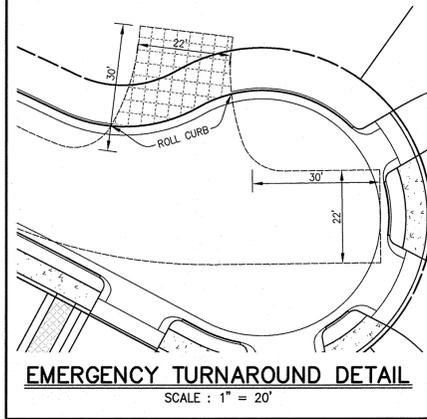


\* THE SWM ACCESS MAY BE REMOVED WITHOUT THE NEED FOR A PCA OR FDPA IF THE REQUIREMENT FOR SWM ACCESS IS WAIVED OR DELETED FROM THE PFM.



**LEGEND**

- 402 --- EXISTING CONTOUR
- 400 --- EXISTING INDEX CONTOUR
- RPA BOUNDARY
- ▬▬▬▬▬▬▬ ENVIRONMENTAL QUALITY CORRIDOR
- ▬▬▬▬▬▬▬ LIMITS OF CLEARING & GRADING
- ~ ~ ~ ~ ~ EXISTING TREELINE
- ~ ~ ~ ~ ~ PROPOSED TREELINE
- ▬▬▬▬▬▬▬ EX. STORM DRAIN & EASEMENT
- ▬▬▬▬▬▬▬ PROPOSED STORM DRAIN
- ▬▬▬▬▬▬▬ EX. SAN. SEWER & EASEMENT
- ▬▬▬▬▬▬▬ PROPOSED SANITARY SEWER
- ▬▬▬▬▬▬▬ EX. WATERMAIN & EASEMENT
- ▬▬▬▬▬▬▬ PROPOSED WATERMAIN
- ▬▬▬▬▬▬▬ EX. GAS MAIN
- EXISTING UTILITY LINE & POLE



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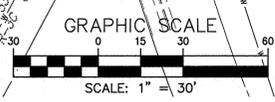
NO.	DATE	REVISION	PRIOR TO APPROVAL
5	10-7-14	REV. SWM ACCESS, RAMP AT ENTRANCE, CONSERV. EASEMENT AREA (KJV)	
4	9-22-14	REV. LAYOUT, CLEARING LIMITS, EOC, ADDED KNEE WALL, TRAIL CONNECTION	
3	9-11-14	REVISED LAYOUT, ADDED TURNAROUND DETAIL (KJV)	
2	8-4-14	REVISED LAYOUT & SWM, ADDED BMP FACILITIES (KJV)	
1	5-1-14	REVISED LAYOUT & CLEARING LIMITS (KJV)	

CONCEPTUAL / FINAL DEVELOPMENT PLAN  
**CORBETT MANOR**  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

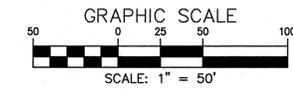
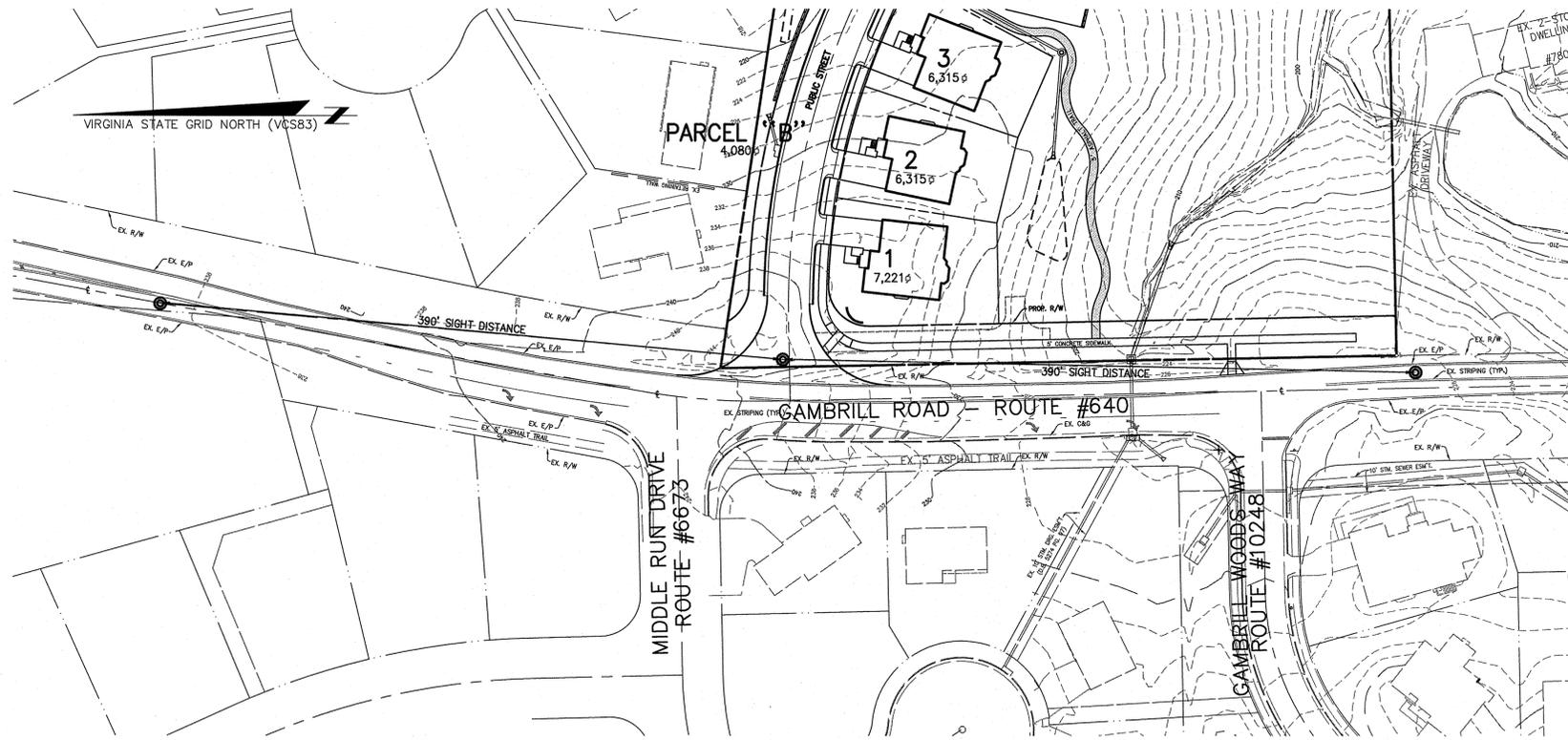


DESIGN	APPROVED	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	REVIEW APPROVAL DATE
DRAFT	KJV	FEB. 2014	1" = 30'				
4	HMF			14			

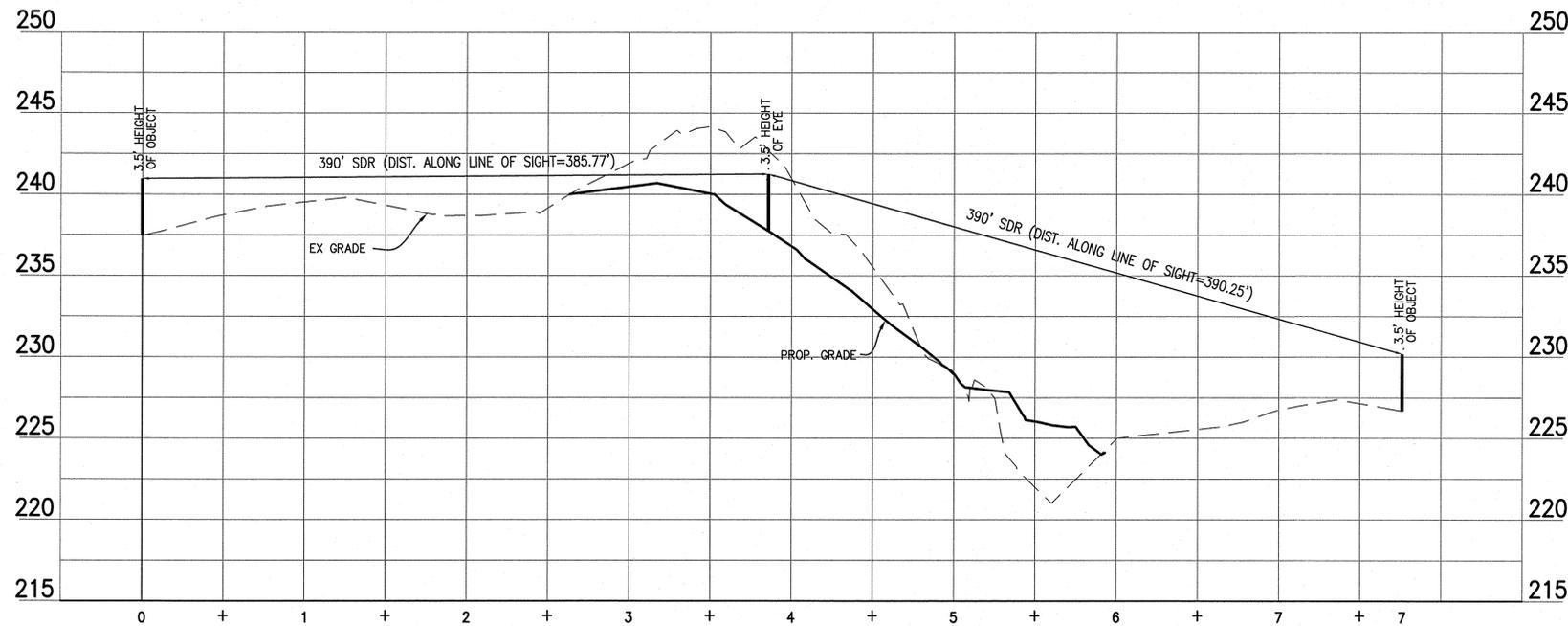
PRJ NO: 13-511  
TYPE: CDP/FDP







GAMBRILL ROAD - ROUTE #640  
35 M.P.H. POSTED SPEED LIMIT



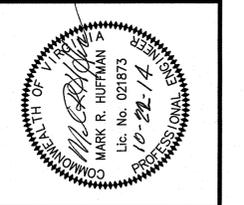
NO.	DATE	REVISION	PRIOR TO APPROVAL
5.	10-7-14	REVISED PROFILE	
3.	9-11-14	REVISED PROFILE	
2.	8-4-14	NEW SHEET (KJV)	

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SIGHT DISTANCE PLAN & PROFILE

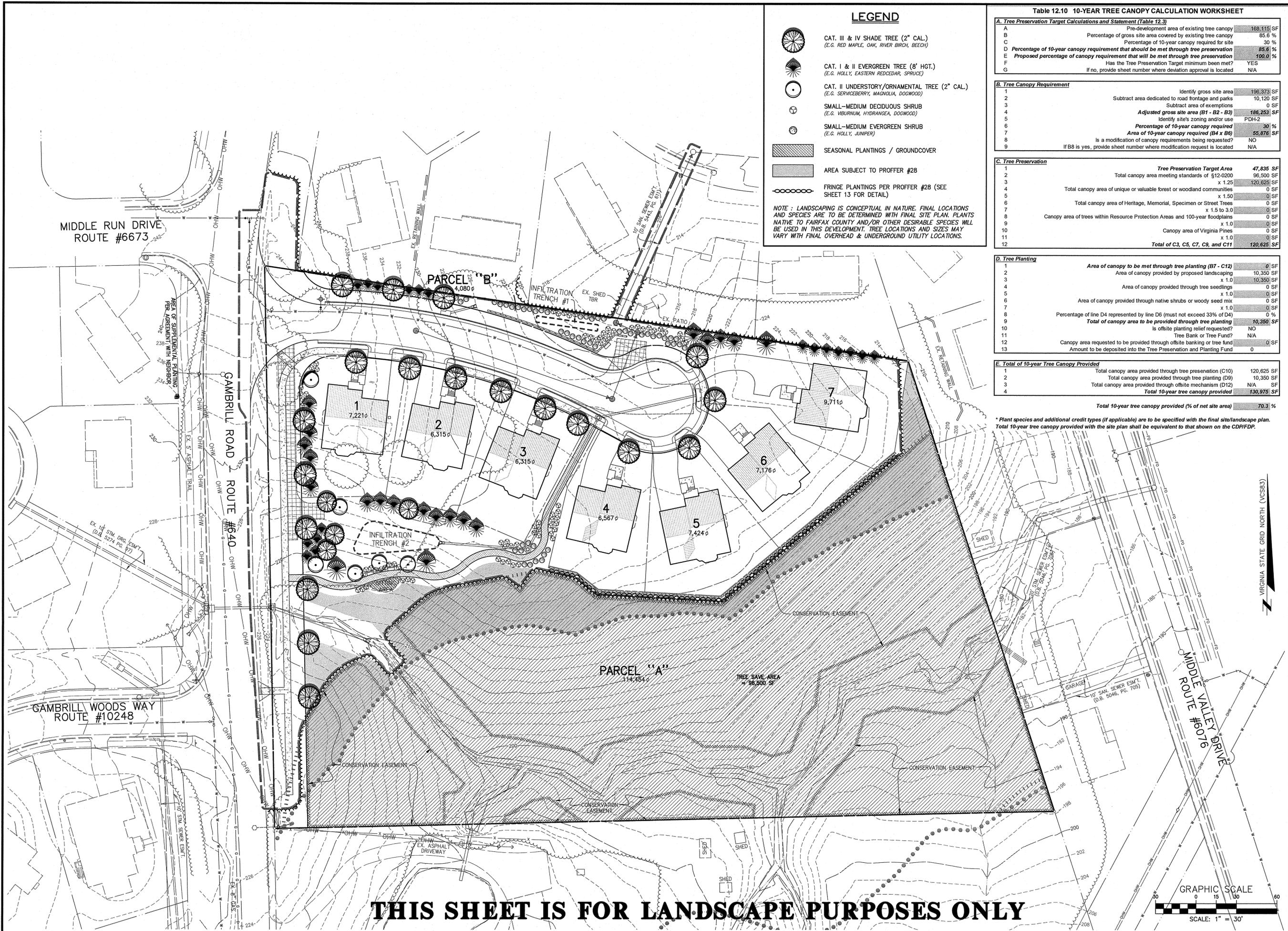
# CORBETT MANOR

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	REVISIONS	REVIEW	APPROVED DATE

DESIGN	DRAFT	DATE	SCALE	HORIZ.	VERT.
KJV	KJV	FEB. 2014	1" = 50'	1" = 50'	1" = 5'
APPROVED	DATE	SCALE	HORIZ.	VERT.	
HNF	FEB. 2014	1" = 50'	1" = 50'	1" = 5'	
SHEET 6 OF 14		PRJ NO: 13-511		TYPE: CDP/FDP	



**LEGEND**

- CAT. III & IV SHADE TREE (2" CAL.)  
(E.G. RED MAPLE, OAK, RIVER BIRCH, BEECH)
- CAT. I & II EVERGREEN TREE (8' HGT.)  
(E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)
- CAT. II UNDERSTORY/ORNAMENTAL TREE (2" CAL.)  
(E.G. SERVICEBERRY, MAGNOLIA, DOGWOOD)
- SMALL-MEDIUM DECIDUOUS SHRUB  
(E.G. VIBURNUM, HYDRANGEA, DOGWOOD)
- SMALL-MEDIUM EVERGREEN SHRUB  
(E.G. HOLLY, JUNIPER)
- SEASONAL PLANTINGS / GROUNDCOVER
- AREA SUBJECT TO PROFFER #28
- FRINGE PLANTINGS PER PROFFER #28 (SEE SHEET 13 FOR DETAIL)

**NOTE:** LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. PLANTS NATIVE TO FAIRFAX COUNTY AND/OR OTHER DESIRABLE SPECIES WILL BE USED IN THIS DEVELOPMENT. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

**Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET**

**A. Tree Preservation Target Calculations and Statement (Table 12.3)**

A	Pre-development area of existing tree canopy	168,115	SF
B	Percentage of gross site area covered by existing tree canopy	85.6	%
C	Percentage of 10-year canopy requirement required for site	30	%
D	Percentage of 10-year canopy requirement that should be met through tree preservation	85.6	%
E	Proposed percentage of canopy requirement that will be met through tree preservation	100.0	%
F	Has the Tree Preservation Target minimum been met?	YES	
G	If no, provide sheet number where deviation approval is located	N/A	

**B. Tree Canopy Requirement**

1	Identify gross site area	196,373	SF
2	Subtract area dedicated to road frontage and parks	10,120	SF
3	Subtract area of exemptions	0	SF
4	Adjusted gross site area (B1 - B2 - B3)	186,253	SF
5	Identify site's zoning and/or use	PDH-2	
6	Percentage of 10-year canopy required	30	%
7	Area of 10-year canopy required (B4 x B6)	55,878	SF
8	Is a modification of canopy requirements being requested?	NO	
9	If B8 is yes, provide sheet number where modification request is located	N/A	

**C. Tree Preservation**

1	Tree Preservation Target Area	47,835	SF
2	Total canopy area meeting standards of §12-0200	96,500	SF
3	x 1.25	120,625	SF
4	Total canopy area of unique or valuable forest or woodland communities	0	SF
5	x 1.50	0	SF
6	Total canopy area of Heritage, Memorial, Specimen or Street Trees	0	SF
7	x 1.5 to 3.0	0	SF
8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	0	SF
9	x 1.0	0	SF
10	Canopy area of Virginia Pines	0	SF
11	x 1.0	0	SF
12	Total of C3, C5, C7, C9, and C11	120,625	SF

**D. Tree Planting**

1	Area of canopy to be met through tree planting (B7 - C12)	0	SF
2	Area of canopy provided by proposed landscaping	10,350	SF
3	x 1.0	10,350	SF
4	Area of canopy provided through tree seedlings	0	SF
5	x 1.0	0	SF
6	Area of canopy provided through native shrubs or woody seed mix	0	SF
7	x 1.0	0	SF
8	Percentage of line D4 represented by line D6 (must not exceed 33% of D4)	0	%
9	Total of canopy area to be provided through tree planting	10,350	SF
10	Is offsite planting relief requested?	NO	
11	Tree Bank or Tree Fund?	N/A	
12	Canopy area requested to be provided through offsite banking or tree fund	0	SF
13	Amount to be deposited into the Tree Preservation and Planting Fund	0	

**E. Total of 10-year Tree Canopy Provided**

1	Total canopy area provided through tree preservation (C10)	120,625	SF
2	Total canopy area provided through tree planting (D9)	10,350	SF
3	Total canopy area provided through offsite mechanism (D12)	N/A	SF
4	Total 10-year tree canopy provided	130,975	SF

Total 10-year tree canopy provided (% of net site area) **70.3** %

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

**LANDSCAPE PLAN**

**CORBETT MANOR**

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscapers • Architects • Surveyors  
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DESIGN: [ ] DRAFT [ ] REVISED [ ] APPROVED [ ] DATE: FEB. 2014 SCALE: 1" = 30' HORIZ. VERT. [ ] [ ]

REVISIONS: [ ] NO. [ ] DESCRIPTION [ ] DATE [ ]

PROJECT: 00-F0360/00-R040/00-R0301/00-F0700

SHEET 7 OF 14

PRJ NO: 13-511

TYPE: CDP/FDP

Attached Xrefs: 00-F0360/00-R040/00-R0301/00-F0700

**THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY**







Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014

Update Summary Sheet

Print

**Site Data Summary**

Total Rainfall = 43 inches

**Site Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	1.65	0.00	0.00	1.65	36.59
Turf (acres)	0.00	1.60	0.00	0.34	1.94	43.02
Impervious (acres)	0.00	0.59	0.00	0.33	0.92	20.40
					4.51	100.00

**Site Rv**

Post Development Treatment Volume (ft <sup>3</sup> )	0.29
Post Development TP Load (lb/yr)	4822
Post Development TN Load (lb/yr)	3.03
Post Development TN Load (lb/yr)	21.68
Total TP Load Reduction Required (lb/yr)	1.18

**Total Runoff Volume Reduction (ft<sup>3</sup>)** 2429

**Total TP Load Reduction Achieved (lb/yr)** 2

**Total TN Load Reduction Achieved (lb/yr)** 12.12

**Adjusted Post Development TP Load (lb/yr)** 1.46

**Remaining Phosphorous Load Reduction (lb/yr) Required** 0.00

**Drainage Area Summary**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	1.65	0.00	0.00	0.00	1.65
Turf (acres)	0.18	1.76	0.00	0.00	0.00	1.94
Impervious (acres)	0.10	0.82	0.00	0.00	0.00	0.92
						4.51

**Drainage Area Compliance Summary**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.16	1.41	0.00	0.00	0.00	1.57
TN Load Red. (lb/yr)	1.21	10.90	0.00	0.00	0.00	12.12

**Drainage Area A Summary**

**Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.12	0.00	0.06	0.18	64.29
Impervious (acres)	0.00	0.03	0.00	0.07	0.10	35.71
					0.23	

**BMP Selections**

Practice	Credit Area (acres)	Downstream Practice
7.b. Infiltration #2 (Spec #8)	Impervious: 0.06	
INFILTRATION TRENCH #1	Turf (Pervious): 0.08	
Total Impervious Cover Treated (acres)	0.06	
Total Turf Area Treated (acres)	0.08	
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.16	
Total TN Load Reduction Achieved in D.A. A (lb/yr)	1.21	

**Drainage Area B Summary**

**Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	1.65	0.00	0.00	1.65	39.01
Turf (acres)	0.00	1.49	0.00	0.27	1.76	41.61
Impervious (acres)	0.00	0.56	0.00	0.26	0.82	19.39
					4.23	

**BMP Selections**

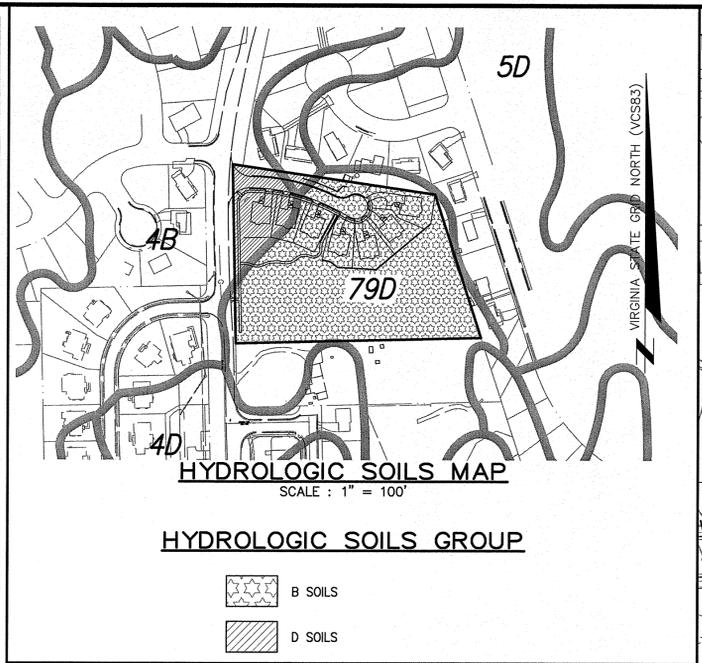
Practice	Credit Area (acres)	Downstream Practice
7.b. Infiltration #2 (Spec #8)	Impervious: 0.56	
INFILTRATION TRENCH #2	Turf (Pervious): 0.66	
Total Impervious Cover Treated (acres)	0.56	
Total Turf Area Treated (acres)	0.66	
Total TP Load Reduction Achieved in D.A. B (lb/yr)	1.41	
Total TN Load Reduction Achieved in D.A. B (lb/yr)	10.90	

**Site Results**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.10	0.82	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.06	0.56	0.00	0.00	0.00	OK
TURF AREA	0.18	1.76	0.00	0.00	0.00	OK
TURF AREA TREATED	0.08	0.66	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

**Phosphorus**

TOTAL TREATMENT VOLUME (cf)	4.822
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	1.18
RUNOFF REDUCTION (cf)	2429
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	1.57
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	1.46
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.4 LB/YEAR!!



**SWM/BMP LEGEND**

- DRAINAGE AREA TO INFILTRATION TRENCHES
- DRAINAGE AREA UNCONTROLLED

**CHANNEL & FLOOD PROTECTION**

Target Rainfall Event (in)

	1-year storm	2-year storm	10-year storm
Drainage Area A	2.39	2.99	4.31
Drainage Area B	2.39	2.99	4.31

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted  $R_{V,developed}$  and adjusted Curve Number.

**Drainage Area A**

	A soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.12	0.00	0.06	
Impervious Cover	0.00	0.03	0.00	0.07	
	98	98	98	98	78
$R_{V,developed}$ (in) with no Runoff Reduction	0.72	1.05	2.14		2.82
$R_{V,developed}$ (in) with Runoff Reduction	0.48	0.81	1.90		
Adjusted CN	72	73	75		

**Drainage Area B**

	A soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.00	1.65	0.00	0.00	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.00	1.49	0.00	0.27	
Impervious Cover	0.00	0.56	0.00	0.26	
	98	98	98	98	67
$R_{V,developed}$ (in) with no Runoff Reduction	0.31	0.53	1.34		4.93
$R_{V,developed}$ (in) with Runoff Reduction	0.17	0.39	1.20		
Adjusted CN	61	63	65		

**SWM Water Quantity Energy Balance Worksheet For Drainage Area A**

Site Area (acre): 0.28

	PRE	POST (adjusted)
P (NOAA Atlas 14-Vienna Station)	2.89	2.89
CN	70	73
S=1000/CN-10	4.29	3.70
0.25	0.86	0.74
$RV=(P-0.25)^2/(P-0.25)+S$	0.65	0.79

$Q_{development} < (Q_{forest} * RV_{forest}) / RV_{developed}$

**SECTION 124-4-4(b)(1)a.**

	From TR55
$Q_{forest}$ (cfs)	0.30
$Q_{Post Development}$ (cfs)	0.37
$RV_{Post Development}$ (with runoff reduction)	0.81
$Q_{allowable}$	0.24

0.19 cfs TR55 uncontrolled

**SWM Water Quantity Energy Balance Worksheet For Drainage Area B**

Site Area (acre): 4.23

	PRE	POST (adjusted)	PRE	POST (adjusted)
P (NOAA Atlas 14-Vienna Station)	2.39	2.39	4.31	4.31
CN	63	61	63	65
S=1000/CN-10	5.87	6.39	5.87	5.38
0.25	1.17	1.28	1.17	1.08
$RV=(P-0.25)^2/(P-0.25)+S$	0.21	0.16	1.09	1.21

$Q_{development} < (Q_{forest} * RV_{forest}) / RV_{developed}$

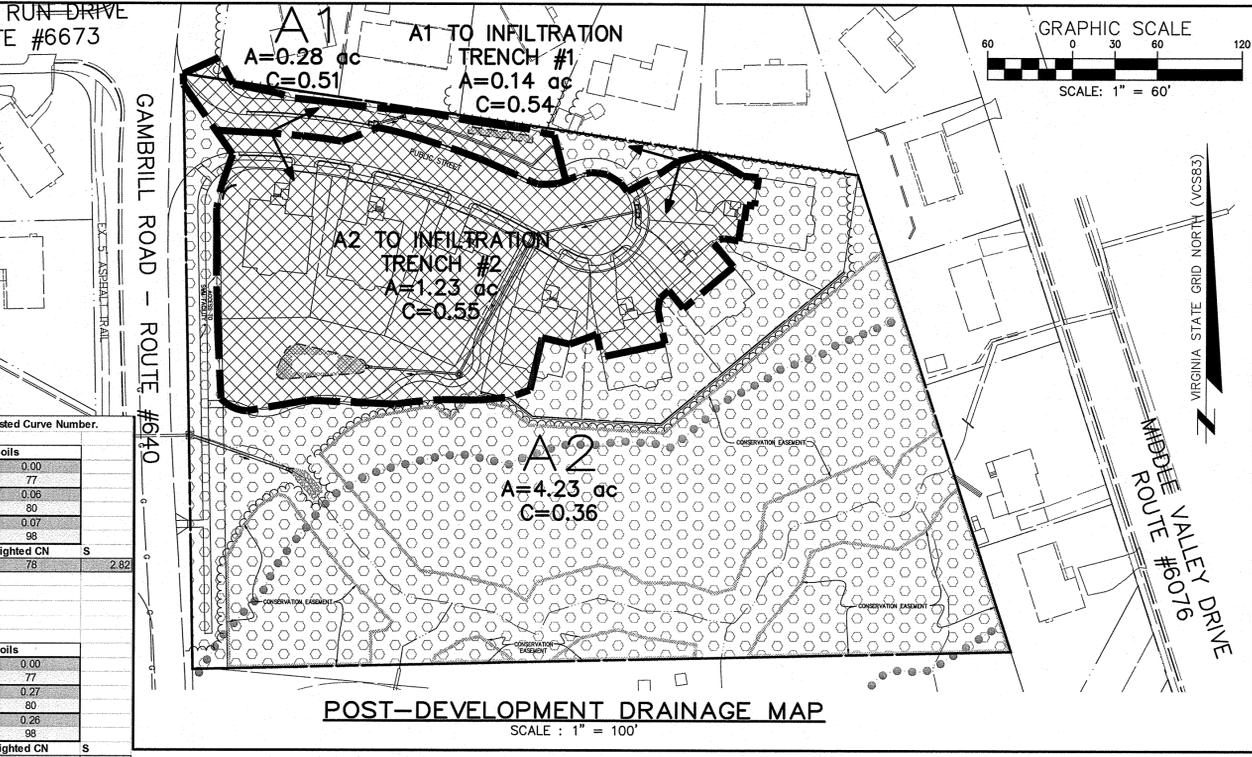
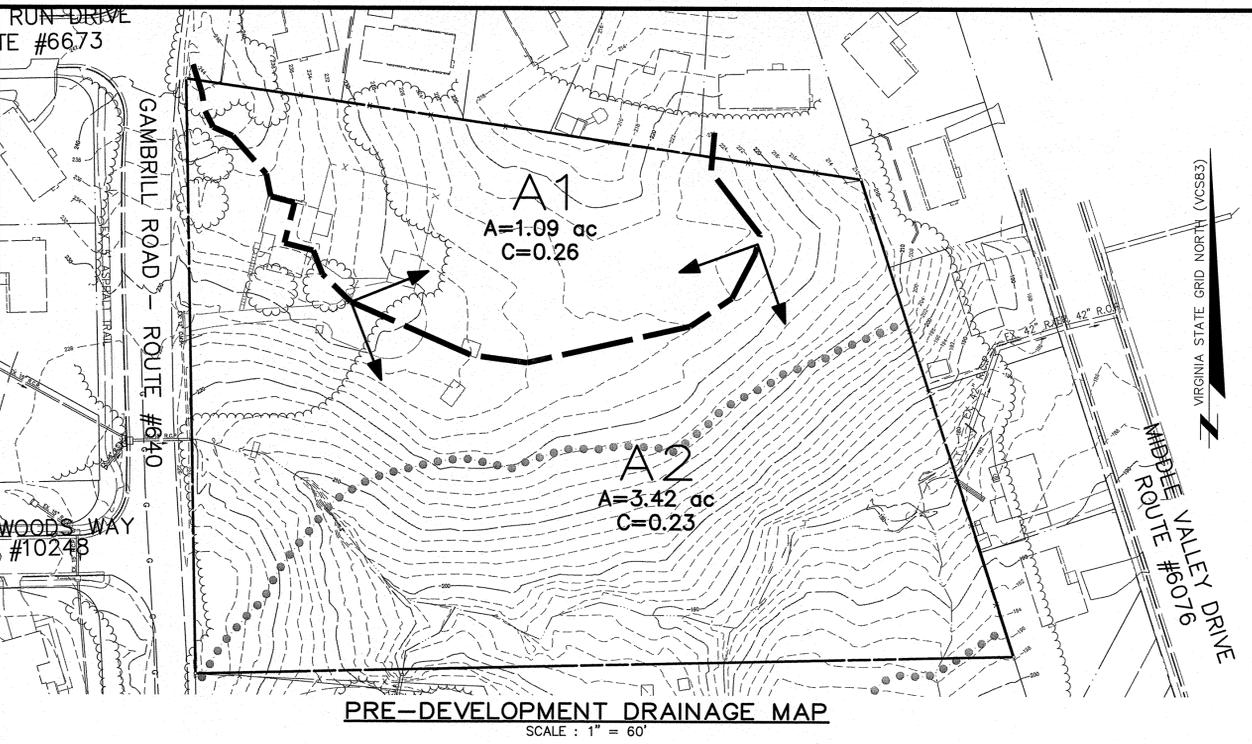
**SECTION 124-4-4(b)(3)a.**

	From TR55
$Q_{forest}$	0.85
$Q_{Post Development}$	0.48
$RV_{Post Development}$ (with runoff reduction)	0.17
$Q_{allowable}$	1.04

0.34 cfs TR55 uncontrolled

	From TR55
$Q_{pre-development}$	7.68
$Q_{Post Development}$	8.63
$RV_{Post Development}$ (with runoff reduction)	1.2
$Q_{allowable}$	6.98

6.12 cfs TR55 uncontrolled



REVISIONS

NO.	DATE	REVISION
5.	10-7-14	REVISED SWM & BMP CALCULATIONS
3.	9-11-14	REVISED SWM, BMP & OUTFALL INFORMATION
2.	8-1-14	REVISED SWM, BMP & OUTFALL INFORMATION
1.	5-1-14	REVISED SWM, BMP & OUTFALL INFORMATION

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**CORBETT MANOR**

DRAINAGE MAPS & OUTFALL ANALYSIS

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Professional Engineer Seal

MARK R. HUFFMAN  
Lic. No. 021873  
10-22-14

DESIGN BY: [Signature]

DATE: FEB. 2014

SCALE: AS SHOWN

SHEET 10 OF 14

PRJ NO: 13-511

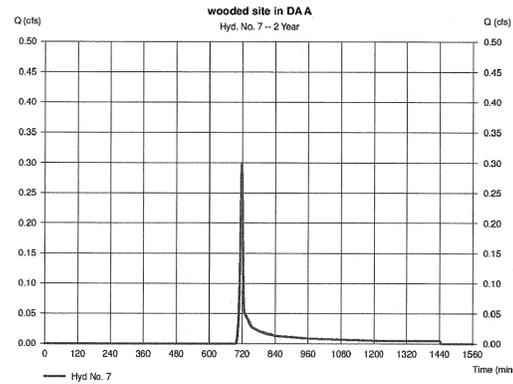
TYPE: CDP/FDP

Attached: Xrefs: 00-F0500/00-R0401/00-R0301/00-F0700/86-1

**2-YR 24 HOURS STORM**

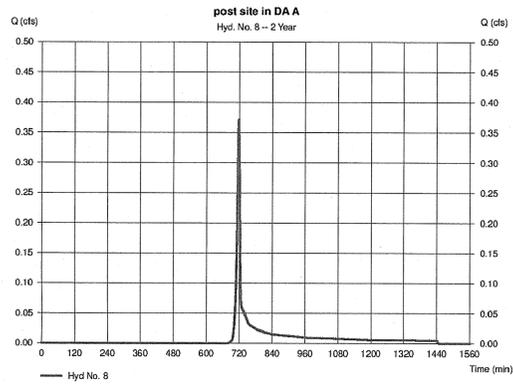
**Hyd. No. 7**  
wooded site in DAA

Hydrograph type = SCS Runoff	Peak discharge = 0.300 cfs
Storm frequency = 2 yrs	Time to peak = 718 min
Time interval = 2 min	Hyd. volume = 623 cuft
Drainage area = 0.280 ac	Curve number = 707
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 2.89 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



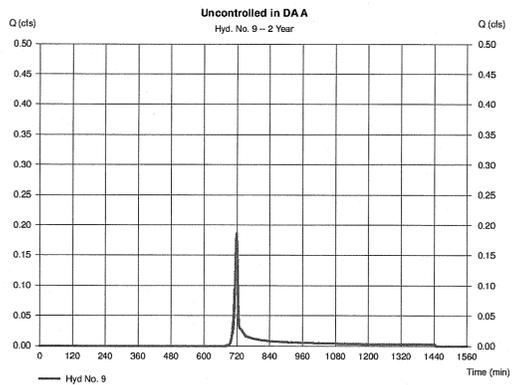
**Hyd. No. 8**  
post site in DAA

Hydrograph type = SCS Runoff	Peak discharge = 0.372 cfs
Storm frequency = 2 yrs	Time to peak = 718 min
Time interval = 2 min	Hyd. volume = 753 cuft
Drainage area = 0.280 ac	Curve number = 73
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 2.89 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



**Hyd. No. 9**  
Uncontrolled in DAA

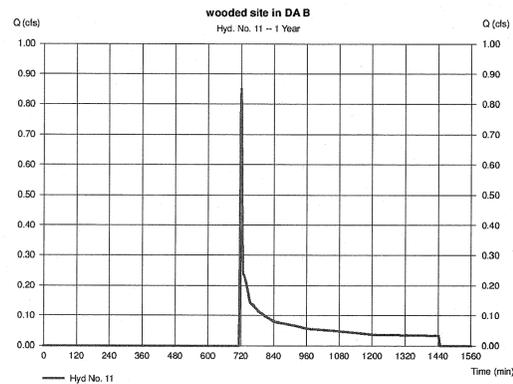
Hydrograph type = SCS Runoff	Peak discharge = 0.186 cfs
Storm frequency = 2 yrs	Time to peak = 718 min
Time interval = 2 min	Hyd. volume = 377 cuft
Drainage area = 0.140 ac	Curve number = 73
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 2.89 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



**1-YR 24 HOURS STORM**

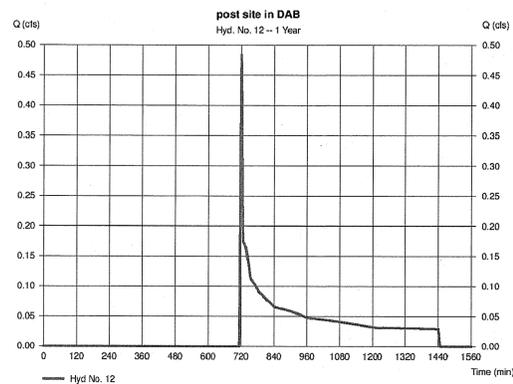
**Hyd. No. 11**  
wooded site in DAB

Hydrograph type = SCS Runoff	Peak discharge = 0.851 cfs
Storm frequency = 1 yrs	Time to peak = 720 min
Time interval = 2 min	Hyd. volume = 2,993 cuft
Drainage area = 4.230 ac	Curve number = 637
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 2.39 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



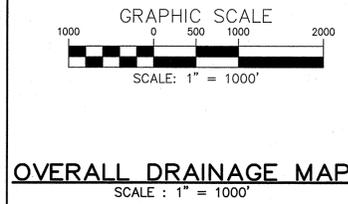
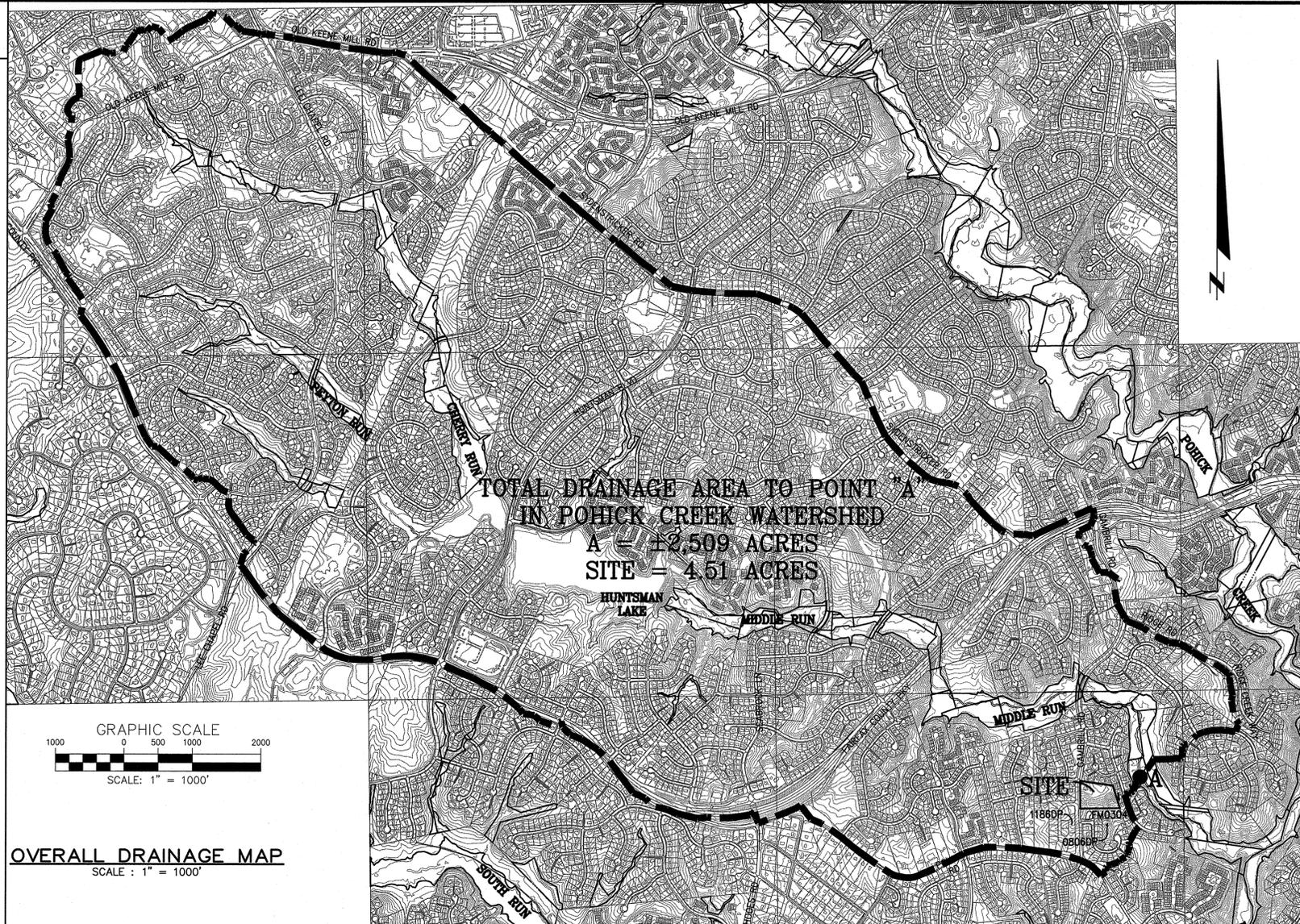
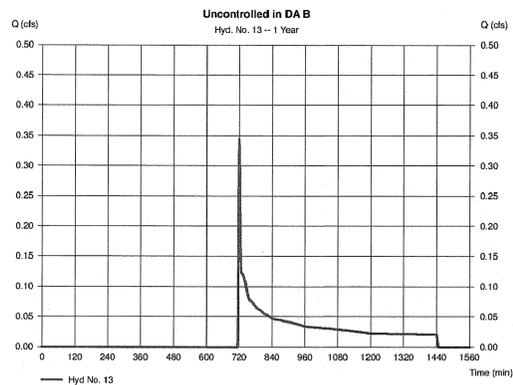
**Hyd. No. 12**  
post site in DAB

Hydrograph type = SCS Runoff	Peak discharge = 0.484 cfs
Storm frequency = 1 yrs	Time to peak = 720 min
Time interval = 2 min	Hyd. volume = 2,364 cuft
Drainage area = 4.230 ac	Curve number = 61
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 2.39 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



**Hyd. No. 13**  
Uncontrolled in DAB

Hydrograph type = SCS Runoff	Peak discharge = 0.343 cfs
Storm frequency = 1 yrs	Time to peak = 720 min
Time interval = 2 min	Hyd. volume = 1,676 cuft
Drainage area = 3.000 ac	Curve number = 61
Basin Slope = 0.0 %	Hydraulic length = 0 ft
Tc method = USER	Time of conc. (Tc) = 6.00 min
Total precip. = 2.39 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



**OVERALL DRAINAGE MAP**  
SCALE : 1" = 1000'

**OUTFALL, SWM, AND BMP NARRATIVE**

THE SITE CONSISTS OF 4.51 ACRES, ON WHICH 7 SINGLE-FAMILY DETACHED UNITS ARE PROPOSED TO BE CONSTRUCTED. THE SITE IS HEAVILY WOODED, WITH SLOPES AVERAGING ABOUT 19%. THE EXISTING HOUSE AND DRIVEWAY ARE TO BE REMOVED.

THERE IS AN R.P.A. ON THE SOUTHERN PORTION OF THE SITE. AN EXISTING CHANNEL RUNS THROUGH THE SITE, WHICH RECEIVES STORMWATER FROM UPSTREAM OFFSITE PROPERTIES. RUNOFF FROM THE SITE DRAINS TOWARD RESIDENTIAL PROPERTIES TO THE NORTH AND EAST, THEN INTO AN EXISTING CLOSED STORM SEWER SYSTEM PROVIDED IN MIDDLE VALLEY SUBDIVISION SECTIONS 9 & 2 (FAIRFAX COUNTY PLANS 2751-SD-001-2 & 1981-SD-002-3). THIS EXISTING CLOSED STORM SEWER SYSTEM DISCHARGES INTO AN EXISTING WELL-DEFINED CHANNEL, AND THEN INTO A MAJOR 100-YR FLOODPLAIN ALONG MIDDLE RUN FOR THE POHICK CREEK WATERSHED TO THE EAST OF THE SITE.

**POST-DEVELOPMENT CONDITIONS**

TWO INFILTRATION TRENCHES WILL BE PROVIDED WITH THIS DEVELOPMENT. A CLOSED STORM SEWER SYSTEM WILL BE INSTALLED TO COLLECT SOME OF THE SITE'S RUNOFF INTO THE PROPOSED TRENCHES. THESE INFILTRATION TRENCHES WILL PROVIDE STORMWATER MANAGEMENT & WATER QUALITY CONTROL FOR THE SUBJECT SITE. THE POST DEVELOPMENT PEAK FLOW WILL BE BELOW THE PRE-DEVELOPMENT PEAK FLOWS (SEE SHEET 10 FOR ENERGY BALANCE CALCULATIONS)

THE OVERALL DRAINAGE AREA MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALLS INTO THE EXISTING FLOODPLAIN ALONG MIDDLE RUN. THE TOTAL SITE AREA (4.51 ACRES) DRAINING INTO THE EXISTING FLOODPLAIN AT POINT "A" IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (2,509 ACRES) OF THE POHICK CREEK WATERSHED. THE EXISTING STREAM CHANNEL IS WELL-DEFINED WITH BED AND BANK. THEREFORE, PER PFM 6-0203.2A, THE EXTENT OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT "A".

SINCE THE FLOWS FROM THE SITE WILL BE REDUCED BELOW PRE-DEVELOPMENT LEVELS, IT IS THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL FOR THIS PROJECT HAS BEEN MET.

BMPs WILL BE PROVIDED VIA TWO INFILTRATION TRENCHES AND A CONSERVATION AREA. PRELIMINARY CALCULATIONS SHOW THAT THE TOTAL PHOSPHORUS REMOVAL IS IN COMPLIANCE WITH THE VIRGINIA RUNOFF REDUCTION METHOD (SEE SHEET 10 FOR RRM SPREADSHEET AND SHEET 12 FOR PRELIMINARY INFILTRATION TRENCH SIZING CALCULATIONS). THEREFORE, WATER QUALITY REQUIREMENTS HAVE BEEN MET FOR THIS DEVELOPMENT.

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**CORBETT MANOR**  
OUTFALL ANALYSIS  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION	REVISIONS	BY	APPROVED
1	10-22-14	PROFESSIONAL			

DESIGN	DRAFT	DATE	SCALE
BY	BY	FEB. 2014	HORIZ: 1"=1000'
APP'D	DATE		VERT: ---
BY			

SHEET	OF
11	14
PRJ NO: 13-511	
TYPE: CDP/FDP	

**10-YR 24 HOURS STORM**

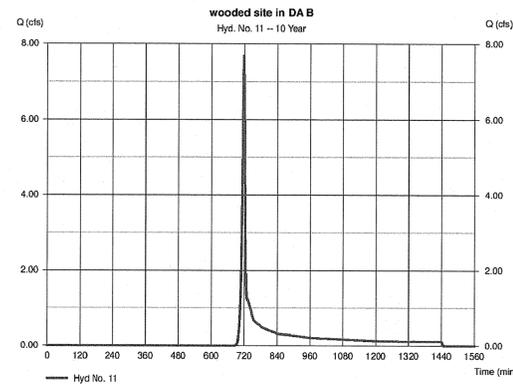
**Hyd. No. 11**

wooded site in DA B

Hydrograph type = SCS Runoff  
 Storm frequency = 10 yrs  
 Time interval = 2 min  
 Drainage area = 4.230 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 4.31 in  
 Storm duration = 24 hrs

Peak discharge = 7.683 cfs  
 Time to peak = 718 min  
 Hyd. volume = 15,709 cuf  
 Curve number = 63  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 6.00 min  
 Distribution = Type II  
 Shape factor = 484

\* Composite (Area/Ct) = (3,700 x 61) + (0,530 x 80) / 4,230

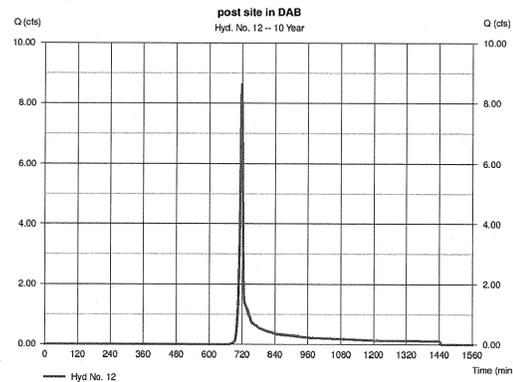


**Hyd. No. 12**

post site in DAB

Hydrograph type = SCS Runoff  
 Storm frequency = 10 yrs  
 Time interval = 2 min  
 Drainage area = 4.230 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 4.31 in  
 Storm duration = 24 hrs

Peak discharge = 8.633 cfs  
 Time to peak = 718 min  
 Hyd. volume = 17,461 cuf  
 Curve number = 65  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 6.00 min  
 Distribution = Type II  
 Shape factor = 484

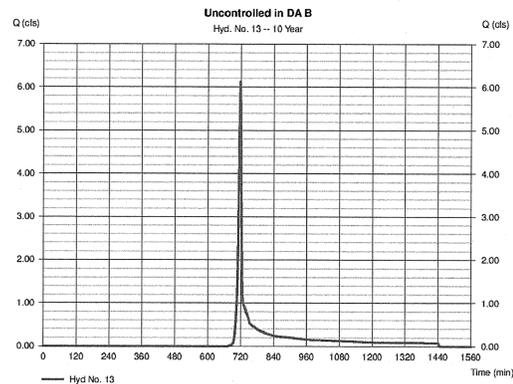


**Hyd. No. 13**

Uncontrolled in DA B

Hydrograph type = SCS Runoff  
 Storm frequency = 10 yrs  
 Time interval = 2 min  
 Drainage area = 3.000 ac  
 Basin Slope = 0.0 %  
 Tc method = USER  
 Total precip. = 4.31 in  
 Storm duration = 24 hrs

Peak discharge = 6.123 cfs  
 Time to peak = 718 min  
 Hyd. volume = 12,383 cuf  
 Curve number = 65  
 Hydraulic length = 0 ft  
 Time of conc. (Tc) = 6.00 min  
 Distribution = Type II  
 Shape factor = 484



**INFILTRATION TRENCHES DESIGN**

**Propose Infiltration Trench #1 Level 2 Design** INPUT DATA

Total Drainage Area to Trench, CDA = 0.14 acres 6,224 SF  
 Total Impervious Area to Trench = 2,324 sf  
 Micro-Infiltration  
 f = 3 infiltration rate (in/hr) = 6.00 ft/day  
 f = 1.5 design infiltration rate (in/hr) = 3 ft/day

Rv = 0.54 From VRRM  
 Req. Stormwater Treatment Volume, Tv =  $Tv = [(1.1)(Rv)(A)]/12$  (Table 8.3)  
 Req. Tv = 1.1 x 0.54 x 6,224 sf / 12 ft  
 Req. Stormwater Tv = 308.09 CF  
 Provided for Tv = 309 CF

Maximum Gravel Depth,  $d_{max} = (1/2)(x \cdot t_p)/n$  Equation 8.4  
 $d_{max} = 7.5$  ft 3 Micro-infiltration max. depth (Table 8.4)  
 Assume d = 3 ft

Minimum Gravel Surface Area, SA =  $Tv / (n \cdot d + 1/2 \cdot x \cdot t_p)$   
 SA = 213,251 SF  
 Gravel area provided, SA = 214 SF

Trench Area = 214 SF (Sa)

10-year 2-hour storm:  
 Volume Out = Design Inf. Rate (IN/HR) x 2 HRS x Trench Area (SF) x 1/12 (FT/IN)  
 = 53 CF

Storage Req'd (for runoff) = Volume In - Volume Out  
 = 256 CF

Assumed Storage Void Percentage, n = 40%  
 Storage needed = Storage Req'd (CF) / 0.40 = Volume of Stones + Void  
 = 640 CF

Depth of Trench = Volume of Trench (CF) / Area of Trench (SF)  
 = 2.99 FT

Used Depth of Storage (included gravel & pipe if needed) = 3.00 FT  
 Trench Storage Provided = 257 CF (Vol<sub>we</sub>)  
 Out Flow Rate, Q<sub>out</sub> = Design Inf. Rate (IN/HR) x Trench Area (SF) x 1/12 (FT/IN)  
 = 26 CF/HR

Time for storage to dewater =  $Vs / [(Ks \cdot Ss) / 12 + 3,600 \cdot Qu]$  (PFM 6-1303.5D)  
 =  $257 \text{ ft}^3 / (1.50 \text{ in/hr} \cdot X \cdot 214 \text{ ft}^2 \cdot X 1/12 \text{ ft/in} + 3600 \cdot Qu)$   
 = 4.9 HRS < 48 HRS OKAY

**Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A**

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
<b>7. Infiltration</b>													
7.a. Infiltration #1 (Spec #8)	impervious acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
	turf acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	impervious acres draining to infiltration	90% runoff volume reduction	0.90	0.06	0	166	21	25	0.00	0.13	0.12	0.01	
	turf acres draining to infiltration	90% runoff volume reduction	0.90	0.08	0	57	6	25	0.00	0.04	0.04	0.00	

**Propose Infiltration Trench #2 Level 2 Design** INPUT DATA

Total Drainage Area to Trench, CDA = 1.23 acres 53,434 SF  
 Total Impervious Area to Trench = 24,526 sf  
 Conventional Infiltration  
 f = 3 infiltration rate (in/hr) = 6.00 ft/day  
 f = 1.5 design infiltration rate (in/hr) = 3 ft/day

Rv = 0.55 From VRRM  
 Req. Stormwater Treatment Volume, Tv =  $Tv = [(1.1)(Rv)(A)]/12$  (Table 8.3)  
 Req. Tv = 1.1 x 0.55 x 53,434 sf / 12 ft  
 Req. Stormwater Tv = 2693.96 CF  
 Req. Tv = 2438 CF FROM RUNOFF REDUCTION METHOD  
 Provided for Tv = 2461 CF

Maximum Gravel Depth,  $d_{max} = (1/2)(x \cdot t_p)/n$  Equation 8.4  
 $d_{max} = 7.5$  ft 6 Conventional Infiltrator max. depth (Table 8.4)  
 Assume d = 5.25 ft

Minimum Gravel Surface Area, SA =  $Tv / (n \cdot d + 1/2 \cdot x \cdot t_p)$   
 SA = 1047.88 SF  
 Gravel area provided, SA = 1048 SF

Trench Area = 1,052 SF (Sa)

10-year 2-hour storm:  
 Volume Out = Design Inf. Rate (IN/HR) x 2 HRS x Trench Area (SF) x 1/12 (FT/IN)  
 = 263 CF

Storage Req'd (for runoff) = Volume In - Volume Out  
 = 2,198 CF

Assumed Storage Void Percentage, n = 40%  
 Storage needed = Storage Req'd (CF) / 0.40 = Volume of Stones + Void  
 = 5,495 CF

Depth of Trench = Volume of Trench (CF) / Area of Trench (SF)  
 = 5.22 FT

Used Depth of Storage (included gravel & pipe if needed) = 5.25 FT  
 Trench Storage Provided = 2,209 CF (Vol<sub>we</sub>)  
 Out Flow Rate, Q<sub>out</sub> = Design Inf. Rate (IN/HR) x Trench Area (SF) x 1/12 (FT/IN)  
 = 131 CF/HR

Time for storage to dewater =  $Vs / [(Ks \cdot Ss) / 12 + 3,600 \cdot Qu]$  (PFM 6-1303.5D)  
 =  $2,209 \text{ ft}^3 / (1.50 \text{ in/hr} \cdot X \cdot 1,052 \text{ ft}^2 \cdot X 1/12 \text{ ft/in} + 3600 \cdot Qu)$   
 = 8.4 HRS < 48 HRS OKAY

**Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area B**

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
<b>7. Infiltration</b>													
7.a. Infiltration #1 (Spec #8)	impervious acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
	turf acres draining to infiltration	50% runoff volume reduction	0.50	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	impervious acres draining to infiltration	90% runoff volume reduction	0.90	0.56	0	1738	193	25	0.00	1.21	1.12	0.09	
	turf acres draining to infiltration	90% runoff volume reduction	0.90	0.66	0	456	51	25	0.00	0.32	0.29	0.02	

**OUTFALL ANALYSIS**

**CORBETT MANOR**

SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



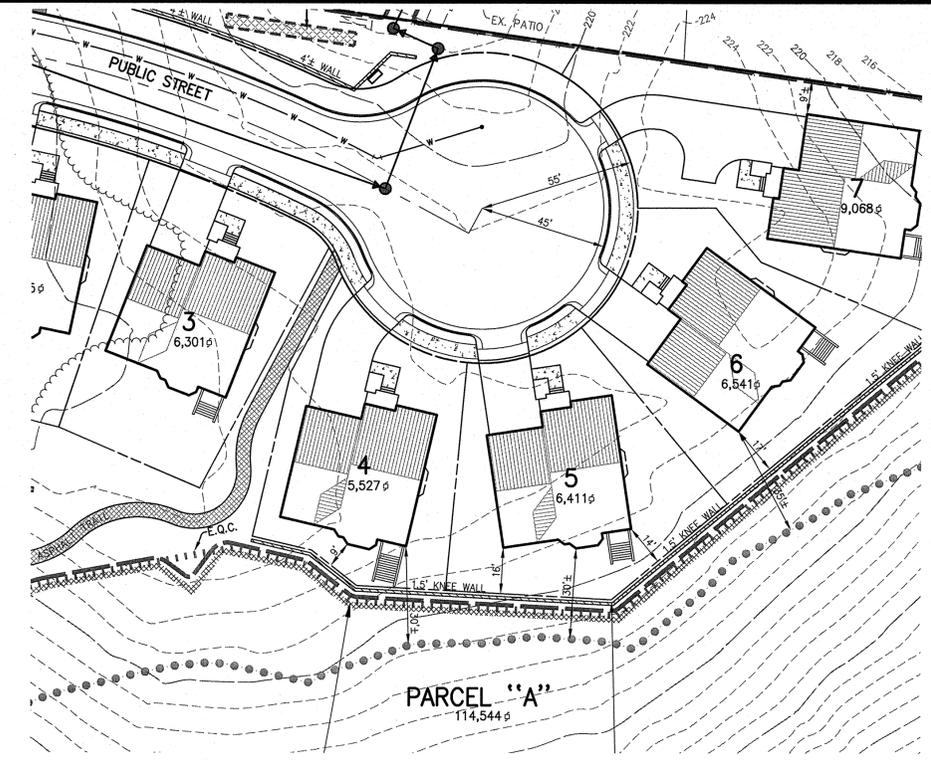
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DESIGN	DRAFT	APPROVED	DATE	SCALE	HORIZ.	VERT.

DESIGN	DRAFT	APPROVED	DATE	SCALE	HORIZ.	VERT.
SHEET		OF				
12		14				
PRJ NO: 13-511						
TYPE: CDP/FDP						



**RETAINING / SEAT WALL**  
(ILLUSTRATIVE - MATERIALS USED MAY VARY)

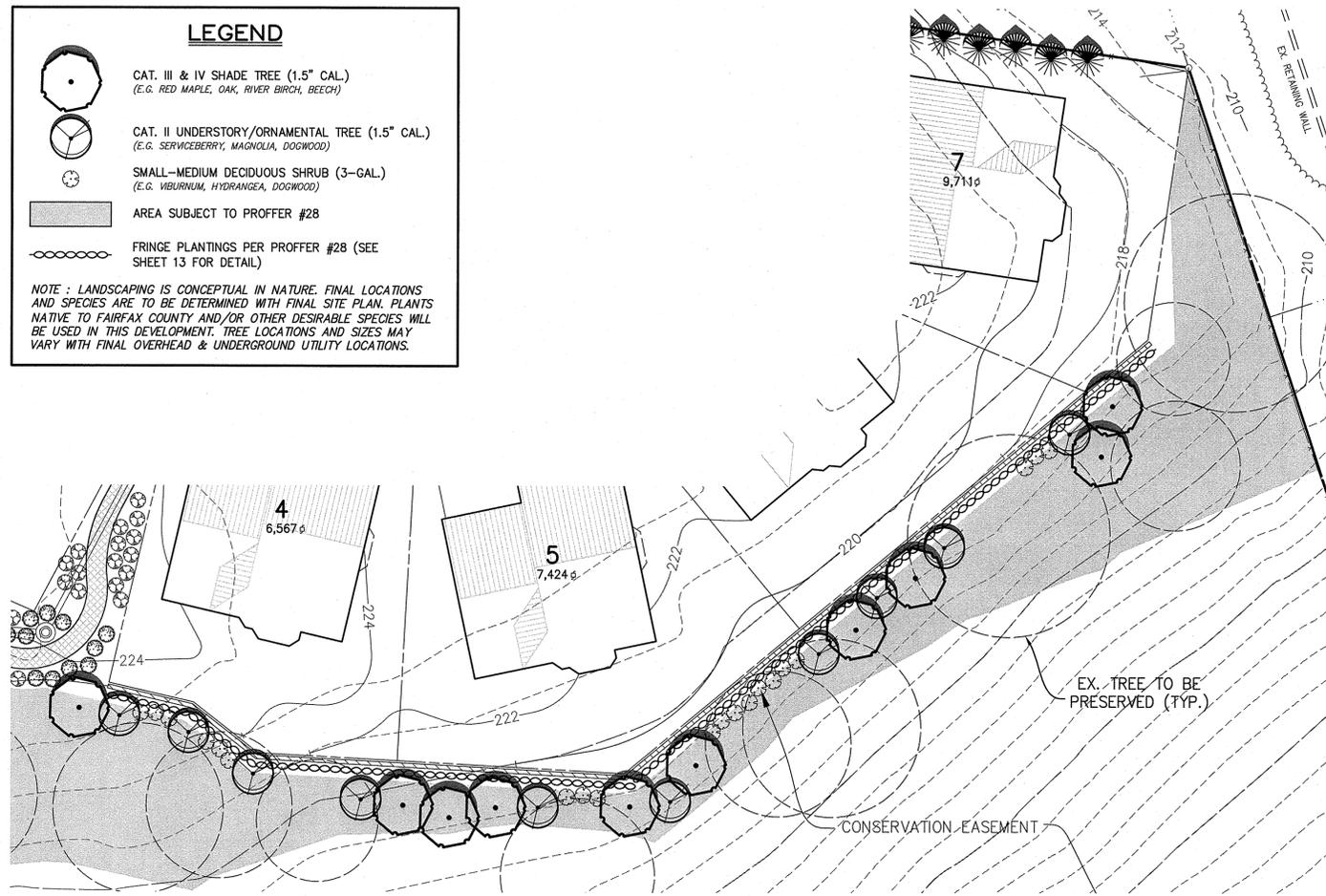


**LAYOUT FOR LOTS 3-7**  
IF STANDARD-SIZED CUL-DE-SAC IS REQUIRED  
SCALE : 1" = 30'

**LEGEND**

- 
- 
- 
- 
- 

NOTE : LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. PLANTS NATIVE TO FAIRFAX COUNTY AND/OR OTHER DESIRABLE SPECIES WILL BE USED IN THIS DEVELOPMENT. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.



**FRINGE PLANTING AREA DETAIL**  
(PER PROFFER #28)  
SCALE : 1" = 20'



**TYPICAL BENCH**  
(OR EQUIVALENT)

NO.	DATE	REVISION	APPROVAL
6.	11-22-14	ADDED WALL & BENCH DETAILS (KJV)	
5.	10-27-14	NEW SHEET (KJV)	

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-585-7555 Fax: 703-273-8995  
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

**CORBETT MANOR**

DETAILS

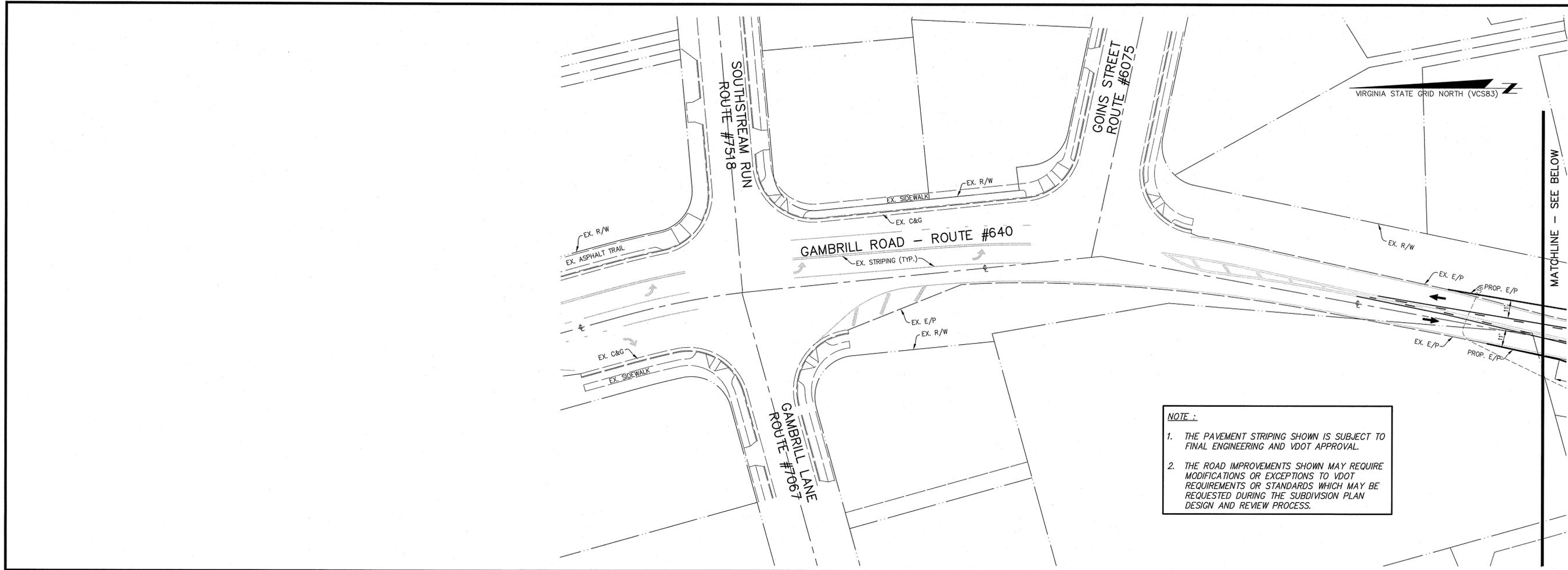
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	REVISIONS	DATE	APPROVED BY

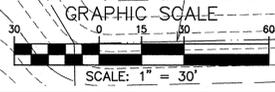
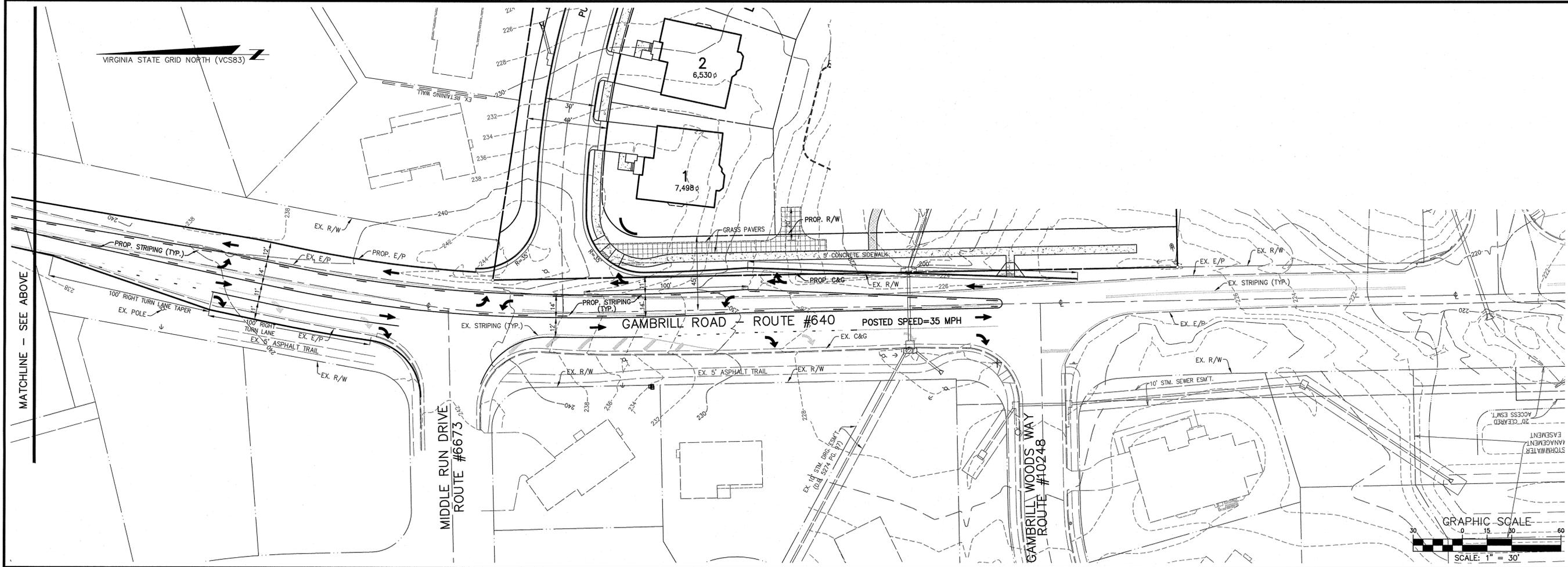
DESIGN	KJV	DATE	FEB. 2014
APPROVED	HMF	SCALE	
		HORIZ.	
		VERT.	

SHEET 13 OF 14  
PRJ NO: 13-511  
TYPE: CDP/FDP



**NOTE :**

1. THE PAVEMENT STRIPING SHOWN IS SUBJECT TO FINAL ENGINEERING AND VDOT APPROVAL.
2. THE ROAD IMPROVEMENTS SHOWN MAY REQUIRE MODIFICATIONS OR EXCEPTIONS TO VDOT REQUIREMENTS OR STANDARDS WHICH MAY BE REQUESTED DURING THE SUBDIVISION PLAN DESIGN AND REVIEW PROCESS.



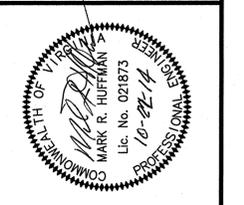
NO.	DATE	DESCRIPTION
3	9-11-14	NEW SHEET
REVISION PRIOR TO APPROVAL		

**CPJ Associates**  
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**GAMBRILL ROAD IMPROVEMENTS**

# CORBETT MANOR

SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	REVISIONS	DATE

DESIGN	DRAFT	KJV
APPROVED	DATE	FEB. 2014
SCALE	HORIZ: 1" = 30'	VERT: 1" = 30'

SHEET 14 OF 14  
 PRJ NO: 13-511  
 TYPE: CDP/FDP

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

**DESCRIPTION OF THE APPLICATION**

**Applicant:** Christopher Land, LLC

**Location:** 7717 Gambrill Road (Tax Map 98-1 ((1)) 44)

**Request:** To rezone 4.51 acres from R-1 to PDH-2 to permit the development of seven single-family detached dwellings at an overall density of 1.55 du/ac.

**Waivers/Modifications**

The applicant requests a modification of the Public Facilities Manual (PFM) to allow construction of a cul-de-sac with a radius of 30 feet, as shown on the Conceptual Development Plan and Final Development Plan (CDP/FDP).

The applicant requests a modification of the PFM to allow the construction of sidewalks on one side of the cul-de-sac, in favor of the landscape treatment and trail connection, as shown on the proposed CDP/FDP and as conditioned.

A reduced copy of the proposed CDP/FDP is included at the front of this report. The proffers, proposed development conditions, affidavit, and the statement of justification are included as Appendices 1 through 4.

## LOCATION AND CHARACTER

### Site Description

#### Aerial View of the Project Site (view to the north)



The subject property consists of one parcel located at 7717 Gambrill Road, on the east side of Gambrill Road, approximately 750 feet north of Pohick Road, and 0.8 miles south of Fairfax County Parkway. The property is developed with a single-family detached dwelling (built in 1946); a detached garage; and two sheds. Access to the property is currently provided by an asphalt driveway onto Gambrill Road. Approximately 85 percent of the site is wooded; approximately 57 percent contains steep slopes (slopes greater than 15 percent); approximately 40 percent contains Resource Protection Area (RPA); and approximately 10 percent contains Environmental Quality Corridor (EQC). Water resources are generally located on the southern half of the site. The property is surrounded by suburban single-family detached development to the west, north, and east, and a 2.1-acre residential lot to the south, zoned R-1. The highest elevations are on the northern portion of the site, most of which drains to the south, into an unnamed tributary of Middle Run. The perennial stream receives waters from storm sewer pipes from properties to the west and the south, and then flows east into an existing closed storm sewer system in the Middle Valley Subdivision. The storm sewer system discharges into an existing channel, into Middle Run, and, finally, into Pohick Creek.

<b>Surrounding Area Description</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Comprehensive Plan Recommendation</b>
<b>North</b>	SFD Residential	R-3	Residential at 2-3 du/ac
<b>East</b>	SFD Residential	R-3	Residential at 2-3 du/ac
<b>South</b>	SFD Residential	R-1	Residential at 2-3 du/ac
<b>West</b>	SFD Residential	R-3	Residential at 2-3 du/ac

## **BACKGROUND**

The project site contains a single-story, single-family detached house, constructed in 1946. There are no previous rezoning or special exception applications associated with the site.

## **COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** III  
**Planning District:** Pohick  
**Planning Sector:** P-2 – Main Branch  
**Plan Map:** Residential at 2-3 du/ac  
**Plan Recommendation:**

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Pohick Planning District, Amended through 6-3-2014, P2-Main Branch Community Planning Sector, Page 30**

### **Concept for Future Development**

"This entire sector is classified as Suburban Neighborhood. Uses in the sector are generally consistent with the uses outlined for the Suburban Neighborhood category."

### **Land Use Recommendations**

"The Main Branch Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

"Further infill development in the vicinity of the Pohick Creek tributaries should be compatible with adjacent residential development as well as provide a balance between the built and natural environments."

## COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan anticipates a Minor Paved Trail on the east side of Gambrill Road.

### PLAN DESCRIPTION

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

<b>Title:</b>	Corbett Manor
<b>Prepared By:</b>	Charles P. Johnson & Associates, Inc.
<b>Original and Revision Dates:</b>	February 10, 2014, as revised through October 7, 2014
<b>Number of Pages:</b>	14

**Site Layout:** The CDP/FDP depicts the development of seven single-family detached dwellings on a 4.51-acre parcel at a density of 1.55 du/ac. The minimum proposed lot size is 6,300 square feet, with an average lot size of 7,300 square feet.

Access to each of the lots would be provided through a public street, which would terminate at a cul-de-sac bulb with a radius of 30 feet.

Sheet 1 of the CDP/FDP provides a lot typical that depicts minimum front and rear yard setbacks of 20 feet and minimum side yard setbacks of 7 feet and 5 feet. Areas for an optional rear deck, optional areaway, front porch, box window, and driveway are shown on the lot typical. The optional deck would extend to within 8 feet of the rear lot line, with a provision for a shorter distance if a radius of 30 feet is not approved for the cul-de-sac bulb. The proposed maximum height for the single-family detached dwellings is 35 feet. Sheet 5 provides an illustrative of a typical architectural elevation.



overhead electric line serving the adjacent R-1 property. The northern portion of the sidewalk would terminate on the southern side of the cul-de-sac, to avoid the construction of a retaining wall in the right-of-way. However, in each of these situations, the applicant would escrow funds sufficient to cover the construction costs of extending the sidewalks to the property limits.

Additionally, the applicant proposes a short trail connection from the cul-de-sac, between Lots 3 and 4, past an infiltration trench, and to Gambrill Road.

**Open Space, Tree Preservation, and Landscaping:**

The applicant proposes 55 percent of the property as open space. The majority of the open space is comprised of the RPA and associated EQC, which features steep slopes, a perennial stream, and forest resources, including white oak, red oak, American beech, and tulip poplar. The applicant does not propose any work in the RPA.

To avoid encroachments into the EQC, the applicant proposes the construction of a continuous 1.5-foot tall knee/seat wall along the rear lot lines of Lots 4 through 7. Fringe plantings would be installed behind the knee wall within the EQC. For the remaining portions of the EQC, the applicant proposes the installation of native tree and shrub seedling plantings, along with soil amendments and a seed mixture appropriate for woodland openings.

Sheet 7 of the CDP/FDP provides details regarding the landscape plan. Proffers to protect and preserve trees through a tree preservation plan, walk-throughs, conformance to the limits of clearing and grading, fencing, root pruning, monitoring, mulching, tree protection signage, and tree value determination are provided.

Seating areas would be provided near each of the infiltration facilities. The southern area would be located adjacent to Infiltration Trench #2 and would feature benches. The northern seating area would be located on the northwest side of the cul-de-sac bulb near Infiltration Trench #1 and would include a bench and/or a seat wall.

**Stormwater Management:** There are currently no stormwater controls on the site. Stormwater management requirements would be met through the construction of two infiltration trenches, located in the western and northern portions of the site, and a conservation area, which would encompass the majority of the RPA. Access to the western infiltration trench (#2) would be provided from the entrance to the cul-de-sac via grass pavers. The northern infiltration trench (#1) would be accessed from the cul-de-sac. The applicant proposes an access easement for the area immediately surrounding the perennial stream within the RPA (approximately 40 to 50 feet wide), in the event that the County were to perform RPA restoration.

## ANALYSIS

### COMPREHENSIVE PLAN

#### Land Use Analysis

The Comprehensive Plan anticipates residential use at 2 to 3 dwelling units per acre (du/ac) for the subject property. Surrounding densities in the general area range from 2.2 du/ac to 3.0 du/ac. To the south of the site is a 2.1-acre lot, zoned R-1, with a single-family detached house. As this parcel is separated from the buildable portion of the application property by steep slopes and an extensive RPA, consolidation is not advantageous in this instance.

With the exception of the contiguous parcel immediately to the south, the proposed density of 1.55 du/ac is consistent with the surrounding residential development and with the recommended density range of the Comprehensive Plan.

#### Residential Development Criteria (Appendix 5)

New residential development is expected 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.” The following criteria are to be used in evaluating zoning requests for new residential development.

##### 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:** The project site is surrounded primarily by R-3 residential parcels, with the exception of the 2.1-acre parcel to the south. The applicant investigated the consolidation of the project site with the parcel to the south. However, the two properties are separated by a significant stream valley featuring a perennial stream, steep slopes, and RPA. Even if the two parcels were to be consolidated, each segment would likely be treated as a separate parcel to avoid impacts to the RPA and its resources.
- **Layout:** The proposed rezoning includes seven lots. The minimum proposed lot size is 6,300 square feet, with an average lot size of 7,300 square feet. All of the lots would access the proposed public street. Sheet 1 of the CDP/FDP

provides a lot typical. The proposed maximum height for the single-family detached dwellings is 35 feet. Sheet 1 contains notes regarding extensions into required yards and decks, which would be regulated in accordance with Sect. 2-412 of the Zoning Ordinance.

- Open Space, Landscaping, and Amenities: The applicant proposes 55 percent of the property as open space. Existing trees would be preserved and supplemented within the EQC. Additional plantings would be placed along Gambrill Road, the cul-de-sac, and the northern boundary.

Staff of the Fairfax County Park Authority (FCPA) reviewed the application (See Appendix 6). Based on an average single-family detached household size in the Pohick Planning District, the development is expected to add 19 residents to the Springfield Magisterial District. In accordance with Article 6 of the Zoning Ordinance, open space and recreational features are required within Planned Development Housing Districts. The minimum expenditure for park and recreational facilities is set at \$1,700 per non-Affordable Dwelling Unit (non-ADU). FCPA recommended that any portion of this amount not spent on-site be conveyed to FCPA for recreational facility construction at one or more of the park sites in the service area of the development.

In response to staff comments, the applicant proposes a proffer (Proffer #5) regarding on-site recreation facilities. Proposed on-site facilities include trails, benches, sitting areas, and retaining/seat walls. In the event that the proposed facilities do not have sufficient value, the applicant proposes contributions to achieve the overall proffered amount of \$1,700 per unit for the seven proposed dwellings.

Most or all of the funds for park and recreational facilities are anticipated to be used for on-site amenities. As a result, FCPA is not compensated for increased demands caused by residential development for other recreational facilities that FCPA must provide. To offset additional impacts caused by the proposed development, FCPA requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels, for a total fair-share contribution of \$16,967.

The applicant has not proposed a fair share contribution, in favor of the retaining walls, stream valley enhancements, and frontage improvements along Gambrill Road. The applicant has committed to a development condition regarding archaeological surveys, as recommended by the Park Authority.

Noting that the applicant proposes an on-site trail from the cul-de-sac to the Gambrill Road sidewalk, staff recommended a shade structure to complement the seating areas, particularly if the area includes a view or vista.

Additionally, staff noted the presence of a utility corridor and trail to the southeast of the site, which traverses the southeast corner of the adjacent 2.1-acre lot. Staff recommended a trail easement across the project site to reserve the ability to access the nearby trail network, in the event that a similar easement could eventually be obtained from the 2.1-acre parcel. However, staff noted that any easement and trail connection would be required to traverse steep slopes, a perennial stream, and RPA; and that pedestrian access could be provided through the on-site, Gambrill Road, and Kings Ridge Court sidewalks, avoiding impacts to the stream valley and providing a viable pedestrian connection. Given those constraints and site conditions, staff was supportive of the sidewalk connections and the applicant's efforts to protect and restore portions of the stream area.

Staff also recommended a Phase I Archaeological survey, which is discussed under Criterion #8.

Based on the features described above, the application generally satisfies Criterion #1.

## **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.*

With the exception of the 2.1-acre parcel to the south, the project site is generally surrounded by residential uses similar in character to those proposed by the applicant. The applicant has proposed an approximately 15-foot wide landscape buffer as a transition along the northern and eastern boundaries. The extensive stream valley and proposed forest enhancements would provide a transition to the adjacent residences.

By means of tree preservation areas, supplemental plantings, the bulk and mass of the proposed dwellings, commitments to architectural features, sidewalk and trail connections, and the orientation of the dwellings, the proposed project is generally consistent with the lots and dwellings along the project boundaries.

Although the density of the development differs from the 2.1-acre residential parcel to the south, the approximately 165-foot wide stream valley would help screen the project site from the adjacent parcel. Given these factors, the proposal generally satisfies Criterion #2.

### **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.*

- **Preservation:** The Policy Plan states that developments should conserve natural environmental resources, such as floodplains, stream valleys, Environmental Quality Corridors, Resource Protection Areas (RPAs), woodlands, and wetlands. The project site contains forest resources, RPA, EQC, a stream valley, and wetlands. The applicant has incorporated some of these resources into tree preservation areas. These resources are discussed more fully below.

Staff noted that the development plan depicts the limits of a field-verified RPA and the more extensive limits of an EQC (see Appendix 7). In order to ensure that no degradation occurs in the EQC as a result of construction, staff recommended that the applicant commit to the provision of native plantings and restoration between the edge of the development, particularly on the southern boundaries of Lots 4, 5, 6 and 7, and the northern boundary of the field-verified RPA. Staff recommended that the EQC be protected and preserved as open space.

Staff noted that much of the existing vegetation located in the stream valley is proposed to be preserved. Staff strongly encouraged the applicant to protect the environmentally-sensitive EQC/RPA from land disturbance during development by installing a super-silt fence along the southern edge of the lots and encouraged the applicant to work with the Urban Forestry Management Division (UFMD) of DPWES to augment the proposed landscape plan, particularly in the area between the southern lot lines of Lots 4 through 7 and the RPA.

In response, the applicant has committed to the construction of a continuous 1.5-foot tall knee/seat wall along the rear lot lines of Lots 4 through 7. Fringe plantings would be installed behind the knee wall to further limit encroachments into the EQC. The additional planting of native overstory tree, understory tree, and shrub seedlings within the EQC, along with soil amendments and a seed mixture appropriate for woodland openings, would help stabilize the area, promote water infiltration, provide erosion control, and promote biodiversity.

- Slopes and Soils: The most level terrain is located on the northern and western portions of the site. The terrain drops sharply to the south toward the east-west running stream valley and rises sharply on the south side of the perennial stream. The applicant has designed the site taking into consideration the existing topographic conditions and soil characteristics. Retaining walls of 1.5 feet along the rear lot lines of Lots 4 through 7 and of approximately 4 feet in height are located along the northern buffer area are planned to create level development areas while minimizing required grading. Staff encourages the applicant to provide details about the appearance and size of these retaining walls.
- Water Quality and Drainage: Staff noted that the development plan depicts two infiltration facilities, one north of the public street and one on the southwest side of the site near Lot #2. The stormwater narrative indicates that the trenches are intended to accommodate both the water quality control requirements and the water quantity control requirements for this development. The narrative also states that the proposed facilities will reduce post development peak flow below pre-development conditions. Runoff from the site ultimately flows into the 100-year floodplain of Middle Run and Pohick Creek. The revised stormwater management ordinance became effective July 1, 2014. The applicant will comply with the new requirements for this development.
- Noise: The proposed residences are not in close proximity to a significant source of traffic-generated noise and are surrounded by similar uses. Future residents are unlikely to experience adverse impacts from transportation generated noise.
- Lighting: The Policy Plan states that developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky. The proposed uses are required to conform to provisions of applicable ordinances, regulations, and standards, including those for lighting.
- Energy Conservation: In support of the County's green building policy, the applicant has made a proffered commitment to the attainment of Earthcraft House designation or the 2012 National Green Building Standard (formerly known as NAHB National Green Building Certification) using the Energy Star Qualified Homes path for energy performance. The applicant proposes that documentation demonstrating compliance with the NGBS program would be provided within 30 days after the issuance of a Residential Use Permit (RUP) for each dwelling and that documentation demonstrating compliance with the Earthcraft program would be provided prior to the issuance of a Residential Use Permit (RUP) for each dwelling. In addition to documentation demonstrating compliance with the NGBS program within 30 days after the issuance of a RUP, the applicant proposes a proffer requiring that the testing

requirement for the NGBS program shall be accomplished and the preliminary inspection report given to the County prior to the issuance of the RUP.

Based on the details described above, Criterion #3 has been satisfactorily met.

#### **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 are also encouraged.*

The plans and proffers were reviewed by the Urban Forest Management Division (UFMD) (see Appendix 8). Given the high quality of vegetation on the site, staff recommended proffers regarding the submittal of a landscape plan and commitments to tree preservation, including the restoration of the EQC, HOA management of common open spaces, and HOA property boundary delineation.

Sheet 7 of the CDP/FDP provides details regarding the landscape plan. Additionally, the draft proffers contain various commitments regarding tree preservation. These include the submission of a tree preservation plan, walk-throughs, conformance to the limits of clearing and grading, fencing, root pruning, monitoring, mulching, tree protection signage, and tree value determination.

To avoid encroachments into the EQC, the applicant proposes the construction of a continuous 1.5-foot tall knee/seat wall along the rear lot lines of Lots 4 through 7. Fringe plantings would be installed behind the knee wall within the EQC, consisting of native overstory trees, understory trees, and shrubs. For the remaining portions of the EQC, the applicant proposes the installation of native overstory tree, understory tree, and shrub seedling plantings, along with soil amendments and a seed mixture appropriate for woodland openings. These measures are intended to promote erosion control, soil and water stabilization, beautification and enhancement of the landscape, biodiversity, and wildlife habitat enhancement and restoration.

The proffers also propose that the Homeowners Association (HOA) will have the responsibility to manage and maintain trees and forested areas in the common open space. Information prepared to satisfy the tree preservation plan requirements of the subdivision plan is to be transferred to the HOA as a tree management resource.

Given that forested areas of common open spaces are vulnerable to

encroachment, particularly where common open space shares a boundary with private lots, the proffers include a commitment to the delineation of property boundaries between individual private lots and common open space.

Based on the details described above, Criterion #4 has been satisfactorily met.

**5. Transportation (FCDOT - Appendix 9; VDOT - 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.*

The applicant coordinated with FCDOT and VDOT regarding through and turn lanes on Gambrill Road. The proposed alignments are depicted on Sheet 14. The proposed solution would provide northbound and southbound through lanes along with a continuous left-turn lane, which would accommodate both southbound left turns into the project site and northbound left turns onto Middle Run Drive. Gambrill Road would continue to have dedicated southbound right turn lanes into both Middle Run Drive and Gambrill Woods Way.

Additionally, FCDOT staff had the following comments and recommendations:

- *Provide a minimum 45-foot radius for the proposed cul-de-sac to allow for emergency and service vehicle maneuvering.* In response to staff's recommendation, the applicant requests a modification of the PFM to allow construction of a cul-de-sac with a radius of 30 feet, in favor of the turnaround, as shown on the CDP/FDP. The reduction in the cul-de-sac radius, in favor of the turnaround, would reduce the impervious cover and limit the encroachment of the cul-de-sac into the proposed lots.
- *Provide a continuous 5-foot wide sidewalk across the site's frontage, which includes the area north of the entrance street.* The applicant would reserve the right to terminate the sidewalk approximately 24 feet short of the southern lot line to avoid intrusion into the RPA and to avoid a utility pole, guy wires, and an overhead electric line serving the adjacent property. The northern portion of the sidewalk would terminate on the southern side of the cul-de-sac, to avoid a steep incline and to avoid the construction of a retaining wall in the right-of-way. However, in each of these situations, the applicant would escrow funds sufficient to cover the construction costs of extending the sidewalks to the property limits.
- *Provide a maintenance access road that is not shared with the proposed sidewalk pavement.* The maintenance access drive would parallel the Gambrill Road sidewalk and be constructed of grass pavers to withstand the weight of a service vehicle. The driveway would terminate with a parking

area so that service vehicles would remain clear of the Gambrill Road sidewalk.

- *Request an SSAR Multiple Streets and Multiple Connections waiver with VDOT during this rezoning process.* The applicant will request the recommended waiver through VDOT.

The proposed transportation facilities are expected to offset the proposed impacts to the transportation network. Staff finds that Criterion #5 has been satisfactorily met.

#### **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.*

The applications were reviewed by the Department of Facilities and Transportation Services of the Fairfax County Public Schools (FCPS) (see Appendix 11). The project site is served by Hunt Valley Elementary School (ES), Irving Middle School (MS), and West Springfield High School (HS). If development occurs within the next five years, Irving MS and West Springfield HS are projected to have surplus capacity and Hunt Valley ES is projected to have a slight capacity deficit. The project is expected to result in a net increase of two students above the current by-right number of students. Based on the approved Residential Development Criteria, a contribution of \$21,650 (\$10,825 per new student) is recommended to offset the impact of the student growth on the surrounding schools.

FCPS staff recommended that the contribution be provided at the time of subdivision plan or building permit approval. Staff also recommended an escalation clause to 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. Staff also recommended that the developer proffer to provide notice to FCPS when development is likely to occur or when a site plan has been filed with the County.

In response, the applicant proposes a proffer (Proffer #6) stating that, prior to the issuance of the first building permit, a schools contribution of \$21,650 shall be made for capital improvements or capacity enhancements to schools within the pyramid that serves the school.

Additionally, the applicant has proposed an adjustment clause (Proffer #8), such that 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, not to exceed a 5 percent increase in the contribution amount. FCPS staff do not recommend a cap on the escalation.

Staff recommends that the 5 percent cap on school contributions be eliminated.

#### **7. Affordable Housing (Appendix 12):**

*Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.*

The applicant may elect to fulfill this criterion by providing affordable units that are otherwise required by the ADU Ordinance. Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the BOS, 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.

The applicant proposes a proffer (Proffer #39) regarding contributions to Habitat for Humanity of Northern Virginia or the Fairfax County Housing Trust Fund, at its election. The applicant proposes that, at the time the first residential lot is issued a building permit, the applicant shall contribute the lump sum of \$24,000, which equates to one-half percent of the projected sale price of the dwelling units.

Staff finds that Criterion #7 has been satisfied.

#### **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.*

Staff of the Fairfax County Park Authority (FCPA) reviewed the application and noted the moderate to high potential for Native American archaeological or historical archaeological sites (see Appendix 6). Staff recommended a Phase I archaeological survey. If significant resources are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

In response, the applicant proposes a proffer (Proffer # 38) to perform the archaeological investigations, as recommended by staff. Criterion #8 has been satisfactorily met.

### **Stormwater Management Analysis (Appendix 13)**

Initially, the applicant proposed sheetflow to a conserved open space as the single BMP to achieve the project's required phosphorus removal from post-development stormwater flows. However, the single BMP did not appear adequate for the project. Additionally, the applicant initially proposed an underground stone-filled storage facility to fulfill the project's stormwater detention/retention requirements.

Stormwater Management staff reviewed the proposal and noted that the County's new Stormwater Management Ordinance became effective on July 1, 2014 and was used for the development of the subject CDP/FDP. Staff recommended other detention methods that were more compatible with the physical site constraints and would provide additional BMP credits. Much of the site is composed of fairly well drained soils that may be conducive to infiltration practices.

In response, the applicant redesigned the stormwater management facilities consistent with staff recommendations to include two infiltration trenches and a conservation easement over most of the RPA.

### **Health Department Analysis**

The applicant has committed to the abandonment of the existing on-site septic tank and well prior to approval of the demolition permit (see Proffer #9).

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

Fire and Rescue Department staff recommended that the applicant provide a cul-de-sac bulb with a 45-foot radius. Staff also recommended that the applicant provide a fire hydrant at the entrance to the property.

In response, the applicant requests a modification of the PFM to allow construction of a cul-de-sac with a radius of 30 feet, in favor of the turnaround, as shown on the CDP/FDP. The applicant has also updated the CDP/FDP to include a fire hydrant at the entrance to the property.

#### **Fairfax County Water Authority Analysis (Appendix 15)**

The subject property is located within the Fairfax County Water Authority service area. Adequate domestic water service is available to the site. Staff noted that, depending on 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.

#### **Sanitary Sewer Analysis (Appendix 16)**

The subject property is located within the Pohick Creek (N-1) watershed and would be sewered into the Noman M. Cole Pollution Control Plant (NMCCP). An existing eight-inch line located in the nearby Young Court is adequate for the proposed use.

### **ZONING ORDINANCE PROVISIONS (See Appendix 17)**

#### **P-DISTRICT STANDARDS**

The requested rezoning of the 4.51-acre site to the PDH-2 District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations, and Article 16, Development Plans, among others.

#### **Article 6**

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

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

The development proposes seven single-family detached dwelling units at an overall density of 1.55 du/ac with 55 percent open space. As referenced in the previous development criteria discussion, staff concludes that the proposed open space, trail, seating areas, tree preservation areas, fringe plantings, and reforestation areas provide adequate justification for a "P" District and that the proposed development meets the purpose and intent of the PDH District.

**Sect. 6-107 Lot Size Requirements**

*This section states that a minimum of two acres is required for approval of a PDH District. The area of this rezoning application is 4.51 acres. This standard has been satisfied.*

**Sect. 6-109 Maximum Density**

*This section states that the maximum density for the PDH-2 District is 2 dwelling units per acre (du/ac). The applicant proposes a density of approximately 1.55 du/ac; therefore, this standard has been satisfied.*

**Sect 6-110 Open Space**

*Par. 1 of this section requires a minimum of 20 percent of the gross area as open space in the PDH-2 District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,700/du. The applicant proposes to retain 55 percent of the site as open space. The applicant also proposes on-site facilities include trails and seating areas. In the event that the proposed facilities do not have sufficient value, the applicant proposes contributions to achieve the overall proffered amount of \$1,700 per unit for the seven proposed dwellings. Staff concludes that this requirement has been satisfied.*

**Article 16****Section 16-101 General Standards**

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

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

*General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. As previously discussed, the proposal includes 55 percent open space, which includes a trail, seating areas, and reforestation areas. Staff concludes that the planned development district facilitates the creation of the internal open space with trails and seating areas; the enhancement of the EQC; the preservation and buffering of the RPA; and the provision of landscape*

buffering along the northern boundary line, features not typically associated with a conventional residential zoning district surrounded by other residential districts.

*General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features. As previously mentioned, Sheet 7 of the CDP/FDP provides the landscape plan showing plant schedule and tree canopy calculations, which yield approximately 129,000 square feet of tree canopy, with the majority provided through tree preservation. Proffers include details regarding the submission of a tree preservation plan, the completion of a tree preservation walk-through, conformance to the limits of clearing and grading, the installation of tree preservation fencing, root pruning, and monitoring. The applicant would install tree and shrub fringe plantings adjacent to the rear lot lines of Lots 4 through 7 and enhance the EQC through the planting of tree and shrub seedlings and through seeding. Staff feels that this standard has been met.*

*General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. With the exception of the 2.1-acre parcel to the south of the project site, the surrounding properties are developed according to the recommendations of the Comprehensive Plan. The approximately 165-foot wide stream valley would function as a significant transition to the 2.1-acre parcel. The applicant also proffered to construct a sidewalk along the Gambrill Road frontage to provide a future linkage between this development and the adjacent subdivisions.*

The applicant is proposing to develop the property with single-family detached dwellings at a 1-2 du/ac density range. The proposal includes 55 percent open space and compatible building types. An architectural elevation is included on Sheet 5 of the CDP/FDP. The proposed maximum height for the dwelling units is 35 feet and the elevation on the CDP/FDP shows a two-story tall unit. Proposed Proffer #3 states that the architectural design of the proposed dwellings shall generally conform to the character and quality of the illustrative elevation. Additionally, the proposed proffer states that the building materials may be a combination of brick, stone, and siding supplemented with trim and detail features. Dwellings shall incorporate a brick or stone water table on all facades visible from public or private streets.

Staff feels that this standard has been met.

*General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for*

*such facilities or utilities which are not presently developed.* Adequate public facilities are available and the applicant has proffered funds to offset potential impacts to area schools and to provide on-site amenities. Staff feels that this standard has been satisfied.

*General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.* The CDP/FDP depicts a new public street that enters the site from Gambrill Road to the west. Sidewalks are provided along Gambrill Road and the south side of the cul-de-sac. An internal trail would connect the cul-de-sac with the Gambrill Road sidewalk. Staff feels that this standard has been satisfied.

### **Section 16-102 Design Standards**

*Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.* The most similar conventional zoning district to the developed portion of the applicant's proposal is the R-3 District, which requires minimum yards of 30 feet (front); 12 feet (side); and 25 feet (rear); with an average lot area of 11,500 square feet. The applicant's PDH-2 development proposes 20-foot minimum front yards, 5-foot minimum side yards, 20-foot minimum rear yards, and an average lot size of 7,300 square feet. Areas for rear decks and front porches are shown on the proposed lot typical. While the proposal does not meet the requirements of the R-3 District, staff feels that the proposal complements development on adjacent properties with tree preservation, EQC enhancement, open space, buffers, and lot design. With these commitments, staff feels that the proposal meets the Comprehensive Plan recommendations and complements the existing surrounding developments, which include R-3 Zoning Districts.

*Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.* The CDP/FDP depicts 55 percent of the site remaining as open space, which is comprised of tree preservation areas, landscaped buffers, common open space, RPA, and EQC. A minimum of four parking spaces would be provided on each lot (two spaces per driveway, along with two-car garages), and on-street parking for guests. Staff feels this standard has been met.

*Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable,*

*street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. A public cul-de-sac is proposed to serve the development, which would include a 26-foot wide road section running east-west. In addition, 5-foot wide sidewalks are provided along the south side of the cul-de-sac and along the Gambrill Road frontage. The applicant also proposes a trail from the cul-de-sac, between Lots 3 and 4, to the Gambrill Road sidewalk. Staff feels that this standard has been met.*

## **WAIVERS AND MODIFICATIONS**

### **Cul-De-Sac Radius**

*Sect. 7-0100 of the PFM states that all streets should be constructed and surfaced in accordance with the standards set for in the PFM. Plate #7-7 depicts a standard cul-de-sac radius of 45 feet.*

The applicant proposes a cul-de-sac radius of 30 feet in order to minimize excess impervious surfaces adjacent to a stream valley. In lieu of a 45-foot radius cul-de-sac, the applicant would provide a turnaround driveway of grass pavers at the northwest boundary of the cul-de-sac. A smaller cul-de-sac will result in a reduction of impervious cover of approximately 3,000 square feet and limit the encroachment of the cul-de-sac bulb into Lots 4 through 7. The applicant will seek a code modification for the turnaround. Staff supports the modification request in favor of the 30-foot radius cul-de-sac, as shown on the CDP/FDP.

### **Sidewalks**

*Sect. 8-0102 of the PFM requires that, for subdivisions containing lots averaging less than 25,001 square feet, a sidewalk shall be constructed on both sides of all streets in these subdivisions, including all reverse or side frontage lots and open space. When the peripheral boundary of the subdivision is contiguous to an existing or planned street, a sidewalk shall be constructed on the side of the street abutting the subdivision boundary.*

*Sect. 8-0101.5 states that sidewalks may be omitted on one side of the street where that side clearly cannot be developed and where there are no existing or anticipated uses that would generate pedestrian trips on that side of the street.*

The applicant proposes a modification of the PFM to allow the construction of sidewalks shown on the CDP/FDP to be located on the south side only of the cul-de-sac. There is not a significant need for a sidewalk along the northern boundary of the project site, as the area functions primarily as a landscape buffer. The applicant would construct a sidewalk along the south side of the cul-

de-sac and along the Gambrill Road frontage. Additionally, the applicant proposes a trail link from the cul-de-sac to the Gambrill Road sidewalk. The trail connection would allow additional circulation within the area. Staff supports sidewalks on only one side of the cul-de-sac.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant proposes to rezone the subject property from the R-1 District to the PDH-2 District to construct seven single-family detached dwellings at an overall density of 1.55 dwelling units per acre (du/ac). The proposed density is consistent with the recommended Comprehensive Plan range. In staff's opinion, the proposed lots are compatible with the adjacent parcels, the lot configuration adequately protects on-site resources, and the proposed development fits into the context of the neighborhood. In general, staff finds that the application meets the residential development criteria and the general and design standards for a planned district.

### **Recommendations**

Staff recommends approval of RZ 2014-SP-005, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDP 2014-SP-005 subject to the proposed development conditions in Appendix 2.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to approve a modification of the Public Facilities Manual (PFM) to allow construction of a cul-de-sac with a radius of 30 feet, in favor of the turnaround, as shown on the CDP/FDP.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to approve a modification of the Public Facilities Manual (PFM) to allow construction of sidewalks on one side of the cul-de-sac, in favor of the landscape treatment and trail connection, as shown on the proposed plat and as conditioned.

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

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

## **APPENDICES**

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Comprehensive Plan Provisions
6. Parks Analysis
7. Environmental Analysis
8. Forestry Analysis
9. FCDOT – Transportation Analysis
10. VDOT - Transportation Analysis
11. Schools Analysis
12. Affordable Housing Analysis
13. Stormwater Management Analysis
14. Fire and Rescue Analysis
15. Fairfax County Water Authority Analysis
16. Sanitary Sewer Analysis
17. Zoning Ordinance Provisions
18. Glossary

**PROFFER STATEMENT****October 22, 2014****RZ/FDP 2014 – SP-005  
Christopher Land, LLC**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner/Applicant, in this rezoning proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 98-1 ((1)) 44 (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 PDH-2 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner/Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

**I. GENERAL**

1. Substantial Conformance. Subject to the provisions of Article 16 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 “Corbett Manor” prepared by Charles P. Johnson & Associates, Inc. consisting of 14 sheets, dated February 10, 2014 and revised October 22, 2014.
2. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned 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. Additionally, except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including footprints, lot areas, dimensions, utility layouts and house location may be permitted in accordance with Section 16-403 of the Zoning Ordinance as long as such changes do not materially decrease the amount of open space, the building setbacks are not violated on the CDP/FDP’s typical lot layout, the limits of clearing and grading are adhered to on the perimeter of the property, access is maintained to pedestrian and vehicular travel ways, and the EQC is not encroached upon other where noted.
3. Architectural Design. The building elevations prepared by Devereaux & Associates, P.C., shown on Sheet 5 of the CDP/FDP, shall generally conform to

the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and revise architectural ornamentation based on final architectural design.

The building materials shall vary and may be a combination of brick, stone, and if siding, cementitious siding on the fronts and vinyl siding on the sides and rears, supplemented with trim and detail features. Dwellings shall incorporate a brick or stone water table on all facades visible from public or private streets. The retaining/seat walls in the project shall incorporate materials of the dwellings.

4. Universal Design. Dwelling units shall offer optional features designed with a selection of Universal Design features as determined by the Applicant which may include, but not be limited to, grab bars in the bathrooms, a seat in the Master Bath shower where possible, emphasis on lighting in stairs and entrances, lever door hardware, slip resistant flooring, optional hand-held shower heads at tubs and showers, and optional front-loading washers and dryers.

## II. RECREATION FACILITIES

5. On-Site Recreation Facilities. Pursuant to Sect. 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide recreational facilities to serve the property as shown on the CDP/FDP. Per Sect. 16-404, recreational facilities such as, trails and sitting areas, seat walls and similar features may be used to fulfill this requirement. The siting and installation of such features shall not interfere with tree save areas. At the time of the issuance of the first Residential Use Permit, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,700 per dwelling unit for the seven (7) new homes to be built on the site. In the event it is demonstrated that the proposed facilities do not have sufficient value the Applicant shall contribute funds in the amount needed to achieve the overall required amount of \$1,700 per unit for the seven new (7) homes to be built on the Property for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Springfield District.

## III. SCHOOLS

6. Contribution. Prior to the issuance of the first building permit, a contribution of \$21,650 shall be made to Fairfax County transferred to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools within the pyramid which serves the Property. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the

contribution for that phase of development to reflect the then-current ratio, notwithstanding the amount of increase shall not exceed Five Percent (5%) of the original amount.

#### IV. ESCALATION

7. Escalation. All monetary contributions required by these proffers, with the exception of the Schools Contribution, shall be adjusted upward or downward based on the percentage change in the annual rate of inflation with a base year of 2015, 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 site plan approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

#### V. CONSTRUCTION HOURS

8. Construction Hours. Construction shall occur between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday, 9:00 a.m. until 6:00 p.m. on Saturday and Sunday. Construction activities shall not occur on the holidays of New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. The construction hours shall be posted on the property. The allowable hours of construction as specified in this proffer shall be listed within any contract with future sub-contractors associated with construction on the site. Construction hours do not apply to any work related to VDOT.

#### VI. SEPTIC TANK / WELL ABANDONMENT

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

#### VII. ENERGY CONSERVATION

10. Energy Conservation. The dwelling units shall be constructed to achieve one of the following:
  - A. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through a preliminary report submitted to the Environment and Development review Branch of the Department of

Planning and Zoning (DPZ) prior to the issuance of the Residential Use Permit (RUP) for each dwelling from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification and the final report submitted to DPZ within Thirty (30) Days after the issuance of the RUP of each dwelling ; or

- B. 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.

## VIII. GARAGE CONVERSION

- 11. 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 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. The driveway provided for each unit shall be a minimum of seventeen (17) feet in width and twenty (20) feet in length from the garage door to the sidewalk. Garages shall be designed to accommodate two (2) vehicles.

## IX. HOME OWNERS ASSOCIATION

- 12. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (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 proffer conditions.
- 13. 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 shall be dedicated to 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, provided that any easements are consistent with the CDP/FDP.
- 14. Best Management Practice ("BMP") Maintenance. After establishing the HOA, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMP facilities.

15. 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 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. The HOA documents shall stipulate that a reserve fund to be held by the HOA be established for the maintenance of common facilities and areas. The Applicant shall be responsible for placing the sum of \$7,000 in such reserve fund prior to the issuance of the first Residential Use Permit (the "RUP") for the proposed single family dwelling units.

#### X. STORMWATER MANAGEMENT

16. Stormwater Management. Subject to review and approval by DPWES, stormwater management ("SWM") and Best Management Practice ("BMP") measures for the Property shall be provided through the use of infiltration trenches and shall be developed in accordance with the PFM, unless waived or modified by DPWES. The stormwater management system shall be reviewed for adequacy by DPWES at the time of site plan review; if any inadequacies are identified, appropriate corrective measures in substantial conformance with the CDP/FDP shall be employed to the satisfaction of DPWES, prior to final site plan approval.
17. Access Easement. The applicant shall grant to Fairfax County a public access easement to the Resource Protection Area ("RPA") in a form satisfactory to the County Attorney for any future work to be performed by Fairfax County in accordance with the provisions of the Chesapeake Bay Preservation Ordinance, for RPA restoration.

#### XI. LANDSCAPING

18. Landscape Plan: As part of the site plan submission, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan which shall, at a minimum, be generally consistent with the quality and quantity of plantings and materials shown on the FDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual ("PFM"). Plantings shall include only non-invasive species and, to the extent practical, plant species native to Fairfax County. Adjustments to the type and location of vegetation and the design of landscaped

areas and streetscape improvements/plantings shall be permitted as approved by UFMD.

## XII. TREE PRESERVATION

19. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for individual trees to be preserved, 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. The tree preservation plan and narrative shall include all applicable items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities designed to 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.

20. Tree Preservation Walk-Through. The applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's appointed representative, a Certified Arborist (the Project Arborist), shall walk the limits of clearing a grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented.

Trees that are identified as dead or dying 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 associated understory vegetation and soil conditions.

21. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these development conditions and for the installation of utilities

and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD for any area protected by the limits of clearing and grading that must be disturbed for such utilities.

22. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot tall steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Root pruning and the installation of all tree protection fencing shall be performed under the supervision of the Project 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, UFMD 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.

23. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements below. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

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

24. Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant's 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 UFMD. The Project Arborist shall be present on site and monitor clearing and demolition work during Phase I Erosion and Sediment (E&S) Control Plan implementation. Subsequent to approval of Phase I E&S implementation, the Project Arborist shall visit the site on a weekly basis to ensure conformance with all tree preservation proffers, and UFMD approvals. During the implementation of Phase II Erosion and Sediment Control and throughout the construction phase of the project, monitoring visits to the site shall be made at least monthly. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD.
25. Mulching. The Applicant shall mulch to a depth of three to four (3-4) inches within the areas to be left undisturbed within 25' of the limits of clearing and grading where soil conditions are poor, lacking leaf litter, or prone to soil erosion. Areas to be mulched shall be clearly identified on the Tree Preservation Plan. All areas where mulch is proposed shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All areas to be mulched shall be accessed in a manner that protects adjacent trees and vegetation that are required to be preserved. Access and the application of mulch shall conform to the following specifications:

- Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation.
- Motorized equipment may be used to reach over tree protection fence to place mulch at designated points.
- Mulch shall be spread **by hand** within tree preservation areas.
- Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.

26. Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted at 50-foot intervals along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to be left undisturbed.
27. Tree Value Determination. The Applicant shall contract a Certified Arborist to determine the monetary value of each tree (herein, the "Tree Value") 12 inches in diameter and larger shown to be preserved in the tree inventory. Tree Value shall be determined using the Trunk Formula Method contained in the 9<sup>th</sup> Edition of the Guide for Plant Appraisal, published by the International Society of

Arboriculture, and shall be subject to approval by UFMD with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%.

28. Forest Restoration Plan: A forest restoration plan, for the area designated on the CDP/FDP, shall be submitted concurrently with the Subdivision plan for review and approval by UFMD, and shall be implemented as approved. The plan shall provide for overstory tree, understory tree, and shrub seedling plantings and groundcover seed mixture plantings that include an appropriate selection of native species, based on existing and proposed site conditions, and soil amendments to restore the area to a healthy native forest cover type and to intercept stormwater sheet flow from the proposed impervious surfaces. 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 and seed mixtures, to be planted;
- Soil treatments and amendments, to include deep soil ripping or tillage outside of the critical root zones of trees to be preserved;
- 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.

Restoration Area: The density for the seedlings shall be: overstory trees shall be a minimum of 100 trees per acre; understory trees shall be a minimum of 200 trees per acre; and shrubs shall be a minimum of 1089 plants per acre. Plant materials shall be randomly placed to achieve a relatively even spacing throughout the buffer. Plants shall be native to the degree practical and adaptable to site conditions. Plant materials and planting techniques shall be as specified in the Public Facilities Manual.

Fringe Plantings: In addition to the reforestation with seedlings and seed mixtures, a minimum of 10 overstory and 10 understory deciduous trees having a minimum one-inch caliper and 20 shrubs with a container size of three gallons shall be provided as a fringe planting adjacent to the rear lot lines of Lots 4 through 7 as generally shown on Sheet 13 of the CDP/FDP.

All plants shall be field located in coordination with UFMD to maximize survival potential and minimize impacts to existing vegetation designated for preservation.

Seeding: The native seed mix for this project must be obtained from Ernst Conservation Seeds of Meadville, Pennsylvania or a Fairfax County approved alternate vendor. Bag tags that show what seed was used must be provided to UFMD.

Mulching shall not occur in areas to be seeded, as it suppresses herbaceous seed germination and growth. Mulch shall be certified as weed free and may be produced on-site from trees to be removed.

Exhibit A provides a list of tree and shrub species and various specifications that may be considered for the plantings.

29. Homeowner's Association (HOA): As a permittee that will convey ownership of forested areas in common open space to the Homeowner's Association, the Applicant shall, at the time the HOA takes over management of common open space, convey to the HOA any long-term tree and forested area management information that was prepared to satisfy tree conservation plan requirements of the subdivision plan. Information shall include data collected for the Tree Inventory, updated to note completion of tree preservation activities required by the Tree Preservation Plan approved with the subdivision plan and any additional work performed for preservation and/or maintenance of trees located in common open space. Transfer of tree and forested area management information shall be verified with an acknowledgement of a receipt signed by HOA President prior to bond release.
30. Property Boundary Delineation: Where private lots share boundaries with common open space where trees have been preserved, the Applicant shall mark all private rear lot corners with a 4" by 4" solid concrete monument with an aluminum cap above grade so that the property lines of private lots adjacent to forested common open space can be clearly and accurately delineated on the site. The aluminum cap shall bear the initials HOA to clearly identify the boundary of the private lot and the common open space. The location of markers delineating common open space shall be shown on the subdivision plan and individual lot grading plans.

### XIII TRANSPORTATION

31. Right-of-Way Dedication. As a part of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way along Gambrill Road (Rt. 640), such that the half-section, as measured from the centerline, shall equal 45 feet. The ROW dedication shall be provided as generally shown on the CDP/FDP, subject to approval of VDOT and DPWES.

32. Gambrill Road Improvements. The applicant shall provide roadway improvements generally as shown on the CDP/FDP, subject to review and approval by VDOT, including approval of any modifications and waivers, including provision of turn lanes/transitions, lane widths, roadway striping, curb and gutter, as generally illustrated on Sheet 14 of the CDP/FDP labeled “Gambrill Road Improvements,” prior to the issuance of the first RUP.
33. Grading. The Applicant shall grade the existing roadway, and proposed right-of-way improvements to enable clear sight distance visibility for drivers entering and exiting the proposed new subdivision, to meet VDOT standards as approved by VDOT.
34. Secondary Street Acceptance Requirement. Prior to Subdivision plan approval, and if required by VDOT, the Applicant shall file a Secondary Street Acceptance Requirement waiver subject to review and approval by VDOT for the proposed internal public street.
35. Public Street. At the time of Record Plat approval, the Applicant shall dedicate and convey an internal public street, without encumbrances and in fee simple, to the Board of Supervisors. The Applicant shall construct this public street with a 49-foot wide ROW, generally as shown on the CDP/FDP.
36. Sidewalk. Prior to bond release, the Applicant shall provide a 5-foot wide concrete sidewalk along the subject property’s Gambrill Road (Rt. 640) frontage, generally as shown on the CDP/FDP. The applicant reserves the right to terminate the sidewalk prior to the southern property boundary as shown on the CDP/FDP to avoid the relocation of an overhead electric line and guy-wires. In the event that the applicant does not complete the construction of the sidewalk to the southern property boundary, the applicant shall escrow funds prior to Bond release sufficient to complete the construction of the extension of the sidewalk to the southern property line. The sidewalk on the northern side of subdivision road shall not be constructed as part of this subdivision and the applicant shall escrow funds prior to Bond Release to construct the Sidewalk from the northern side of the road to the property line.
37. Maintenance Access. The applicant shall provide a maintenance access to the stormwater management facility generally as shown on the CDP/FDP.

#### XIV. ARCHAEOLOGICAL STUDY

38. Archaeological Review. At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological survey on the area to be disturbed and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority ("CRMP") for review and approval. The survey shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted

until this survey is submitted to CRMP. If the Phase I survey concludes that additional Phase II archaeological testing of the area to be disturbed is warranted, the Applicant shall complete said testing and provide the results to CRMP. If the Phase II survey concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of subdivision plan approval but rather shall be carried out in conjunction with site construction. Within 30 days of the completion of any cultural resource studies, the applicant shall provide a copy of archaeology reports, field notes, photographs, and artifacts to the Fairfax County Park Authority CRMP.

XV. AFFORDABLE HOUSING

39. Housing Trust Fund. At the time the first residential lot is issued a building permit, the Applicant shall contribute the lump sum of twenty-four thousand dollars (\$24,000.00) to either, at its election and in accordance with this proffer, Habitat for Humanity of Northern Virginia (Habitat) or the Fairfax County Housing Trust Fund (HTF). If the Applicant elects to contribute the lump sum to Habitat and not to the HTF, then the Applicant shall not receive a building permit until the Applicant provides to the Department of Housing and Community Development (i) documentation evidencing Habitat's receipt of such lump sum funds; and (ii) a written acknowledgment from Habitat that such lump sum funds must be used on a housing project within Fairfax County, Virginia that serves low and moderate income households.

XVI. SIGNS

40. Signs. Any sign installed by the Applicant shall be in conformance with Article 12 of the Zoning Ordinance.

XVII. SUCCESSORS AND ASSIGNS

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

**SIGNATURES BEGIN ON THE FOLLOWING PAGE**

APPLICANT/CONTRACT PURCHASER OF TAX MAP  
98-1 ((1)) 44

CHRISTOPHER LAND, LLC

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By: E. John Regan, Jr.  
Its: Member

TITLE OWNER OF TAX MAP  
98-1 ((1)) 44

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By: The Heirs of Melvin Lee Young  
Ralph L. Young, Executor

## EXHIBIT A

### 1. Soil Preparation

- The primary goals of the forest restoration plan are to intercept sheet flow, promote infiltration, reduce runoff to the RPA, and restore the area to a healthy native forest cover type.
- Soil compaction is a significant impediment to water infiltration and plant growth, to include woody plants. Soil ripping or deep tillage will relieve soil compaction, allow water to infiltrate, prevent concentrated runoff and erosion, and aid plant growth and health.
- Open planting areas in the restoration area outside of tree root zones shall be prepared using soil ripping or deep tillage parallel to the contours (perpendicular to the slope) to a depth of 18 to 24 inches. After deep tillage/soil ripping, the planting area will be prepared by:
  - Tilling three inches of Soilmate or equivalent leaf compost into the upper six inches of soil; or
  - Multiple disk treatments of the planting area from different directions to prepare for seeding.

### 2. Seeding

- After soil preparation the applicant shall install a native seed mix with a cover crop appropriate for wooded areas.
- Seeding should be performed from August through April to imitate natural reseeding. Seeding should be avoided from May through July.
- The native seed mix shall be seeded at a rate of 0.5 pounds/1,000 square feet (about 20 lbs/acre) with a cover crop of annual rye (*Lolium multiflorum*) at 1.5 lbs/1,000 square feet.
- For broadcast application, in which seeds are spread uniformly across a broad area, the native seed mix shall be mixed with weed-free compost (Soilmate or equivalent). Native seed mix may also be drilled or shot by an operator who knows how to apply native seed mix and has the proper equipment (e.g., a Truax type seed drill intended for native seed mixes).
- Following application of the native seed mix, the contractor shall immediately overseed (note that hydroseeding with fiber mulch may be best on steep slopes, and coir or straw mats shall be used in steep slope areas) with annual rye (*Lolium multiflorum*) at a rate of 60 pounds per acre (about 1.5 lbs/1,000 square feet) in order to get coverage and stabilization prior to germination and establishment of native warm season grasses. Winter wheat may be substituted for annual rye if seeding is done after October 1st.
- No matting containing plastic mesh is allowed.
- Seed Mix - Based on the site conditions and habitat value, the applicant shall use the following native seed mix or an alternative as approved by UFMD:
  - *Chasmanthium laxum* - slender wood oats - 5%
  - *Cinna arundinacea* - sweet woodreed - 10%

- *Conoclinium coelestinum* - purple mist flower - 2%
- *Elymus virginicus* - Virginia wild rye - 15%
- *Eupatorium fistulosum* - Joe-Pye weed - 3%
- *Euthamia graminifolia* - grass-leaved goldenrod - 3%
- *Juncus tenuis* - path rush - 5%
- *Panicum clandestinum* - deer tongue - 15%
- *Pycnanthemum incanum* - hoary mountain mint - 2%
- *Rudbeckia hirta* - black-eyed Susan - 2%
- *Schizachyrium scoparium* - little bluestem - 10%
- *Solidago caesia* - zig-zag goldenrod - 3%
- *Sorghastrum nutans* - Indian grass - 10%
- *Symphotrichum pilosum* (*Aster pilosus*) - heath aster - 3%
- *Tridens flavus* - purple top - 10%
- *Vernonia noveboracensis* - New York ironweed - 2%

### 3. Trees and Shrubs

- Woody plants should be inspected in-leaf to ensure they are in proper health and the correct species are planted. Optimally, they should be planted as they are approaching dormancy or dormant. Planting should occur from late October through March, at times when the ground is not frozen. Autumn planting is optimal.
- Tree protectors may be installed to protect young trees from damage from human actions and deer browse. Three to four-foot tall black mesh tree protectors should be used.
- Trees - Based on the site conditions and habitat value, the applicant shall use a mixture of the following native trees or alternatives as approved by UFMD:
  - *Amelanchier arborea* - serviceberry
  - *Betula nigra* - river birch
  - *Carpinus caroliniana* - ironwood
  - *Carya glabra* - pignut hickory
  - *Carya tomentosa* - mockernut hickory
  - *Cercis canadensis* - redbud
  - *Diospyros virginiana* - persimmon
  - *Ilex opaca* - American holly
  - *Nyssa sylvatica* - blackgum
  - *Quercus alba* - white oak
  - *Quercus phellos* - willow oak
  - *Quercus rubra* - red oak
- Shrubs - Based on the site conditions and habitat value, the applicant shall use a mixture of the following native shrubs or alternatives as approved by UFMD:
  - *Corylus americana* - American hazelnut
  - *Gaylussacia baccata* - black huckleberry
  - *Lindera benzoin* - spicebush
  - *Vaccinium fuscum* - black highbush blueberry
  - *Vaccinium pallidum* – early lowbush blueberry
  - *Viburnum acerifolium* - mapleleaf viburnum
  - *Viburnum prunifolium* – blackhaw

**PROPOSED DEVELOPMENT CONDITIONS**

FDP 2014-SP-005

October 24, 2014

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2014-SP-005, located at 7717 Gambrill Road, and consisting of 4.51 acres, more specifically described as Tax Map 98-1 ((1)) 44, for seven single-family detached dwellings, pursuant to Sect. 6-100 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. This Final Development Plan is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan shall be in substantial conformance with the approved Conceptual/Final Development Plan entitled "Corbett Manor," consisting of 14 sheets, prepared by Charles P. Johnson & Associates, Inc., dated February 10, 2014, and revised through October 22, 2014, and these conditions.
2. If the Virginia Department of Transportation does not approve the proposed 30-foot cul-de-sac modification at the time of site plan review, the cul-de-sac may be enlarged to a radius of 45 feet without the need for an amendment to the Final Development does not substantively impact the design of the subdivision.

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

**REZONING AFFIDAVIT**

DATE: August 12, 2014  
 (enter date affidavit is notarized)

I, Christopher Land, LLC, do hereby state that I am an  
 (enter name of applicant or authorized agent)

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

124452

in Application No.(s): RZ/FDP 2014-SP-005  
 (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 <b>BOLD</b> above)
Christopher Land, LLC E. John Regan, Jr., Agent W. Craig Havenner, Agent	10461 White Granite Drive, Suite 103 Oakton, Virginia 22124	<b>Applicant, Contract Purchaser</b>
Tetra Corporation Clark L. Massie, Agent	2653 Black Fir Court Reston, Virginia 20191	<b>Real Estate Agent</b>
The Heirs of Melvin Lee Young Ralph L. Young Donald William Young	7717 Gambrill Road Springfield, Virginia 22153	<b>Title Owner</b>

(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: August 12, 2014  
 (enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-SP-005  
 (enter County-assigned application number (s))

124452

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Charles P. Johnson & Associates, Inc. Allan D. Baken, Agent Henry M. Fox, Jr., Agent Paul B. Johnson, Agent Ipek Aktuglu, Agent Mark Huffman, Agent	3959 Pender Drive, Suite 210 Fairfax, Virginia 22030	<b>Engineer, Agent</b>

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

REZONING AFFIDAVIT

DATE: August 12, 2014
(enter date affidavit is notarized)

124452

for Application No. (s): RZ/FDP 2014-SP-005
(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)

Christopher Land, LLC
10461 White Granite Drive, Suite 103
Oakton, Virginia 22124

DESCRIPTION OF CORPORATION: (check one statement)

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

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

W. Craig Havenner
E. John Regan, Jr.

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

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

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

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

DATE: August 12, 2014  
(enter date affidavit is notarized)

124452

for Application No. (s): RZ/FDP 2014-SP-005  
(enter County-assigned application number (s))

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

Charles P. Johnson & Associates, Inc.  
3959 Pender Drive, Suite 210  
Fairfax, Virginia, 22030

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

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

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

Charles P. Johnson  
Paul B. Johnson  
Charles P. Johnson II

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

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

Tetra Corporation  
2653 Black Fir Court  
Reston, Virginia 20191

**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)

Clark L. Massie

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

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

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

DATE: August 12, 2014  
(enter date affidavit is notarized)

124452

for Application No. (s): RZ/FDP 2014-SP-005  
(enter County-assigned application number (s))

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

The Heirs of Melvin Lee Young  
7717 Gambrell Road  
Springfield, Virginia 22153

**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)

Ralph Lee Young  
Donald William Young

---

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

---

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

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

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

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

---

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

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

REZONING AFFIDAVIT

DATE: August 12, 2014  
(enter date affidavit is notarized)

124452

for Application No. (s): RZ/FDP 2014-SP-005  
(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)

(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: August 12, 2014  
(enter date affidavit is notarized)

124452

for Application No. (s): RZ/FDP 2014-SP-005  
(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:

[X] 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: August 12, 2014
(enter date affidavit is notarized)

for Application No. (s): RZ/FDP 2014-SP-005
(enter County-assigned application number(s))

124452

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

[ ] Applicant

[X] Applicant's Authorized Agent

E. John Regan, Jr., Executive Vice President/Treasurer of Christopher Management, Inc., Manager

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

Subscribed and sworn to before me this 12 day of August 2014, in the State/Comm. of Virginia, County/City of Fairfax.

LUCIA MARIE O'MORROW, ID No. 7572806
NOTARY PUBLIC COMM. OF VIRGINIA
My Commission Expires August 31, 2017

Lucia Marie O'Morrow
Notary Public

My commission expires:

NARRATIVE STATEMENT OF JUSTIFICATION

Pursuant to Section 1/-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the “Ordinance”), Christopher Land, LLC (the “Applicant”), hereby requests approval of a rezoning application from the R-1 to the PDH-2 District as further described below.

The Applicant is the contract purchaser of approximately 4.51 acres in the Springfield Magisterial District, which is identified among the Fairfax County tax map records as 98-1 ((1)) 44 (the “Subject Property”). The Subject Property is located on the east side of Gambrill Road and is bordered on the north and east by a single-family detached community known as Middle Valley and on the south by a single-family detached home situated on a 2.070 acre parcel of land zoned R-1. The property on the opposite side of Gambrill Road is comprised of two single-family detached communities known as Tara Heights and Gambrill Woods. The surrounding area includes properties zoned and developed to the R-3, R-3 Cluster, PDH-3 and R-5 Districts and the adjacent property zoned R-1. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located within the Pohick Planning District of the Area III Comprehensive Plan (the “Plan”); specifically, within the P2 Main Branch Planning Sector. The Plan does not provide specific language recommendations for the Subject Property, however, the Comprehensive Plan Map recommends residential development at a density of two to three dwelling units per acre. The Applicant is proposing a rezoning of the Subject Property from the R-1 to the PDH-2 District in accordance with the Plan recommendation. The adjacent neighborhood to the north and east is currently zoned R-3 Cluster and the two acre parcel to the south is zoned R-1. The Tara Heights and Gambrill Woods communities located on the west side of Gambrill Road are zoned R-3.

The Applicant proposes a residential community in harmony with the Plan recommendation of two to three dwelling units per acre and compatible with the surrounding area. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP) that illustrates seven new single-family detached dwelling units at a density of 1.55 dwelling units per acre, which is below the Plan density range. The proposed residential subdivision results in greater than 50% open space on the Subject Property, substantially greater than the 20% required in the PDH-2 District. The proposed residential community will allow for the further completion of the infill development.

The Applicant’s proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant’s proposal. In addition, the Applicant meets the Plan’s residential development criteria as follows:

## Site Design

A rezoning of the Subject Property to the PDH-2 District will allow for the further completion of the infill development. Surrounding properties, with the exception of the 2.070 acre located to the south of the Subject Property, are already zoned and developed residentially in accordance with Plan recommendations. The Applicant attempted to consolidate the 2.070 acre located to the south of the Subject Property but was unsuccessful despite several meetings and conversations with the owner and the owner's representatives. The proposed layout integrates the elements of open space, landscaping, and functional quality design in a residential development that conforms to the Plan recommendations. Greater than fifty percent (50%) of the site will be open space. The proposed house locations will allow all of the homes to back to the open space and provide buffering of the proposed homes to the existing homes in the Middle Valley community. The entry to the proposed community has been established based upon consultation with VDOT. The Applicant proposes a 5' concrete sidewalk to be installed along Gambrill Road. Landscaping will be provided on individual lots, as well as within Parcel A and B. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation. The Applicant proposes to install benches within Parcels A and B accessible by a 5' trail that weaves through the community. Furthermore, the Applicant proposes to install a 1 ½ foot high masonry wall at the rear of lots 4, 5 and 6 as a line of demarcation with the environmental quality corridor. The masonry wall will complement the entry feature for the community.

## Neighborhood Context

The Applicant proposes a residential development that will allow for further completion of established residential development patterns. The proposed new detached residential units will be developed at a density of 1.55 dwelling units per acre. The proposed new residential development will provide a transition from the 2.070 acre parcel zoned R-1 located south of the Subject Property to the surrounding single family detached communities developed at densities ranging from 2.2 to 3.0 dwelling units per acre.

## Environment

The Applicant's proposed residential development results in greater than 50% open space on the subject Property, substantially greater than the 20% required in the PDH-2 District. The Applicant is proposing to construct two infiltration trenches within the open spaces of Parcels A and B to handle SWM / BMP. The infiltration trenches will reduce water runoff to predevelopment levels helping to protect the highly sensitive environmental quality corridor. The Applicant proposes to install a 1 ½ foot high masonry wall at the rear of the lots that abut the environmental quality corridor. The masonry wall will provide a permanent visual barrier denoting the location of the environmental quality corridor. Furthermore, the Applicant has agreed to mark all private rear lot corners of the

lots that abut the environmental quality corridor with a 4" solid concrete monument. The Applicant has proffered to construct units to be certified by either the Energy Star Qualified Homes or Earth Craft House Program.

#### Tree Preservation and Tree Cover Requirements.

The Applicants plan results in over 50% open space, substantially greater than the 20% required in the PDH-2 District. Furthermore, the Applicant has proffered to provide mulching within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or are prone to soil erosion. The Applicant has proffered to provide a forest restoration plan for the area designated on the CDP/FDP. The plan shall provide for overstory tree, understory tree, and shrub seedling plantings and groundcover seed mixture plantings that include an appropriate selection of native species, based on existing and proposed site conditions and soil amendments to restore the area to a healthy native forest cover type and to intercept stormwater sheet flow from the proposed impervious surfaces. The Applicant has also agreed to provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted at 50-foot intervals along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction.

#### Transportation

The Applicant proposes safe and adequate access to the adjacent road network. The existing driveway on the Subject Property to Gambrill Road will be removed. A new access to Gambrill Road will be provided at the northern portion of the site and a combined right turn/thru lane will be provided along the Subject Property's frontage with additional road widening to accommodate a protected left-turn lane into the Subject Property. Other roadway improvements include provisions of turn lanes/transitions, lane widths, roadway striping, and installation of curb and gutter. The proposed residential development includes a 5' concrete sidewalk along Gambrill Road and sidewalks within the community. The sidewalk along Gambrill Road and within the community will be connected by a 5' wide asphalt trail. A minimum driveway length of twenty feet measured from the back of the sidewalk to the garage door is provided for each unit to insure adequate parking on site. The Applicant has offered to make substantial transportation improvements to Gambrill Road in lieu of make a contribution to the Board of Supervisors for recreational opportunities as the road improvements will help to improve public safety along Gambrill Road.

#### Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate public facilities. The Applicant's proposal of seven new single-family detached homes will not have a measurable impact on public facilities. The Applicant The Applicant has proffered to make a contribution of \$21,650 to Fairfax

County to be transferred to the Fairfax County School Board to be utilities for capital improvements or capacity enhancements to schools within the pyramid which serves the property.

#### Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant has proposed a contribution to Habitat For Humanity of Northern Virginia or a similar organization or to the Fairfax County Housing Trust Fund in the amount of \$24,000.

#### Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property. However, the Applicant has agreed to conduct a Phase 1 archaeological survey on the areas to be disturbed and provide the results of the study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority.

#### Summary

The Applicants proposal meets the objectives of the Plan, which recommends residential development at a density of two to three dwelling units per acre. Further, the Applicant's proposal may be characterized as infill development that is compatible in use, type, and intensity with the surrounding area. The Applicant's proposal will complete an existing and established residential development pattern. Further, the layout and design of the proposed residential developments satisfies the residential development criteria as outlined herein. Lastly, the proposed development may be supported by existing transportation and public facilities.

Christopher Land, LLC

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By: E. John Regan, Jr. Date

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, POLICY PLAN, Land Use – Appendix, Amended through 4-29-2014, Pages 24-30****APPENDIX 9  
RESIDENTIAL DEVELOPMENT CRITERIA**

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

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

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

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

**1. Site Design:**

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the

proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation*: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) *Layout*: The layout should:
  - provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
  - provide dwelling units that are oriented appropriately to adjacent streets and homes;
  - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
  - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
  - provide convenient access to transit facilities;
  - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

## **2. Neighborhood Context:**

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

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

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

## **3. Environment:**

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

- a) **Preservation:** Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) **Slopes and Soils:** The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) **Water Quality:** Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.

- d) Drainage: The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) Noise: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) Lighting: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) Energy: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

#### **4. Tree Preservation and Tree Cover Requirements:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

#### **5. Transportation:**

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

- a) Transportation Improvements: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely

accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
- Street design features that improve safety and mobility for non-motorized forms of transportation;
- Signals and other traffic control measures;
- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

b) Transit/Transportation Management: Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Provision of bus shelters;
- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with adjacent areas;
- Provision of trails and facilities that increase safety and mobility for non-motorized travel.

c) Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:

- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
- When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
- Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
- Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
- The number and length of long, single-ended roadways should be minimized;
- Sufficient access for public safety vehicles should be ensured.

d) Streets: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.

e) Non-motorized Facilities: Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
- Connections between adjoining neighborhoods;
- Connections to existing non-motorized facilities;
- Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
- An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
- Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
- Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
- Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.

f) Alternative Street Designs: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

## **6. Public Facilities:**

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

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

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

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

## **7. Affordable Housing:**

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) Dedication of Units or Land: If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) Housing Trust Fund Contributions: Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For forsale 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:

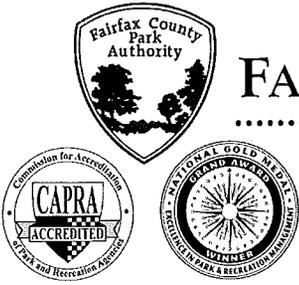
- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological 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.



# 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:** June 6, 2014

**SUBJECT:** RZ-FDP 2014-SP-005, Corbett Manor, Revised  
Tax Map Number: 98-1 ((1)) 44

### BACKGROUND

The Park Authority staff has reviewed the revised proposed Development Plan dated May 2, 2014, for the above referenced application. The Development Plan shows 7 new single family detached dwelling units on a 4.5 acre parcel to be rezoned from R-1 to PDH-2 with proffers. Based on an average single family detached household size of 3.1 in the Pohick Planning District, the development could add 19 new residents (7 new – 1 existing = 6 x 3.1 = 18.6 or 19) to the Springfield Supervisory District.

### COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The subject site is located within the P2 Main Branch Community Planning Sector. Plan text describes locally significant heritage resources and archaeological sites present in the sector and notes that the known sites “indicate a high potential for significant heritage resources in undeveloped portions of the sector.” (Area III, Pohick Planning District, P2 Main Branch, Character, p. 30) The text further details, “Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found.” (Area III, Pohick Planning District, P2 Main Branch, Heritage Resources, p. 42)

Finally, text from the Pohick District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations found in the Countywide Comprehensive Plan. Specific District chapter recommendations include providing a trail connection between Gambrill Road and the Middle Run Stream Valley trail.

## **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 (Middle Run Stream Valley and Pohick Run Stream Valley Parks) meet only a portion of the demand for parkland generated by residential development in the area. In addition to parkland, the recreational facilities in greatest need in this area include playgrounds, sports courts, rectangle fields, and trails.

### **Recreational Impact of Residential Development:**

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

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 \$16,967 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

### **Cultural Resources Impact:**

The parcel was subjected to cultural resources review. The parcel has high potential to contain Native American archaeological or historical archaeological sites. The Park Authority recommends a Phase I archaeological survey. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

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

Trails:

Given the proximity of the Middle Run Stream Valley and the public trails within, staff suggests a trail easement be provided on the subject site, perhaps through Parcel A. A trail easement would reserve the ability to provide future residents with access to the trail network, in the event a similar easement could be attained along the eastern boundary of the parcel to the south of the subject site.

**SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

<b>Proposed Uses</b>	<b>P-District Onsite Expenditure</b>	<b>Requested Park Proffer Amount</b>	<b>Total</b>
Single-family attached units	\$11,900	\$16,967	\$28,867

In addition, the analysis identified the following major issues:

- Conduct a Phase I archaeological study
- Provide a trail easement to allow the possibility of a future connection to the County trail system

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers 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: Anna Bentley  
DPZ Coordinator: Joe Gorney

Copy: Cindy Walsh, Director, Resource Management Division  
Liz Crowell, Manager, Cultural Resource Management & Protection Section  
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch  
Joe Gorney, DPZ Coordinator  
Chron File  
File Copy



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 6, 2014

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: RZ/CDP/FDP 2014-SP-005  
Corbett Manor

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning application (RZ), Conceptual Development Plan (CDP) and Final Development Plan (FDP), revised through September 23, 2014 and proffers revised through September 22, 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 in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

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

#### Environment

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, 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 a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment

- complies with the County's best management practice (BMP) requirements. . . .
- Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.
- Policy d. Preserve the integrity and the scenic and recreational value of EQCs....
- Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors....

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, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan states:

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

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

In the Fairfax County Comprehensive, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 14 – 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).... 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...:

- 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....”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on 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....”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 19 -21, the Plan states:

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

Policy a. In consideration of 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 may 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 best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- 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;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system.

Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds 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 that are not otherwise addressed in Policy b above will incorporate green building practices sufficient to attain certification under an established residential green building rating system that incorporates multiple green building concepts and that includes an ENERGY STAR Qualified Homes designation or a comparable level of energy performance. Where such zoning proposals seek development at or above the mid-point of the Plan density range, ensure that county expectations regarding the incorporation of green building practices are exceeded in two or more of the following measurable categories: energy efficiency; water conservation; reusable and recycled building materials; pedestrian orientation and alternative transportation strategies; healthier indoor air quality; open space and habitat conservation and restoration; and greenhouse gas emission reduction. As intensity or density increases, the expectations for achievement in the area of green building practices would commensurately increase....”

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural amenities. Analysis for this application addresses the overall conceptual development plan and proffered commitments for the subject property.

### **Environmental Quality Corridor and Resource Protection Area**

The 4.51 acre subject property is situated within the Pohick Creek watershed and it is currently developed with one home and a driveway which will be removed. The remainder of the site is undeveloped land characterized by steeply sloping topography and a dense canopy of predominately deciduous trees. An unnamed tributary of Pohick Creek which is Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) traverses the subject property from east to west. The development plan depicts the limits the field verified RPA and the limits EQC which is more extensive than the RPA. In order to ensure that no degradation occurs in the EQC as a result of construction, staff recommends that the applicant commits to the provision of native plantings and restoration between the edge of the development, particularly on the southern boundaries of lots 4, 5, 6 and 7 and the northern boundary of the field verified RPA. Staff recommends that the EQC be protected and preserved in open space.

### **Stormwater Management Best Management Practices and Adequate Outfall**

The development plan depicts two infiltration facilities, one of which is north of the public street and one infiltration facility which is proposed on the southwest side of the site near lot #2. The stormwater narrative indicates that the trenches are intended to accommodate both the water quality control requirements as well as the water quantity control requirements for this development. The narrative also states that the proposed facilities will reduce post development peak flow below pre-development conditions.

The outfall narrative further describes that runoff from the subject property discharges north and east of the subject property as well as into the closed storm sewer system in the Middle Valley subdivision. Ultimately runoff from the site flows into the 100 year floodplain of Middle Run and Pohick Creek. In the reviewing engineer's opinion the outfall is adequate. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

On May 24, 2011, the Virginia Soil and Water Conservation Board adopted Final Stormwater Regulations, which became effective September 13, 2011. The regulations require all local governments in Virginia to adopt and enforce new stormwater management requirements; these new requirements must be effective on July 1, 2014. In support of this legislation, the Fairfax County Board of Supervisors adopted the Stormwater Management Ordinance as an amendment to the Code of Fairfax County on January 28, 2014. Staff from the DPWES administers the stormwater management ordinance, which became effective July 1, 2014. The applicant will be required to comply with the new requirements for this development if the applicant has not, prior to July 1, 2014, obtained VSMP permit coverage under the Virginia Stormwater Management Program General Permit for Discharges of Stormwater from Construction Activities. The applicant should, therefore, design the proposed stormwater management system consistent with new stormwater management requirements. A link to the recently adopted ordinance is below.

[http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter\\_124.pdf](http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf)

**Retaining Walls:** The development plan depicts a number of retaining walls which will be constructed for this development. The applicant is encouraged to provide details about the appearance and size of these retaining walls.

**Tree Preservation/Restoration:** The application property is densely vegetated with predominately deciduous vegetation. Much of the existing vegetation which is located in the stream valley EQC/RPA is proposed to be preserved. The applicant is strongly encouraged to protect the environmentally sensitive EQC/RPA from the land disturbance of the development by installing a super silt fence along the southern edge of the lots. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES in order to augment the proposed landscape plan for this proposed development, particularly in the area between the southern lot lines of lots 4-7 and the RPA.

**Green Building Practices:** In support of the County's green building policy, the applicant has made a proffered commitment to the attainment of Earthcraft House or the 2012 National Green Building Standard (formerly known as NAHB National Green Building Certification) using the Energy Star Qualified Homes path for energy performance. The proffer also states that demonstration of attainment of the relevant program will occur within 30 days of the issuance of the residential use permit (RUP) for each dwelling. Staff recommends that the applicant modify the proffer to demonstrate certification for the relevant program prior to the issuance of the residential use permit (RUP) for each dwelling.

PGN: MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 14, 2014

**TO:** Joe Gorney, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh C. Whitehead, Urban Forester II  
Forest Conservation Branch, DPWES *HCU*

**SUBJECT:** Gambrill Road-Corbett Manor, RZ/FDP 2014-SP-005

**RE:** Draft proffers and recommended proffer language

I have reviewed draft proffers dated August 8, 2014, for the above referenced rezoning case. The draft proffers provided have been adequately revised to incorporate edits recommended and attached to my memo dated August 6, 2014. Additional proffers are recommended below to effectively protect tree resources on the site.

1. **Comment:** Given the high quality of existing vegetation proposed for preservation on the site, the additional proffers regarding tree preservation are recommended for inclusion in this case.

**Recommendation:** Obtain a commitment from Applicant to the following proffers:

Mulching. The Applicant shall mulch to a depth of three to four (3-4) inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas to be mulched shall be clearly identified on the Tree Preservation Plan. All areas where mulch is proposed shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All mulching access to areas to be mulched shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Immediately after the Phase II erosion and sedimentary control measures are installed, mulch shall be applied at a depth of three (3) inches within designated areas.
- Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation.



- Motorized equipment may be used to reach over tree protection fence to place mulch at designated points.
- Mulch shall be spread **by hand** within tree preservation areas.
- Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.

Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted at 50-foot intervals along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to be left undisturbed.

Tree Value Determination. The Applicant shall contract a Certified Arborist to determine the monetary value of each tree (herein, the "Tree Value") 12 inches in diameter and larger shown to be preserved in the tree inventory. Tree Value shall be determined using the Trunk Formula Method contained in the 9<sup>th</sup> Edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture, and shall be subject to approval by the Urban Forest Management Division, DPWES (UFMD) with review and approval of the subdivision plan. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved Tree Conservation Plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the Tree Bond, as discussed below:

Tree Bond. At the time of subdivision plan approval, the Applicant shall both post a cash bond and a letter of credit (herein, the "Tree Bond") payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a Tree Value has been determined as described above (herein, the "bonded trees"). The Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, replacement, removal and/or treatment of the trees identified in the Tree Conservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undisturbed areas identified on the approved GDP. The letter of credit shall be equal to 50% of the replacement value of the bonded trees. The cash deposit shall consist of 33% of the amount of the letter of credit.

At any time prior to final bond release, should any bonded trees die, be removed, or severely decline as determined by UFMD due to unauthorized construction activities, the Applicant



shall replace such trees at its expense. The replacement trees shall be of equal size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be equal to the Tree Value determined during reviewed and approved of the subdivision and paid to a fund established by the County for the furtherance of tree conservation objectives. At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount up to 20% of the total amounts originally committed.

Any cash or funds remaining in the Tree Bond shall be released two years from the date of the project's final bond-release, or sooner, if approved in writing by UFMD.

RPA and EQC Restoration. The Applicants shall replant and restore existing disturbed areas within the Resource Protection Area ("RPA") and Environmental Quality Corridor ("EQC") as shown on Sheet 9 of the GDP. Plantings shall be in conformance with the requirements of Chesapeake Bay Preservation Ordinance Section 118-3-3(f) and subject to UFMD approval. Such plantings shall be completed prior to the issuance of the fifth (5<sup>th</sup>) RUP for new dwellings on the Property.

Landscape Plan: As part of the site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the FDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual ("PFM"). Plantings shall include only non-invasive species and, to the extent practical, plant species native to Fairfax County. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD.

- Comment:** The Homeowners Association will have the responsibility to manage and maintain trees and forested areas in the common open space. Information prepared to satisfy tree preservation plan requirements of the subdivision plan should be transferred to the HOA as a resource for the management of trees in common open space.

**Recommendation:** Obtain a commitment to convey information prepared to satisfy tree preservation plan requirements of the subdivision plan to the HOA as a resource for the management of trees in common open space. Recommended proffer language is as follows:

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Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359  
www.fairfaxcounty.gov/dpwes



"Homeowner's Association: As a permittee that will convey ownership of forested areas in Common Open Space to the Homeowner's Association, the Applicant shall, at the time the HOA takes over management of common open space, convey to the HOA any long-term tree and forested area management information that was prepared to satisfy tree conservation plan requirements of the subdivision plan. Information shall include data collected for the Tree Inventory, updated to note completion of tree preservation activities required by the Tree Preservation Plan approved with the subdivision plan and any additional work performed for preservation and/or maintenance of trees located in common open space. Transfer of tree and forested area management information shall be verified with an acknowledgement of receipt signed by the buyer prior to issuance of the RUP."

4. **Comment:** Forested areas of common open spaces are vulnerable to encroachment, particularly where common open space shares a boundary with private lots. In managing their private lot individual lot owners sometimes cross boundary lines and remove trees and other vegetation in common open space and may sod or sow grass seed in common open space as an extension of their own property. To clearly maintain boundaries where separate management practices are to occur, shared property boundaries with common open space should be clearly marked on the site.

**Recommendation:** Obtain a commitment to delineate property boundaries between individual private lots and common open space. Recommended proffer language is as follows:

"Property Boundary Delineation: Where private lots share boundaries with common open space where trees have been preserved, the Applicant shall mark all private lot corners with a 36" solid aluminum survey pipe or concrete monument post rising 12 inches above grade so that the property lines of private lots adjacent to forested common open space can be clearly and accurately delineated on the site. Pipes/posts shall bear the initials HOA to clearly identify the boundary of the private lot and the common open space. The location of markers delineating common open space shall be shown on the subdivision plan and individual lot grading plans."

If there are any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/  
UFMDID #: 189060

cc: DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 17, 2014

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

**FROM:** Michael A. Davis, Interim Chief *EAI FOR MAD*  
Site Analysis Section, Department of Transportation

**FILE:** RZ 2014-SP-005

**SUBJECT:** RZ/FDP 2014-SP-005 Christopher Land LLC (Corbett Manor)  
7717 Gambrell Road, Springfield, VA 22153  
Tax Map: 098-1 ((1)) 44

This Department has reviewed the subject application and Conceptual/Final Development Plan CDP/FDP dated February 10, 2014, and revised through September 22, 2014, and offers the following comments:

- Sheet 4 of the development plan proposes an offset intersection which may pose operational and safety conflicts at the Middle Run Drive/Gambrill Road and the new street intersection. However, other plan sheets provide three design concepts for review, of which, FCDOT recommends Option "B," which should be incorporated in the final plan for Sheet 4 for the development. This option proposes a center two-way left turn lane on Gambrell Road, a northbound through/right-turn lane into the new subdivision, and maintains a southbound through lane, as well as right-turn lanes to Middle Run Drive and Gambrell Woods Way. The applicant should design and construct this roadway to meet VDOT standards.
- The applicant should provide a finished grade area at the new intersection at Gambrell Road to meet VDOT sight distance requirements.
- The applicant should provide a minimum 45-foot radius for the proposed cul-de-sac to allow for emergency and service vehicle maneuvering. A waiver is required to reduce this minimum radius.
- The applicant should provide a continuous 5-foot wide sidewalk across the site's frontage. The pedestrian crosswalk and curb cuts should be located at the intersection.
- The applicant should provide a maintenance access road that is not shared with the proposed sidewalk pavement. A maintenance vehicle may effectively block the sidewalk from pedestrian use when used for access to the drainage facilities.
- The applicant should request an SSAR Multiple Streets and Multiple Connections waiver with VDOT during this rezoning process.

MAD/RP

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





## COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

October 3, 2014

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

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

**From:** Kevin Nelson  
Virginia Department of Transportation – Land Development Section

**Subject:** RZ 2014-SP-005 Christopher Land, LLC (Corbett Manor)  
Tax Map # 98-1((01))0044

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

I have reviewed the above plan submitted on September 23, 2014, and received September 24, 2014. The following comments are offered:

1. Option B is the preferred Gambrill Road design by VDOT.
2. The transitions for the through movements on Gambrill Road do not appear to meet the VDOT requirements on Option A.
3. The sidewalk should be carried to the southern property line.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxrezoning2014-SP-005rz3ChristopherLandCorbettManor10-3-14BB



Department of Facilities and Transportation Services

**FAIRFAX COUNTY  
PUBLIC SCHOOLS**

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

 RECEIVED  
 Department of Planning & Zoning  
 AUG 15 2014  
 Zoning Evaluation Division

August 13, 2014

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

**FROM:** Ajay Rawat, Coordinator   
 Office of Facilities Planning Services

**SUBJECT:** RZ/FDP 2014-SP-005, Christopher Land

**ACREAGE:** 4.51 acres

**TAX MAP:** 98-1 ((1)) 44

**PROPOSAL:**

The application requests to rezone the site from R-1 to PDH-2 district. The proposal would permit a maximum of 7 single family detached units. The site currently contains one single family home but could be developed with up to four single family homes. A prior memo was issued for this project on March 11, 2014, at which time 13 townhouse units were proposed.

**ANALYSIS:**School Capacities

The schools serving this area are Hunt Valley Elementary, Irving Middle, and West Springfield High 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
Hunt Valley ES	663 / 663	621	634	29	671	-8
Irving MS	1,222 / 1,222	973	909	313	1,021	201
West Springfield HS	2,155 / 2,155	2,265	2,255	-100	1,972	183

Capacities based on 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, West Springfield and Irving are projected to have surplus capacity; Hunt Valley is projected to have a slight capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2015-19 Capital Improvement Program (CIP) includes an unfunded project for the renovation of West Springfield High School within the 10-year CIP cycle. The projected capacity deficit at Hunt Valley could potentially be accommodated with temporary facilities and/or interior modifications.

Development Impact

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

Existing (Potential By-right)

School level	Single Family Detached ratio	Potential # of units	Estimated Student yield
Elementary	.273	4	1
Middle	.086	4	0
High	.177	4	1

2 total

2012 Countywide student yield ratios (September 2013)

Proposed

School level	Single Family Detached ratio	Proposed # of units	Estimated Student yield
Elementary	.273	7	2
Middle	.086	7	1
High	.177	7	1

4 total

2012 Countywide student yield ratios (September 2013)

**RECOMMENDATIONS:**

Proffer Contribution

A net of 2 new students is anticipated (1 Elementary and 1 Middle). Based on the approved Residential Development Criteria, a proffer contribution of \$21,650 (2 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.

AR/gjb

Attachment: Locator Map

cc: Megan McLaughlin, School Board Member, Braddock District  
Elizabeth Schultz, School Board Member, Springfield 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  
Angela Atwater, Region 4, Assistant Superintendent  
Kevin Sneed, Director, Design and Construction Services  
Becky Brandt, Principal, West Springfield High School  
Danny Little, Principal, Irving Middle School  
David Fee, Principal, Hunt Valley Elementary School



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

**FROM:** Charlene M. Fuhrman-Schulz, Affordable Dwelling Unit Administrator,  
Department of Housing and Community Development

**DATE:** October 14, 2014

**SUBJECT:** RZ/FDP 2104-SP-005, Corbett Manor  
Tax Map Numbers(s): 98-1((1)) 44

This department has reviewed the rezoning application and proffers as they pertain to the provision of a cash contribution to the Housing Trust Fund (HTF) for the provision of Affordable Housing. The applicant wishes to have an option that would allow the HTF contribution to be paid to Habitat for Humanity. The proffer, as written below, provides that option as well as addressing our concerns regarding the use of those funds.

### XIII. AFFORDABLE HOUSING

39. Housing Trust Fund. At the time the first residential lot is issued a building permit, the Applicant shall contribute the lump sum of twenty-four thousand dollars (\$24,000.00) to either, at its election and in accordance with this proffer, Habitat for Humanity of Northern Virginia (Habitat) or the Fairfax County Housing Trust Fund (HTF). If the Applicant elects to contribute the lump sum to Habitat and not to the HTF, then the Applicant shall not receive a building permit until the Applicant provides to the Department of Housing and Community Development (i) documentation evidencing Habitat's receipt of such lump sum funds; and (ii) a written acknowledgment from Habitat that such lump sum funds must be used on a housing project within Fairfax County, Virginia that serves low and moderate income households.

cc: Hossein Malayeri, Director, DD&C, HCD  
Rex Peters, DD&C, HCD  
Ryan Wolf, County Attorneys' Office



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 18, 2014

**TO:** Joseph C. Gorney, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** William J. Veon, Jr., Senior Engineer III (Stormwater)  
Central Branch, Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Rezoning/Final Development Plan Application No.: RZ/FDP 2014-SP-005  
Christopher Land LLC (aka, Gambrill Road-Corbett Manor)  
Conceptual/Final Development Plan (REVISED dated May 1, 2014)  
LDS Project No.: 025751-ZONA-001-1  
Tax Map No.: 098-1-01-0044  
Springfield District

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The subject revised application has been reviewed and the following stormwater management comments are offered at this time:

The County's new Stormwater Management Ordinance (SWMO), which becomes effective on July 1, 2014, has been used for the development of the subject Conceptual/Final Development Plan. These review comments are then based on the requirements of this new ordinance, and on the requirements/criteria contained in the associated 2014-version of the Fairfax County Public Facilities Manual. The current versions of both documents have been referenced in this review. However, this project will need to comply with the final versions of these documents, as of the July 1, 2014 effective date, or subsequent versions as may become applicable.

The Stormwater Information Sheet provided on Sheet 1 of the plan set will need to be corrected and updated for this project.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. A site-specific RPA boundary has been previously approved for the property. This boundary, as well as identification of the approved RPA study number (025751-RPA-001-1), must be shown on all appropriate sheets within all subsequent plan sets.

Note 5 on Sheet 1 indicates an RPA exception and a water quality impact assessment (WQIA) will be required. Although the reason for the future RPA waiver request is not specifically



identified, it appears the proposed asphalt trail is currently aligned to encroach into a portion of the RPA located in the southwest corner of the site. Otherwise, the remainder of the RPA on the property is to be enclosed in a Conservation Easement for perpetual preservation. Please ensure the final easement limits are located along or outside of the RPA boundary. Also note that only the minimum RPA encroachment necessary to afford relief will be considered in any future waiver request.

SWMO Article 4 design requirements/criteria are applicable to this proposed project, and water quality controls are required (PFM 6-0401 & SWMO 124-4-2.2.c). The single BMP proposed to generate the required annual phosphorus removal from the project's post-development stormwater flows is: sheetflow to a conserved open space (per Sheet 9). Preliminary VRRM (Virginia Runoff Reduction Method) calculations have been provided to estimate the likelihood this BMP will provide compliance with the required phosphorus removal for the site. However, there appear to be a few deficiencies in these calculations, and the single proposed BMP does not appear to be adequate for the project.

Please note the forest/open space land use in the VRRM can only be assigned to such areas that are intended to be perpetually protected via easements or deed restrictions. The project area identified as Conservation Easement should qualify for this land use, but it appears this area is closer to 1.9 acres than to the 2.43 acres used in the preliminary calcs. The project's impervious area should be comprised of all the site's proposed streets, sidewalks, trails, access and residential driveways and houses (at a minimum), and appears to be closer to 1 acre than to the 0.42 acre used in the preliminary calcs. Such area adjustments can have a profound effect on the phosphorus removal target for a site, and these estimated adjustments will almost triple the project's preliminary removal requirement shown on Sheet 9.

#### Floodplains

There are no regulated floodplains on the property/site.

#### Downstream Drainage Complaints

There are downstream drainage complaints on file. More information on these complaints is available from the Maintenance & Stormwater Management Division (703-877-2800).

#### Stormwater Detention

SWMO Article 4 design requirements/criteria are applicable to this proposed project, and stormwater management/detention facilities are required (PFM 6-0301.2 & SWMO 124-4-4.D). The single SWM facility proposed to provide the project's required post-development stormwater detention/retention storage volume is: an underground stone-filled storage facility. This facility is proposed for detention only, and is not proposed (nor will it likely qualify) for any BMP credit. Unfortunately, sufficient preliminary calculations and design details have not been provided to demonstrate the likelihood that the required post-development discharge reductions can be achieved, and the likelihood that this type of facility at this location is potentially

approvable. So, an initial assessment of the potential for the proposed SWM facility to comply with the project's detention/retention requirements cannot be made at this time.

Please note the NRCS TR-55 methodology is generally required for developing the runoff volumes and hydrographs needed to evaluate the discharge/storage requirements for, and design of, detention facilities under the SWMO regulations. So, calculations like the SWM Summary calculations provided on Sheet 9, developed from the Rational Method, are no longer valid.

All of subarea A1 (1.1 acres) on Sheet 9 currently drains to the north, but about 90% of this area will be redirected to the south, through the proposed detention. This drainage area diversion will require additional detention, especially since there are documented drainage issues on adjacent downstream properties (SWMO 124-4-4).

There is also concern with the existing ground slopes in the area proposed for the location of the underground SWM facility. The construction of an embankment/dam or placement in fill material is not acceptable for creating the "underground" facility. The depth of an actual, completely underground SWM facility may then be prohibitive as the ground appears to already fall 6' – 7' across the identified facility footprint. Therefore, some preliminary or conceptual design details need to be provided to illustrate/demonstrate how the proposed facility is to be installed, and how it will function. The delivery of significant stormwater from a pipe to porous media is another concern that will need to be addressed.

There are other detention methods that could be more compatible with the physical site constraints, and could provide additional BMP credits. Much of the site is composed of fairly well drained soils that may be conducive to infiltration practices.

#### Site Outfall

A preliminary Outfall Narrative has been included, preliminary outfall calculations have been provided, and the engineer has further provided a professional opinion that the outfall is adequate for the project. However, the circumstances for this opinion have likely changed, and it is not clear if the requirements of SWMO 124-4-4.B & C have been addressed. Therefore, an initial assessment of the potential for the proposed project to comply with the Channel and Flood Protection (Adequate Outfall) criteria cannot be made at this time.

#### Stormwater Planning Comments

This site is located in the Pohick Creek Watershed and the Pohick-Middle Run Watershed Management Area. There are no projects proposed for the site's outfall stream or the segment of Middle Run located downstream from the site.

Joseph C. Gorney, Staff Coordinator  
Rezoning/Final Development Plan Application No.: RZ/FDP 2014-SP-005  
June 18, 2014  
Page 4 of 4

Dam Breach

The property is located within the Pohick Creek Dam #8 (Huntsman Lake) dam breach inundation zone. However, the existing ground at the proposed house locations appears to be above the mapped inundation depths. The engineer should confirm this observation.

Miscellaneous

VA DEQ Stormwater Design Specification No. 2, "Sheet Flow to a Vegetated Filter Strip or Conserved Open Space" must be used to properly evaluate and design the currently proposed BMP.

Please contact me at 703-324-1648 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

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

**Gorney, Joseph**

---

**From:** Ward, Sandra J.  
**Sent:** Tuesday, March 11, 2014 7:28 AM  
**To:** Gorney, Joseph  
**Subject:** RZ/FDP 2014-SP-005 (Christopher Land, LLC) (Corbett Manor)

The above set of plans, dated as received by DPZ on 02-10-2014, have been reviewed. My sole comment is that I would like another fire hydrant at the entrance.

Construction of buildings shall require full compliance with fire protection and access requirements listed in the Public Facilities Manual and the Statewide Fire Prevention Code as amended by Fairfax County including all fire lane markings. Plans and submittals have been retained by FMO for filing.

**Sandra Ward, Engineer III**  
Fairfax County Fire & Rescue  
Fire Prevention – Plans Review  
(703) 246 – 4806 : Office  
(703) 691-1053 : Fax



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 28, 2014

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

Re: RZ 2014-SP-005  
FDP 2014-SP-005  
Corbett Manor  
Tax Map: 98-1

Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located in Middle Run Drive which will need to be extended down Gambrill Road and connected to the existing 8-inch water main at Gambrill Woods Way. See the enclosed water system map.
3. Depending upon the configuration of any proposed 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, 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





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 28, 2014

**TO:** Joe Gorney  
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 SP 005**  
**Tax Map No. 098-1-((01))-0044**

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 Pohick Creek (N-1) 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 Young Ct. and approximately 155 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.

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

- Other pertinent comments:**



**ZONING ORDINANCE**  
**ARTICLE 16, Development Plans**

**Sect. 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.

**Sect. 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 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		