



**APPLICATION ACCEPTED:** August 19, 2014  
**PLANNING COMMISSION:** January 7, 2015

# County of Fairfax, Virginia

---

**December 23, 2014**

**WS**

**STAFF REPORT**

**FDPA 81-S-058-01-01**

**SULLY DISTRICT**

**APPLICANT:** Centrewood Drive Apartments, Inc.

**ZONING:** PDH-12 (Planned Development Housing);  
And WS (Water Supply Protection Overlay);

**PARCEL:** 65-1 ((1)) 3C

**ACREAGE:** 26.14 Acres (entire development)  
43,211 SF (application site)

**FAR:** 13.89 DU/AC (entire complex)

**PLAN MAP:** Residential, 16-20 DU/AC

**FDPA PROPOSAL:** The applicant seeks approval of an amendment to a Final Development Plan (FDP 81-S-058-01), to redevelop an existing 2-story 4,861-square foot community clubhouse with a 2-story 10,860 square foot community clubhouse for the Lakeside Apartment complex.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of FDPA 81-S-058-01-01, subject to the proposed development conditions contained in Appendix 1.

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

Leila Mosadeq

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

The approval of this Final Development Plan Amendment 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 more information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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

# Final Development Plan Amendment

FDP A 81-S-058-10-01



Applicant:

CENTREWOOD DRIVE APARTMENTS INC.

Accepted:

08/19/2014

Proposed:

AMEND FDP 81-S-058-10 TO PERMIT SITE MODIFICATIONS

Area:

43211 SF OF LAND; DISTRICT - SULLY

Zoning Dist Sect:

SOUTHWEST OF THE INTERSECTION OF  
MACHEN ROAD AND CENTREWOOD DRIVE

Located:

Zoning:

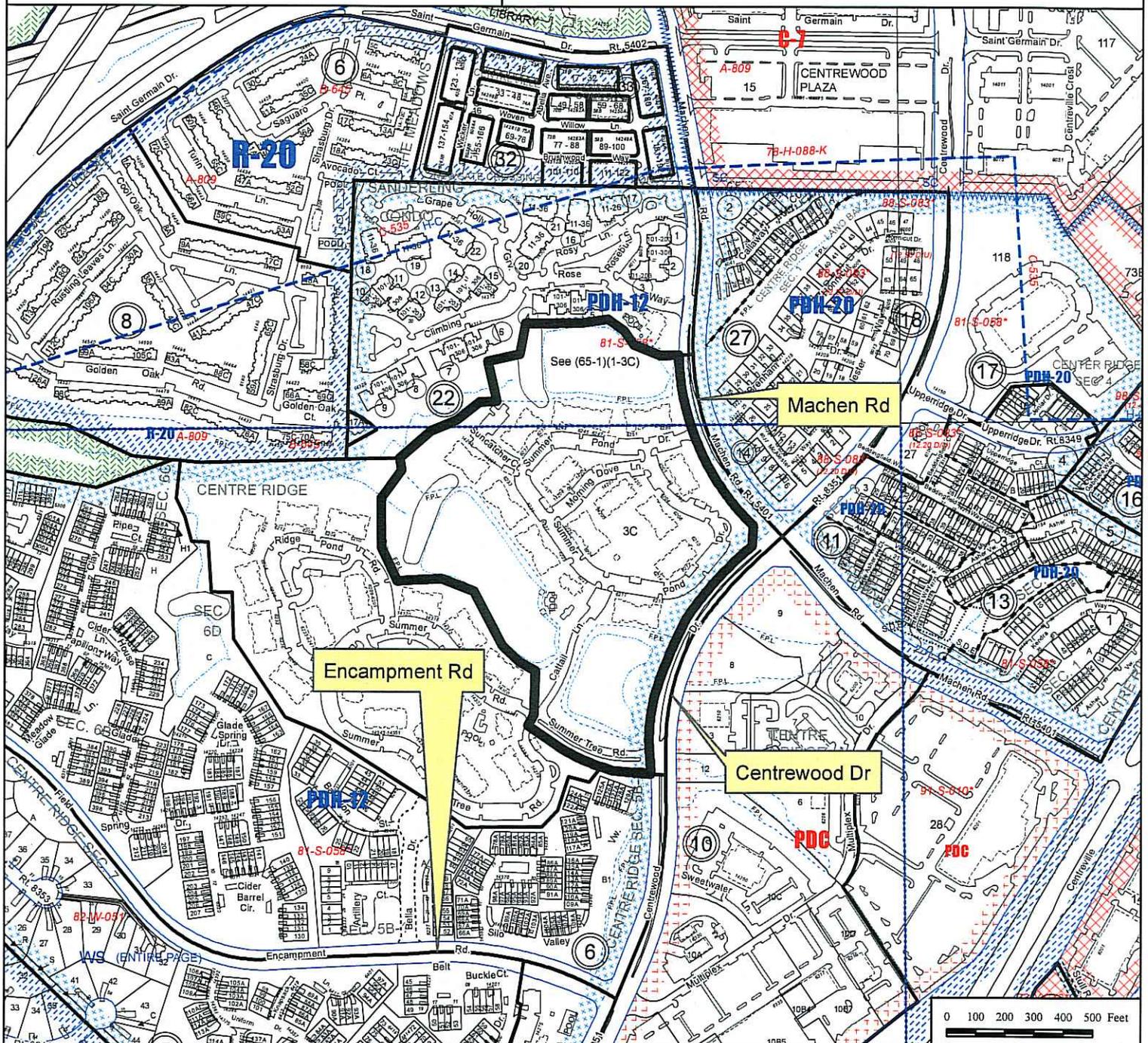
PDH-12

Overlay Dist:

WS

Map Ref Num:

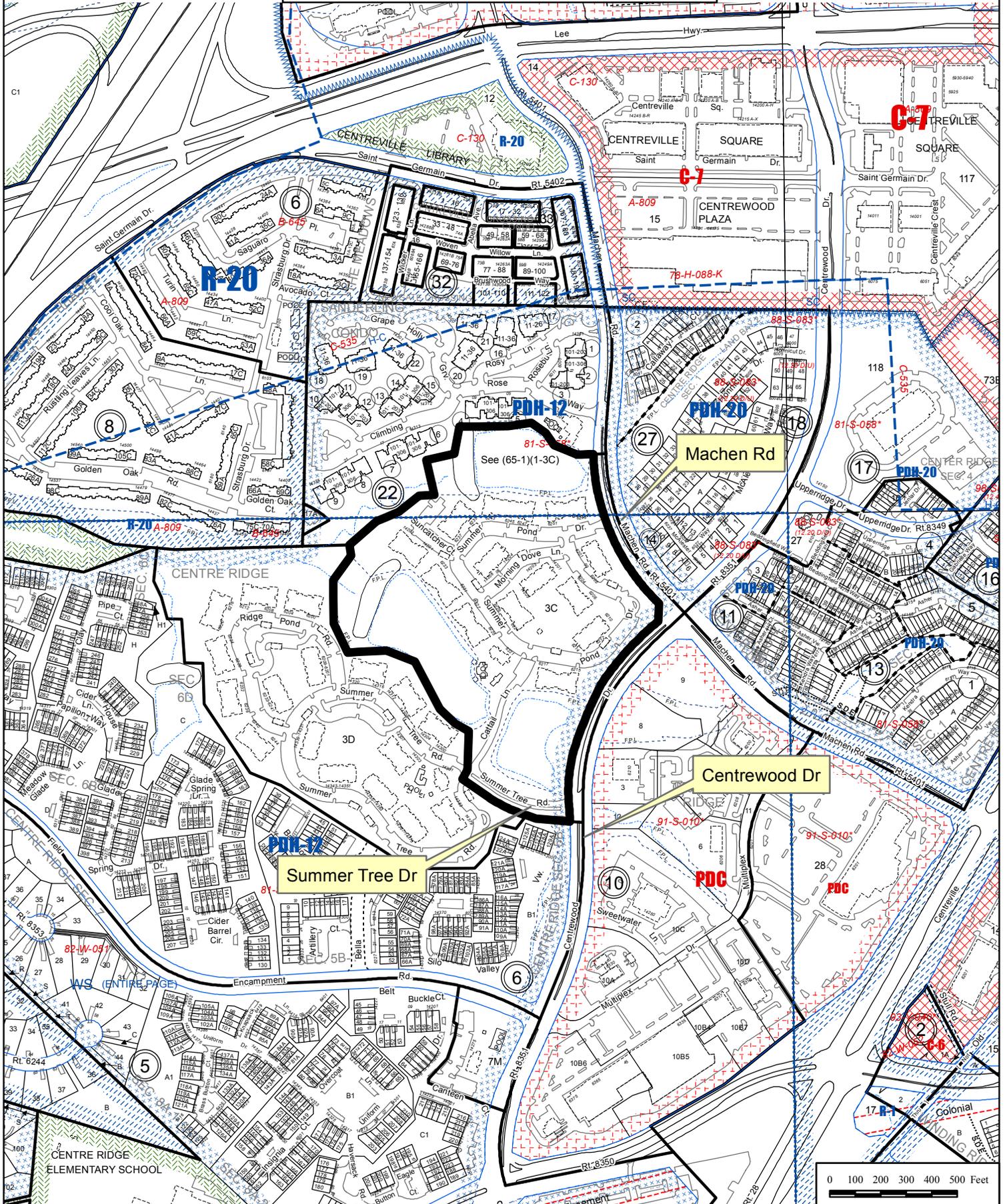
065-1- /01/ /0003C



# Final Development Plan Amendment

FDPA 81-S-058-01-01

CENTREWOOD DRIVE APARTMENTS INC.



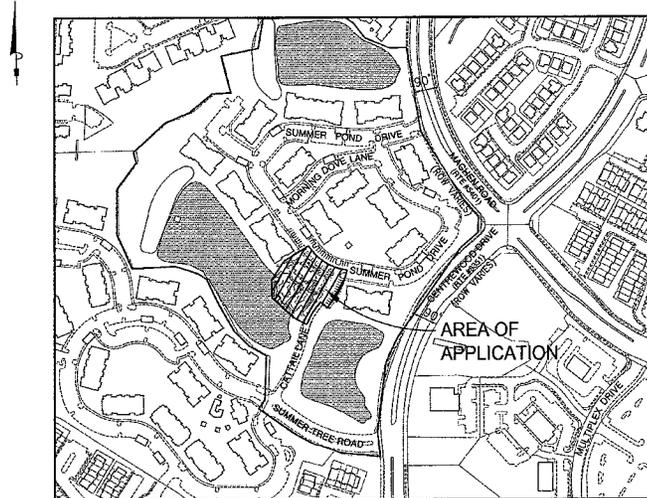
# FINAL DEVELOPMENT PLAN AMENDMENT

#FDPA 81-S-058-01-01

# LAKESIDE APARTMENTS AT CENTRE RIDGE LANDBAY 4

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA



VICINITY MAP  
SCALE 1" = 200'

**APPLICANT**  
CENTREWOOD DRIVE APARTMENTS INC.  
8221 SUMMER POND DRIVE  
CENTREVILLE, VA 20121

**CIVIL ENGINEER**  
BOWMAN CONSULTING GROUP, LTD.  
14020 THUNDERBOLT PL., SUITE 300  
CHANTILLY, VIRGINIA 20151

**ATTORNEY**  
WALSH, COLUCCI, LUBELEY & WALSH, P.C.  
2200 CLARENDON BLVD, 13TH FLOOR  
ARLINGTON, VA 22201

### SHEET INDEX

- 1 - COVER SHEET
- 2 - NOTES & TABULATIONS
- 3 - EXISTING FDP PLAN
- 4 - EXISTING CONDITIONS & ZONING PLAT
- 5 - FINAL DEVELOPMENT PLAN
- 6 - FDP LANDSCAPE PLAN
- 7 - EXISTING VEGETATION MAP
- 8 - BUILDING ELEVATIONS
- 9 - RPA IMPERVIOUS EXHIBIT
- 10 - EXISTING STORMWATER MANAGEMENT POND
- 10A - DRAINAGE AREA MAP
- 10B - EXISTING STORMWATER MANAGEMENT COMPUTATIONS
- 10C - STORMWATER NARRATIVE

TOTAL SHEETS: 13

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COVER SHEET  
**LAKESIDE APARTMENTS  
CLUB HOUSE**  
FDPA 81-S-058-01-01  
SULLY MAGS/EBAL DISTRICT  
FAIRFAX COUNTY, VA



RECEIVED  
Department of Planning & Zoning

NOV 26 2014

Zoning Evaluation Division

PLAN STATUS	
4/20/14	ACCEPTANCE SUBM
7/25/14	ACCEPTANCE SUBM
8/27/14	ACCEPTANCE SUBM
11/25/14	COUNTY COMMENTS
01/26/14	U.F. COMMENTS

DATE	DESCRIPTION

DESIGN	KF	CHKD

SCALE: AS SHOWN

JOB No. 5777-01-001

DATE: APRIL 2014

FILE No. 5777-D-CP-001

SHEET 1 of 10

**GENERAL NOTES:**

1. THE APPLICATION PROPERTY IS LOCATED AT 8221 SUMNER POND DRIVE NEAR THE INTERSECTION OF MACHEN ROAD AND CENTREWOOD DRIVE AND IS FURTHER IDENTIFIED AS A 0.947 ACRE PORTION OF FAIRFAX COUNTY TAX MAP #65-1 (101) PARCEL 3C DESCRIBED IN DEED BOOK 9268 AND PAGE 433. THE APPLICATION PROPERTY IS CURRENTLY ZONED PNH-12, NS (RESIDENTIAL 12 DU/AC).
2. THE PROPERTY RESIDES WITHIN THE CENTRAL PLANNING SECTOR OF THE BULL RUN PLANNING DISTRICT (AREA 10) AND THE SULLY SUPERVISORY DISTRICT OF FAIRFAX COUNTY, VIRGINIA. THE PROPERTY IS SUBJECT TO RZB1-55-058-10 AS APPROVED ON DECEMBER 15, 1989 AND IS DEVELOPED WITH 290 MULTI-FAMILY UNITS, A CLUBHOUSE, A POOL AND OTHER COMMUNITY AMENITIES. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THAT RECOMMENDATION.
3. THE APPLICATION PROPERTY WAS ORIGINALLY APPROVED PURSUANT TO SITE PLAN #6857-SP-01-03 AS PREPARED BY VIKIA INC.
4. THE LANDSCAPING AND OPEN SPACE AREAS AS REPRESENTED ARE SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE. LANDSCAPING WILL BE GENERALLY PROVIDED AS SHOWN ON SHEET 6 OF THE PLAN.
5. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE FEWER OR MORE THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF OPEN SPACE IS NOT DECREASED.
6. THE FOOTPRINT OF THE BUILDING SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH Z.O. SECTION 16-403.4. MINOR MODIFICATIONS TO AN APPROVED FINAL DEVELOPMENT PLAN MAY BE PERMITTED WHEN IT IS DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN AND THAT SUCH ARE IN RESPONSE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UNDERGROUND UTILITIES, STRUCTURAL SAFETY, LAYOUT, DESIGN, VEHICULAR CIRCULATION, OR REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAIRFAX COUNTY, OR ARE ACCESSORY USES; OR ARE ACCESSORY STRUCTURES OR MINOR BUILDING ADDITIONS AS PERMITTED BY FMR 4AFC3 OR 4BFC7. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATIONS IS TO BE CONSIDERED A MAXIMUM. THE DEVELOPER RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA (GFA) FROM THE TOTAL PRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT.
7. ADDITIONAL SITE FEATURES SUCH AS PLANTERS, BENCHES, AND/OR WALLS NOT REPRESENTED HEREIN MAY BE PROVIDED.
8. DEVELOPMENT OF THE PROPERTY WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED.
9. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES BEING PROPOSED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROPERTY.
10. ARCHITECTURAL SKETCHES/PHOTOGRAPHIC ILLUSTRATIONS OF THE BUILDING ARE INCLUDED UNDER SEPARATE COVER.
11. THE FLOODPLAIN DEMONSTRATED HEREIN IS PER STUDY INCLUDED IN SITE PLAN #6857-SP-02.
12. RPA DETERMINATION DEMONSTRATED HEREIN IS PER PLAN #6857-RPA-002-2 AS PREPARED BY ECS MID-ATLANTIC LLC.

**ZONING ORDINANCE SECTION 16-502  
FINAL DEVELOPMENT PLAN SUBMISSION REQUIREMENTS**

1. APPLICATION FORM TO BE SUBMITTED UNDER SEPARATE COVER.
2. TWENTY-TWO (22) COPIES OF A 24"x36" PLAT AT A SCALE OF NOT LESS THAN (1"=100') AND A 8.5" X 11" REDUCTION SHALL BE PROVIDED UNDER REQUEST AT THE TIME OF APPLICATION SUBMISSION.
3.
  - A. A VIGNET MAP AT A SCALE OF NOT LESS THAN ONE INCH EQUALS TWO THOUSAND FEET (1" = 2000') IS SHOWN ON SHEET 1.
  - B. BEARINGS AND DISTANCES OF THE PERMETER PROPERTY LINES AND THE TOTAL AREA OF PROPERTY PRESENTED IN SQUARE FEET OR ACRES (SEE SHEET 4).
  - C. SCALE, NORTH ARROW AND GRAPHIC SCALES PROVIDED AS REQUIRED.
  - D. ALL INTERNAL STREETS ARE PRIVATELY OWNED AND MAINTAINED. THERE ARE NO PROPOSED IMPROVEMENTS TO ANY PUBLIC RIGHT-OF-WAY WITH THIS APPLICATION. DIMENSIONS FROM THE PROPOSED CURBLINE TO EXISTING CENTERLINE AND TO THE EDGE OF PAVEMENT ARE AS SHOWN ON SHEET 5.
  - E. EXISTING TOPOGRAPHY WAS FIELD RUN BY BOWMAN CONSULTING GROUP ON JUNE 2013 AND IS SHOWN AT A CONTOUR INTERVAL OF ONE (1) FEET (SEE SHEET 5).
  - F. THE APPLICATION AREA IS COMPRISED OF THE PROPOSED CLUBHOUSE, POOL AND PARKING THAT SERVES THE EXISTING RENTAL APARTMENT COMMUNITY. THERE ARE NO OTHER USES ADJACENT TO THE APPLICATION AREA.
  - G. THE PROPOSED CLUBHOUSE IS TWO STORES WITH A WALK-OUT CONDITION ON THE LOWER LEVEL. THE MAXIMUM HEIGHT PROPOSED IS 45 FEET.
  - H. DISTANCES, DIMENSIONED IN FEET, FROM ALL STRUCTURES TO THE DEVELOPMENT BOUNDARIES OR STREETS ARE AS SHOWN ON SHEET 5.
  - I. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE HAS BEEN SHOWN ON SHEET 2.
  - J. THE TRAFFIC AND PEDESTRIAN CIRCULATION SYSTEMS INCLUDING ROADS, PARKING, AND SIDEWALKS ARE AS SHOWN ON SHEET 6. THE NORTH OF ALL STREETS ADJACENT TO THE APPLICATION AREA ARE AS SHOWN ON SHEET 6. THERE ARE NO REQUIRED CURBWISE PLAN TRAILS OR WALKWAYS THAT IMPACT THE APPLICATION AREA.
  - K. OFF-STREET PARKING IS SHOWN ON SHEET 5.
  - L. THE OPEN SPACE/RECREATION SPACES WITHIN THE APPLICATION AREA ARE SHOWN ON SHEET 6. THE EXISTING POOL, LAP POOL, AND OTHER ASSOCIATED STRUCTURES ARE TO REMAIN.
  - M. EXISTING AND PROPOSED LANDSCAPING ARE AS SHOWN ON SHEET 6. AN EXISTING VEGETATION MAP (EVM) DEPICTING THE EXISTING COVER TYPES AND AN EXISTING TREE INVENTORY CHART ARE SHOWN ON SHEET 7.
  - N. THERE ARE NO KNOWN GRAVES OR BURIAL SITES WITHIN THE APPLICATION AREA.
  - O. PUBLIC UTILITIES CURRENTLY SERVE THE EXISTING SITE AND WILL BE AVAILABLE FOR THE PROPOSED CLUBHOUSE.
  - P. THE APPLICATION AREA IS CURRENTLY SERVED BY MET 100S JEA AS SHOWN ON SHEET 10. SEE SHEETS 10-10C WHICH SHOW THE DESIGN FOR THE EXISTING STORMWATER MANAGEMENT FACILITIES THAT WILL CONTINUE TO BE USED FOR THE PROPOSED UPGRADES.

- (a) A GRAPHIC DEPICTING:
  - (i) THE APPROXIMATE FOOTPRINT OF THE STORMWATER MANAGEMENT FACILITY, AND, WHERE APPLICABLE, THE HEIGHT OF THE DAM EMBANKMENT AND THE LOCATION OF THE EMERGENCY SPILLWAY OUTLET FOR EACH STORMWATER MANAGEMENT FACILITY.  
See Sheet 10C for details of the stormwater management facility.
  - (ii) THE APPROXIMATE ON-SITE AND OFF-SITE AREAS TO BE SERVED BY EACH STORMWATER MANAGEMENT FACILITY, ALONG WITH THE ACREAGE DRAINING TO EACH FACILITY.  
See Sheet 10A which shows the overall on-site and off-site areas that are drain to Pond 2A.
  - (iii) A PRELIMINARY LAYOUT OF ALL ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPES, INCLUDING INLET AND OUTLET PIPES WITHIN THE STORMWATER MANAGEMENT FACILITY.  
See Sheet 10C which shows the inlet and outlet pipes within the stormwater management facility. All existing onsite drainage channels and outlet pipes will remain as existing.
  - (iv) THE APPROXIMATE LOCATION OR LOCATIONS, IF ANY OF ANY MAINTENANCE ACCESS ROAD OR OTHER MEANS OF ACCESS TO THE STORMWATER MANAGEMENT FACILITY, AND THE IDENTIFICATION OF THE TYPES OF SURFACES TO BE USED FOR ANY SUCH ROAD.  
Maintenance access roads for stormwater management facilities are to remain as existing.
  - (v) PROPOSED LANDSCAPING AND TREE PRESERVATION AREAS IN AND NEAR THE STORMWATER MANAGEMENT FACILITY.  
No landscaping is proposed in the area of the stormwater management facility.
  - (vi) THE APPROXIMATE LAYOUTS OF CLEARING AND GRADING ON-SITE AND OFF-SITE FOR THE STORMWATER MANAGEMENT FACILITY, STORM DRAINAGE PIPES, SPILLWAYS, ACCESS ROADS AND OUTFALLS, INCLUDING ENERGY DISSIPATION, STORM DRAIN OUTLET PROTECTION AND/OR STREAM BANK STABILIZATION MEASURES.  
No disturbance to the existing stormwater management facility is proposed with these plans.
- (b) A PRELIMINARY STORMWATER MANAGEMENT NARRATIVE SETTING FORTH THE FOLLOWING:
  - (i) DESCRIPTION OF HOW THE DETENTION AND BEST MANAGEMENT PRACTICE REQUIREMENTS WILL BE MET.  
See Sheet 10C, detention and BMP requirements will be met using the existing pond 2A.
  - (ii) THE ESTIMATED AREA AND VOLUME OF STORAGE OF THE STORMWATER MANAGEMENT FACILITY TO MEET STORMWATER DETENTION AND BEST MANAGEMENT PRACTICE REQUIREMENTS.  
See Sheet 10B for the stormwater management and BMP computations for the existing pond facilities.
  - (iii) FOR EACH WATERCOURSE INTO WHICH DRAINAGE FROM THE PROPERTY IS DISCHARGED, A DESCRIPTION OF THE EXISTING OUTFALL CONDITIONS, INCLUDING ANY EXISTING PONDS OR STRUCTURES IN THE OUTFALL AREA. THE OUTFALL AREA SHALL INCLUDE ALL LAND LOCATED BETWEEN THE POINT OF DISCHARGE FROM THE PROPERTY THAT IS LOCATED FARTHEST UPSTREAM, DOWN TO THE POINT WHERE THE DRAINAGE AREA OF THE RECEIVING WATERCOURSE EXCEEDS 100 TIMES THE AREA OF THAT PORTION OF THE PROPERTY THAT DRAINS TO IT OR TO A FLOODPLAIN THAT DRAINS AN AREA OF AT LEAST 1 SQUARE MILE, WHICHEVER COMES FIRST.  
See the outfall narrative provided on Sheet 10C for a description of the existing outfall.
  - (iv) DESCRIPTION OF HOW THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED.  
Adequate outfall requirements of the PFM are to be met with existing conditions. These plans do not propose any change to the existing facilities.

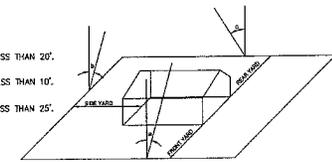
3. SOILS AS SHOWN ON SHEET 2.
4. ARCHITECTURAL ELEVATIONS AS SHOWN ON SHEET 4.
5. HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 268; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY GENERATING OR PROPOSED STORAGE TANKS OR CONTAINERS KNOWN TO BE ON-SITE ARE AS FOLLOWS: GRANULAR CHLORINE, LIQUID CHLORINE, NITRIC ACID, DYNAMIC ACID, AND SODIUM BICARBONATE (ALL CHEMICALS ASSOCIATED WITH THE TREATMENT OF THE SWIMMING POOL WATER).
6. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH ALL THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS UNLESS A WAIVER, EXCEPTION OR VARIANCE IS SPECIFICALLY NOTED WITH THIS APPLICATION.
7. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY. THE AFFIDAVIT SHALL REAFFIRM THE AFFIDAVIT IN ACCORDANCE WITH THE REAFFIRMATION PROCEDURE OUTLINED ON THE AFFIDAVIT FORM APPROVED BY THE BOARD OF SUPERVISORS AND PROVIDED BY THE COUNTY PRIOR TO EACH PUBLIC HEARING ON THE APPLICATION.
8. ALTHOUGH THERE IS MORE THAN 500 SF OF LAND DISTURBANCE PROPOSED WITH THIS APPLICATION THE SITE IS NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT AND HAS BEEN PREVIOUSLY DEVELOPED. AS A RESULT AN ARCHAEOLOGICAL SURVEY DATA FROM AND A PHASE I ARCHAEOLOGICAL SURVEY SHOULD NOT BE REQUIRED WITH THIS APPLICATION.

**AVERAGE BUILDING HEIGHT**  
NOT TO SCALE

ELEVATION POINT	ELEVATION (IN FEET)
1	206.03
2	209.03
3	209.03
4	209.03
5	209.03
6	208.25
7	206.47
8	206.47
9	206.47
10	206.47
11	206.47
12	206.47
13	206.47
14	206.47
15	206.47
16	206.47
TOTAL GRADE AVERAGE GRADE	201.59
PROPOSED HEIGHT	46 FEET

**ANGLE OF BULK PLANE DETAIL**  
NOT TO SCALE

- 1) MINIMUM YARD REQUIREMENTS:  
FRONT YARD: 25' BUT NOT LESS THAN 20'.  
SIDE YARD: 25' BUT NOT LESS THAN 10'.  
REAR YARD: 25' BUT NOT LESS THAN 25'.
- 2) MAXIMUM BUILDING HEIGHT = 65'



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

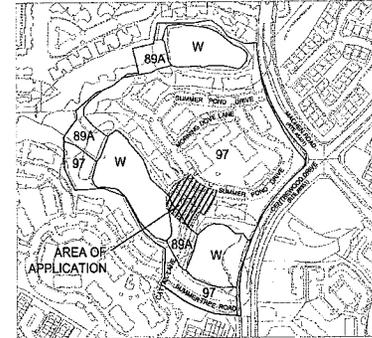
The following information is required to be shown or provided in all zoning applications, or a waiver/request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in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

This information is required under the following Zoning Ordinance paragraphs:  
Special Permits (P-011 2J & 2L) Special Exceptions (P-011 2J & 2L)  
Cluster Subdivision (P-015 1G & 1H) Commercial Re-development District (P-022 2A (1) & (4))  
Development Plans (P-022 3 A & 4) PRC Plan (P-022 3 E & 12)  
PDP P Districts (except PRC) (P-022 1F & 13) Amendments (P-022 10F & 10)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 10.
3. Provide:
 

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cu)	Peak dam height (ft)
EXISTING POND 2A	16.6		16.6	2,352	1,283,732	6.1
TOTALS						

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 10. Pond inlet and outlet pipe systems are shown on Sheet 10.
5. Maintenance access (road to stormwater management facility(ies)) are shown on Sheet 10. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 10. SEE SHEET 6.
7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 10C.
8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 feet from 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 contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 10C.
10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is on air survey or field run is provided on Sheets 2, 10B, 10C.
11. A submission waiver is requested for **ITEM #8 OF THIS STORMWATER CHECKLIST**.
12. Stormwater management is not required because the **ON-SITE STORMWATER DETENTION IS ACHIEVED BY FIVE DIFFERENT PONDS THAT WORK IN SERIES**. THE STORMWATER MANAGEMENT/BMP PONDS WERE BUILT WITH FAIRFAX COUNTY SITE PLAN #6857-SP-01-02 AND WERE ENGINEERED TO HANDLE ALL THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS FOR THIS SITE. SEE SHEETS 10A & 10B FOR THE STORMWATER SHEETS FROM SITE PLAN #6857-SP-01-03 DEPENDING THE SWM/BMP COMPUTATIONS. SEE SHEET 10 FOR POND LOCATIONS. THERE IS NO PROPOSED INCREASE OF IMPERVIOUS AREA PROPOSED WITH THIS DEVELOPMENT PLAN.



SOIL DATA TABLE (PER FAIRFAX COUNTY SOILS MAP REVISED 08-25-2011)

SOIL ID NUMBER	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
89A	ROMLAND SILT LOAM	POOR S.E.C	POOR	LOW	II
97	URBAN LAND - CHANTILLY COMPLEX	FAR S.E	FAR	HIGH	IVB

- A = 0-2 PERCENT SLOPE
- B = 2-7 PERCENT SLOPE
- C = 7-15 PERCENT SLOPE
- d = LOW BEARING VALUES FOR FOUNDATION SUPPORT.
- e = CLAYS WITH ADEQUATE TO HIGH SHRINK-SWELL POTENTIAL, OFTEN HAVING SLOW TO VERY SLOW PERMEABILITY RATES.
- f = FLOOD HAZARD FOLLOWING STORM EVENT
- g = FROZEN GROUNDWATER ABOVE RESTRICTIVE SOIL OR ROCK LAYERS.
- h = SHALLOW DEPTH TO BEDROCK.
- i = SLOW PERMEABILITY RATES.
- j = HIGH SEASON GROUNDWATER TABLE IN DRAINAGE WAY OR LOW LYING AREAS.

**Bowman CONSULTING**

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NOTES & TABULATIONS  
**LAKESIDE APARTMENTS CLUB HOUSE**  
SULLY MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VA



PLAN STATUS	
12/23/14	ACCEPTANCE SUBM
7/15/14	ACCEPTANCE SUBM
5/15/14	ACCEPTANCE SUBM
11/5/14	COUNTY COMMENTS

DATE	DESCRIPTION
NO. 000022	
JOB NO. 5777-01-001	
DATE: APRIL 2014	
FILE NO. 5777-D-CP-001	
SHEET	2 of 10











EXISTING POND 2A  
(PER SITE PLAN 16857-SP-02)

EXISTING POND 2B  
(PER SITE PLAN 16857-SP-02)

**LEGEND**

- EXISTING REDUNDANT TREE
- APPLICABLE AREA

**EXISTING COVER TYPES**

KEY	COVER TYPE	SPECIES	SUCCESSION STAGE	CONDITION	TOTAL AREA
1	DECIDUOUS OPEN	N/A	N/A	N/A	22,002 SF
2	MANTLELAND OPENLAND	N/A	N/A	FAIR TO GOOD	14,005 SF
3	LANDSCAPED TREE COVER	SEE TREE INVENTORY	VARIES	FAIR TO GOOD	114,636 SF
4	WATER FACILITY	N/A	N/A	N/A	250 SF

APPLICABLE AREA = 43,133 SF  
EXISTING TREE COVER = 114,636 SF, OR 34%

**TREE INVENTORY**

Plant Label	Botanical Name	Common Name	Canopy (DBH)
1-1	Quercus rubra	White Oak	20
1-2	Quercus macrocarpa	Red Oak	14
1-3	Quercus prinus	White Oak	14
1-4	Fraxinus excelsior	White Elm	14
1-5	Fraxinus americana	White Elm	14
1-6	Fraxinus viridis	White Elm	14
1-7	Fraxinus pennsylvanica	White Elm	14
1-8	Fraxinus nigra	White Elm	14
1-9	Fraxinus velutina	White Elm	14
1-10	Fraxinus pennsylvanica	White Elm	14
1-11	Fraxinus pennsylvanica	White Elm	14
1-12	Fraxinus pennsylvanica	White Elm	14
1-13	Fraxinus pennsylvanica	White Elm	14
1-14	Fraxinus pennsylvanica	White Elm	14
1-15	Fraxinus pennsylvanica	White Elm	14
1-16	Fraxinus pennsylvanica	White Elm	14
1-17	Fraxinus pennsylvanica	White Elm	14
1-18	Fraxinus pennsylvanica	White Elm	14
1-19	Fraxinus pennsylvanica	White Elm	14
1-20	Fraxinus pennsylvanica	White Elm	14
1-21	Fraxinus pennsylvanica	White Elm	14
1-22	Fraxinus pennsylvanica	White Elm	14
1-23	Fraxinus pennsylvanica	White Elm	14
1-24	Fraxinus pennsylvanica	White Elm	14
1-25	Fraxinus pennsylvanica	White Elm	14
1-26	Fraxinus pennsylvanica	White Elm	14
1-27	Fraxinus pennsylvanica	White Elm	14
1-28	Fraxinus pennsylvanica	White Elm	14
1-29	Fraxinus pennsylvanica	White Elm	14
1-30	Fraxinus pennsylvanica	White Elm	14
1-31	Fraxinus pennsylvanica	White Elm	14
1-32	Fraxinus pennsylvanica	White Elm	14
1-33	Fraxinus pennsylvanica	White Elm	14
1-34	Fraxinus pennsylvanica	White Elm	14



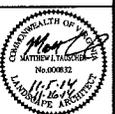
DATE: 03/27/2014  
DESIGNER: [Name]  
SCALE: 1" = 20' FT  
DATE: APRIL 2014  
FILE NO: 5777-D-CP-001  
SHEET: 7 of 10

EXISTING VEGETATION MAP  
**LAKESIDE APARTMENTS CLUB HOUSE**  
SULLY MAGISTERIAL DISTRICT      FAIRFAX COUNTY, VA

Bowman Consulting Group, Ltd.  
1400 The Woodcroft Place  
Suite 300  
Cherry Hill, Virginia 22151  
Phone: (703) 454-1000  
Fax: (703) 481-8720  
www.bowmanconsulting.com

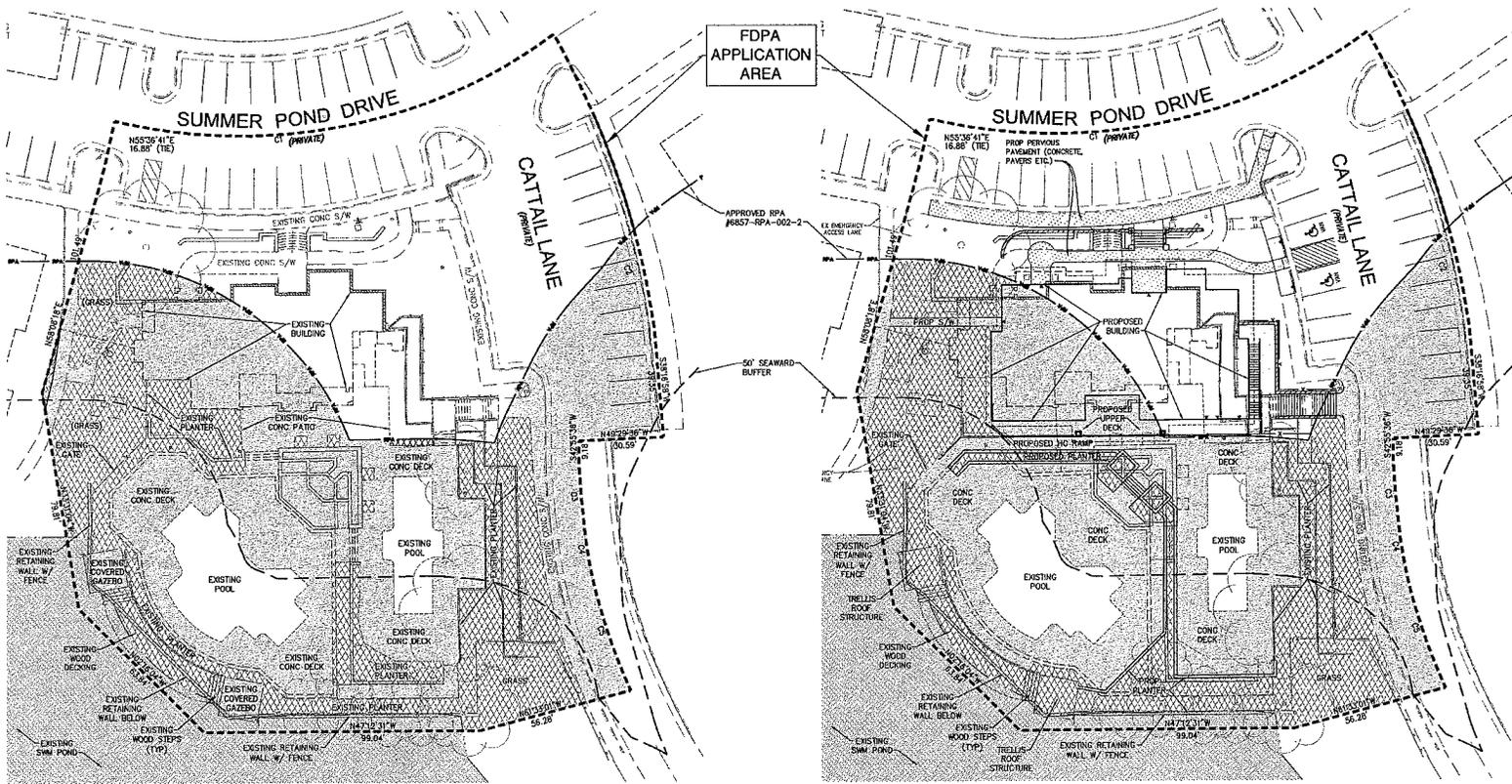
**Bowman CONSULTING**





PLAN STATUS  
 11/5/14 COUNTY COMMENTS

DATE	DESCRIPTION
DESIGN	KF
SCALE	1" = 20'
JOB No.	5777-01-002
DATE	OCTOBER 2014
FILE No.	5777-D-RZ-001
9 of 10	



**EXISTING IMPERVIOUS AREA WITHIN RPA**  
 EXISTING IMPERVIOUS AREA = 14,295 SQ.FT.

**PROPOSED IMPERVIOUS AREA WITHIN RPA**  
 PROPOSED IMPERVIOUS AREA = ±13,700 SQ.FT.

**IMPERVIOUS AREA CALCULATION**

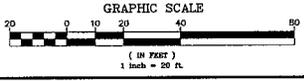
FDDA APPLICATION AREA:	43,123 SF
RPA WITHIN APPLICATION AREA:	28,892 SF
IMPERVIOUS AREA WITHIN RPA AREA:	EXISTING   PROPOSED 14,295 SF   13,700 SF
IMPERVIOUS AREA: (14,295 S.F. - 13,700 S.F.) = ±595 S.F. DECREASE	

- IMPERVIOUS AREA (BUILDING, CONCRETE POOL, DECKWALK, PARKING LOT)
- PERVIOUS AREA

**Resource Protection Area Narrative:**

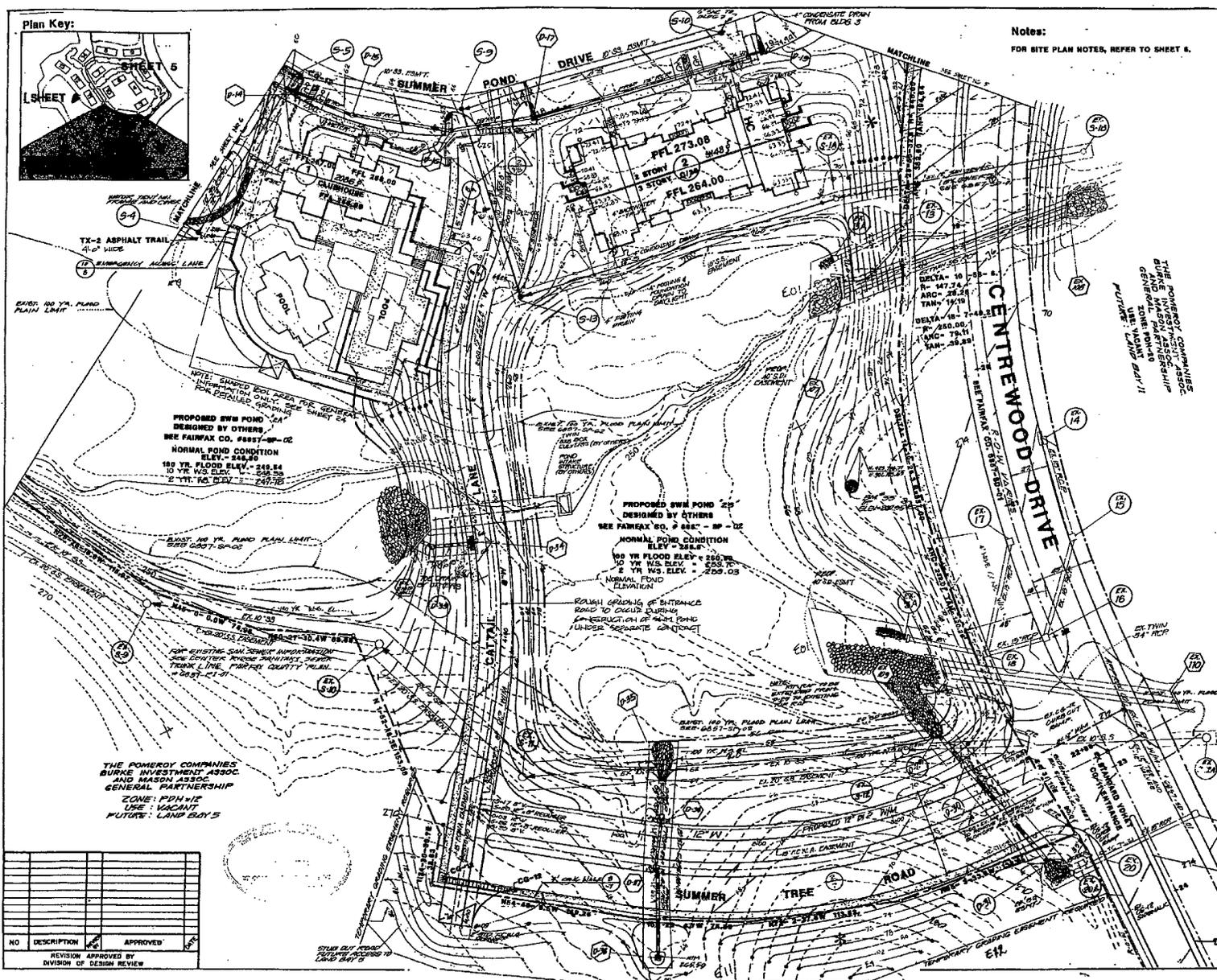
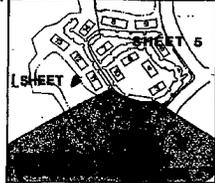
This plan qualifies as "Redevelopment" under the Fairfax County Chesapeake Bay Preservation Ordinance (CBPO) Section 118-1-2(v) definition of "Redevelopment," amended July 14, 2014. The original building and site improvements were constructed in 1985, prior to the adoption of the CBPO. The digital RPA is approved by Fairfax County - Plan #6857-RPA-002-2. The proposed reconstruction of the building and reconfiguration of the pool deck areas will decrease impervious area and will not encroach further into the RPA.

The overall impervious area proposed after Redevelopment (~13,700 SF), including the reconstructed clubhouse and pool deck areas, is less than the existing impervious area (~14,295 SF), in accordance with CBPO Section 118-3-3(a). Redevelopment, outside of IDAs, is allowed within RPA's only if there is no increase in the amount of impervious area within the RPA, and no further encroachment within the RPA. In accordance with CBPO Section 118-3-3(a), a Water Quality Impact Assessment (WQIA) shall be submitted for the proposed Redevelopment, as it is not exempt pursuant to Article 5 or Article 6.



P:\1077 - Lakeside Apartments\5777-01-002 (RPA) - Lakeside Apartments\Planning\Exhibits\RPA Impervious\REV 2014.10.28\5777-D-RZ-001-RPA IMPER rev 2014.10.25.dwg

**Plan Key:**



**Notes:**  
FOR SITE PLAN NOTES, REFER TO SHEET 6.

# CENTRE RIDGE LAND BAY 4

**Garden Apartments By  
Centre Ridge Management Co.**  
**Springfield District  
Fairfax County, Virginia**  
RECORDING CASE NO. 81-5-058 AND 81-5-058  
TAX MAP PARCELS 62-1-1(11) PC. 1, 2, AND  
PC. 7 FOR CASE NO. 81-5-058  
TAX MAP PARCELS 62-1-1(11) PC. 1, 5, PC. 7,  
AND 17 FOR CASE NO. 81-5-058

- Legend:**
- BUILDING NUMBER
  - BLDG TYPE/NO. OF UNITS
  - FINISHED FLOOR ELEVATION
  - PROPOSED ROOF ELEVATION
  - HIGH POINT
  - GRADE POINT
  - PROPOSED SHALE
  - EXISTING CONTIGUES
  - STRUCTURAL RETAINING WALL
  - PROPOSED CONCRESS
  - STAIRS ELEVATIONS
  - TYPED RETAINING WALL WITH ELEVATIONS (ONE-STEP W/RAIL)
  - WOOD WALK OVER FLUTE
  - PEDESTRIAN BRIDGE OVER SWM
  - EXISTING TREE TO REMAIN
  - HANDICAP WALK
  - NO CONCRETE WALKS & SCREEN
  - CLEAN OUT
  - WATER METER CONNECTION
  - SEWER HOUSE CONNECTION
  - PERIODIC SEWER OVER WOODS MOB. BLD. EDGE OF TALLEST
  - CONCRETE DRAIN
  - CLASS 1 DIRT RIP-UP
  - CRITICAL SHALE



Scale: 1"=30'



**Field Design**  
DATE: 8/19/12  
PROJECT NO. 288881  
REVISIONS:  
1. 1/27/13  
2. 1/27/13  
3. 1/27/13  
4. 1/27/13  
5. 1/27/13  
6. 1/27/13  
7. 1/27/13  
8. 1/27/13  
9. 1/27/13  
10. 1/27/13

170 East Boulevard, Chatham, NC 28520-0205  
1200 Pines Blvd., Raleigh, VA 22611 7605-0776  
**Land Design**  
Landscape Architecture Land Planning  
**SITE PLAN**  
SHEET NO. 5 OF 33  
R-1-P-5 5/12

NO	DESCRIPTION	APPROVED

THIS SHEET IS FOR INFORMATIONAL ONLY.



10000 Cornerstone Center, LLC  
10000 Cornerstone Center, LLC

EXISTING STORMWATER MANAGEMENT POND  
**LAKESIDE APARTMENTS  
CLUB HOUSE**  
SULLY MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VA



PLAN STATUS  
4/20/14 ACCEPTANCE SUBM  
7/15/14 ACCEPTANCE SUBM  
8/7/14 ACCEPTANCE SUBM  
11/5/14 COUNTY COMMENTS

DATE	DESCRIPTION

JOB No. 5777-01-001  
DATE: APRIL 2014  
FILE No. 5777-D-CP-001  
SHEET 10 of 10



Date of issue: 11/17/17 - Lakeside Apartments/277-01-001 (Rev. 11/87) - Lakeside Apartments/277-01-001 (Rev. 11/87) - Lakeside Apartments/277-01-001 (Rev. 11/87)

**EXISTING STORMWATER MANAGEMENT**

Post table was calculated for site plan 11-101-101. The number of lots are listed in table below. The table below shows the number of lots in each zone. The table below shows the number of lots in each zone. The table below shows the number of lots in each zone.

Lot #	Zone	Area (sq. ft.)
1	1	1,000
2	1	1,000
3	1	1,000
4	1	1,000
5	1	1,000
6	1	1,000
7	1	1,000
8	1	1,000
9	1	1,000
10	1	1,000
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98	1	1,000
99	1	1,000
100	1	1,000

**EXISTING STORMWATER MANAGEMENT**

As detailed in the existing Stormwater Management Plan (SMP) for the site, the existing stormwater management system is designed to handle the runoff from the site. The existing stormwater management system is designed to handle the runoff from the site. The existing stormwater management system is designed to handle the runoff from the site.

**EXISTING STORMWATER MANAGEMENT**

The existing stormwater management system is designed to handle the runoff from the site. The existing stormwater management system is designed to handle the runoff from the site. The existing stormwater management system is designed to handle the runoff from the site.

**EXISTING STORMWATER MANAGEMENT**

The existing stormwater management system is designed to handle the runoff from the site. The existing stormwater management system is designed to handle the runoff from the site. The existing stormwater management system is designed to handle the runoff from the site.

**EXISTING STORMWATER MANAGEMENT**

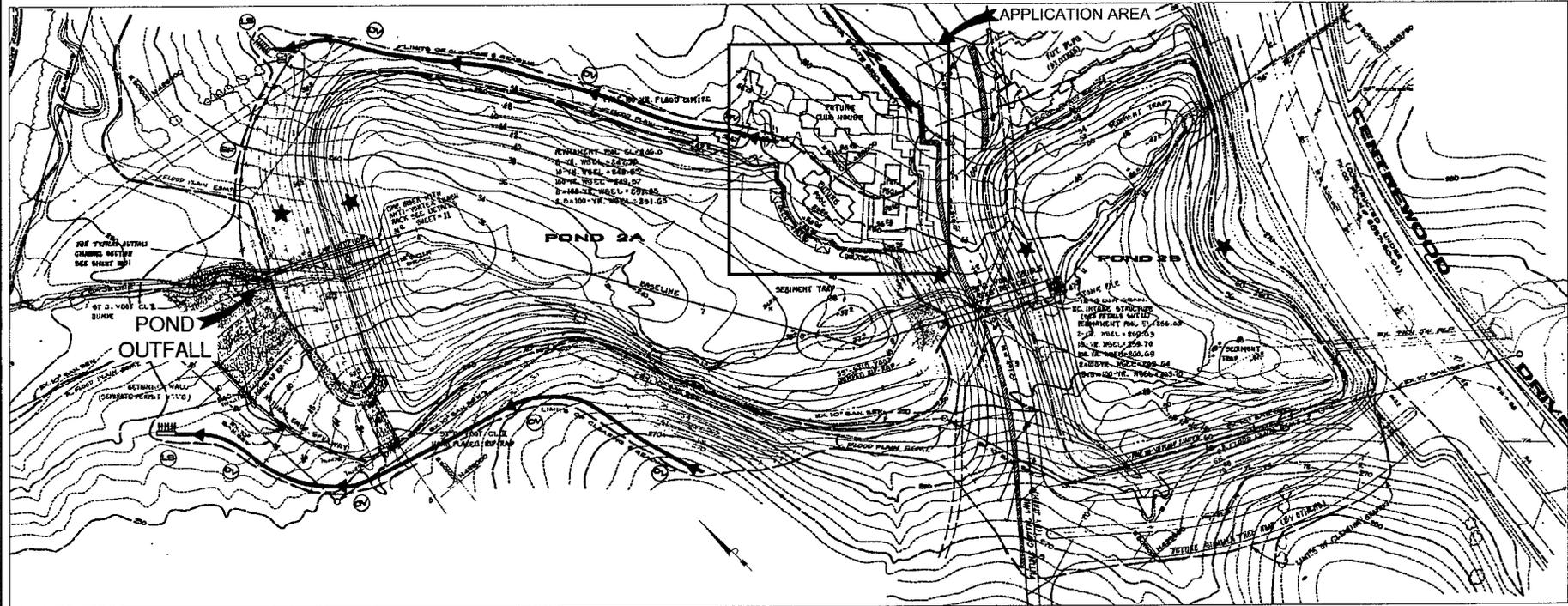
The existing stormwater management system is designed to handle the runoff from the site. The existing stormwater management system is designed to handle the runoff from the site. The existing stormwater management system is designed to handle the runoff from the site.

**EXISTING STORMWATER MANAGEMENT**

Lot #	Zone	Area (sq. ft.)
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95	1	1,000
96	1	1,000
97	1	1,000
98	1	1,000
99	1	1,000
100	1	1,000

**TABLE 1**

Lot #	Zone	Area (sq. ft.)	Runoff (cfs)	Storage (cu ft)	Retention (min)	Retention (ft)	Retention (ft)	Retention (ft)	Retention (ft)
1	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
2	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
3	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
4	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
5	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
6	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
7	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
8	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
9	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
10	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
11	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
12	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
13	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
14	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
15	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
16	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
17	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
18	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
19	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
20	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
21	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
22	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
23	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
24	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
25	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
26	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
27	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
28	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
29	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
30	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
31	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
32	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
33	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
34	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
35	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
36	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
37	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
38	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
39	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
40	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
41	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
42	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
43	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
44	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
45	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
46	1	1,000	1.0	100	10	1.0	1.0	1.0	1.0
47	1	1,000	1.0	100	10	1.0	1.0	1.0</	



**STORM WATER MANAGEMENT OVERVIEW**  
NTS

IMAGE OBTAINED FROM PLAN TITLED "CENTRE RIDGE  
STORMWATER MANAGEMENT PLAN & POND DESIGN"  
PREPARED BY DEWBERRY & DAVIS, JULY 1987

**OUTFALL NARRATIVE**

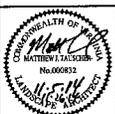
EXISTING CONDITIONS - LAKESIDE APARTMENTS IS AN EXISTING MULTIFAMILY RESIDENTIAL DEVELOPMENT THAT WAS APPROVED AS THE ORIGINAL CENTRE RIDGE LAKESIDE APARTMENTS (FAIRFAX COUNTY PLAN #6857-SP-01). THE EXISTING OVERALL DEVELOPMENT IS SERVED BY EXISTING STORMWATER MANAGEMENT PONDS AS DESIGNED AND APPROVED WITH FAIRFAX COUNTY PLAN #6857-SP-02. THE PROPOSED PLAN INCLUDES AN INCREASE IN SIZE OF THE EXISTING CLUBHOUSE THAT WILL HAVE A MINIMAL EFFECT ON THE EXISTING STORM FACILITIES. THE PROPOSED UPDATES WILL BE LOCATED AT THE CORNER OF SUMMER POND DRIVE AND CATTAIL LANE AND WILL INCLUDE AN AREA THAT FLOWS TO POND 2A AS DEPICTED ABOVE. POND 2A IS THE THIRD POND IN A SERIES WHICH OUTFALLS INTO THE CLUB RUN WATERSHED THROUGH AN EXISTING 12" CMP RISER AND 60" RCP OUTFALL PIPE.

OUTFALLS - NO CHANGES ARE PROPOSED FOR EXISTING OUTFALLS ON THE LAKESIDE APARTMENTS SITE. ALL OUTFALLS ON THE EXISTING SITE ARE DIRECTED TO THE 100 YEAR FLOOD PLAIN OR TO THE EXISTING STORMWATER MANAGEMENT PONDS. DETENTION FOR THE DEVELOPMENT WILL BE HANDLED WITHIN EXISTING POND 2A AS OUTLINED IN THE APPROVED STORMWATER MANAGEMENT PLANS 6857-DS-01 AND APPROVED FAIRFAX COUNTY PLAN #6857-SP-02. BASED ON THE EXISTING CAPACITY OF POND 2A PROVIDED IN THE CALCULATIONS OF THE PREVIOUSLY APPROVED STORMWATER MANAGEMENT PLANS, FAIRFAX COUNTY PLAN #6857-SP-01, THE EXISTING POND HAS ADEQUATE CAPACITY AND BMP STORAGE TO HANDLE THE PROPOSED REDEVELOPMENT WHICH HAS NO INCREASE IN IMPERVIOUS AREA PROPOSED. DRAINAGE PATTERNS FOR THE SITE WILL REMAIN AS EXISTING WITH A MAJORITY OF THE SITE AROUND THE CLUBHOUSE OUTFALLING TO EXISTING POND 2A. IT IS OUR CONCLUSION BASED ON THE BMP AND SWM STORAGE SUMMARY IN THE APPROVED STORMWATER MANAGEMENT PLANS, POND 2A HAS ADEQUATE BMP STORAGE CAPACITY AS THERE IS NO INCREASE IN IMPERVIOUS AREA. ASSOCIATE OUTFALL FOR THE RECEIVING WATERWAYS WAS APPROVED WITH THE ORIGINAL STORMWATER MANAGEMENT PLANS. THE PROPOSED REDEVELOPMENT WILL NOT CHANGE ANY OF THE EXISTING DRAINAGE DIVIDES.

Bowman Consulting Group, LLC  
1440 Thornton Place  
Charlottesville, Virginia 22911  
Phone: (703) 664-1000  
Fax: (703) 664-6720  
www.bowmanconsulting.com

FAIRFAX COUNTY, VA

STORMWATER NARRATIVE  
**LAKESIDE APARTMENTS  
CLUB HOUSE**



PLAN STATUS
4/20/14 ACCEPTANCE, SUBM
7/18/14 ACCEPTANCE, SUBM
9/15/14 ACCEPTANCE, SUBM
11/5/14 COUNTY COMMENTS

DATE	DESCRIPTION
DESIGN	KF ORAM CHKD

SCALE: N/A  
JOB No. 5777-01-001  
DATE: APRIL 2014  
FILE No. 5777-D-CP-001

P1077 - Lakeside Apartments (5777-01-002) (14x) - Lakeside Apartments (5777-01-002) (14x) - Lakeside Apartments (5777-01-002) (14x) - Lakeside Apartments (5777-01-002) (14x)

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

**DESCRIPTION OF THE APPLICATION**

<b>Applicant:</b>	Centrewood Drive Apartments, Inc.
<b>Location:</b>	6621 Summer Pond Drive, Centreville Tax Map 65-1 ((1)) 3C  Southwest Quadrant of the intersection of Machen Road and Centrewood Drive
<b>Request:</b>	Applicant is requesting an amendment to an existing Final Development Plan (FDP 81-S-058-01), on an approximately 43,211 square foot portion of a 26.14-acre parcel (Lakeside Apartments), to replace an existing 2-story 4,861-square foot community clubhouse with a 2-story 10,860 sq. ft. clubhouse. The proposed development will also result in the rehabilitation and reconfiguration of the existing 8,582-square foot pool deck, and the removal of approximately 595 square feet of impervious area. The applicant is also proposing a reconfiguration of the clubhouse/pool landscaping which will include pool-appropriate deciduous trees, ornamental trees, shrubs and perennials. No other site modifications or changes to the Lakeside Apartments density are proposed.
<b>Waivers/Modifications:</b>	No waivers or modifications are requested with this application.

A reduced copy of the proposed Final Development Plan Amendment is included in the front of this report. The staff's Proposed Development Conditions, Affidavit and Statement of Justification are included as Appendices 1 through 3.

**LOCATION AND CHARACTER**

<b>Location:</b>	6621 Summer Pond Drive, Centreville Tax Map 65-1 ((1)) 3C (Southwest Quadrant of the intersection of Machen Road and Centrewood Drive)
<b>Zoning:</b>	PDH-12
<b>Overlay:</b>	WSPOD
<b>Current Uses:</b>	Residential community/ club house
<b>Property Size:</b>	43,211 square feet
<b>Density:</b>	13.89 DU/AC (Approved density on the entire Lakeside Apartment property)

### Site Description

The 203.27-Acre Centre Ridge Development is located in Centreville and bordered to the north by Lee Highway; to the east by Centreville Road (Route 28.); the southeast by Old Centreville Road; to the south by Old Mill Road; and to the west by Interstate 66.

The subject property is part of Land Bay 4 of the Centre Ridge development, and is located on an approximately 43,211 sf. portion of the 26.14 acre land bay (Tax Map 65-1 ((1)) 3C). The site is part of the 47.77-acre Lakeside Apartments, and is currently developed with an existing two-story 4,861-sf community club house and two pools that are adjacent to an existing storm water management wet pond (to the south). Vehicular access to the apartment community development is provided from two access points from Centrowood Drive and Machen Road. Access to the site is provided within the Lakeside Apartment Community through Summer Pond Drive.

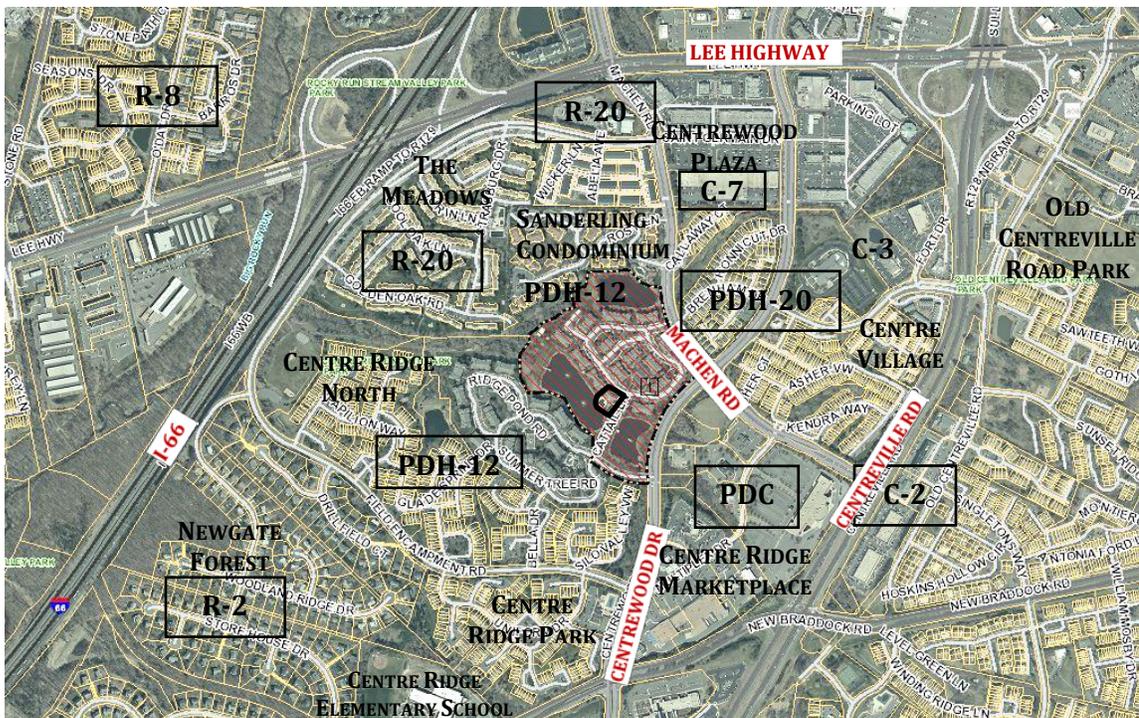


Figure 1: Surrounding Zoning and Uses



Figure 2: The FDPA application area, and the parent FDP parcel

Surrounding Area Description			
Direction	Use	Zoning	Plan Map
North	Sanderling condominiums / Centre Ridge townhomes	PDH-12 / PDH-20	20+ DU/AC -- MIXED-USE
East	Centre Ridge Shopping Center	PDC	MIXED USE
South	Centre Ridge Regent townhouses	PDH-12	16-20 DU/AC
West	Lakeside Apartments	PDH-12	5-8 DU/AC

**BACKGROUND**

The application site is part of the Lakeside Apartments, and is located within Land Bay 4 of the Centre Ridge development, which includes single family detached and attached; multifamily; and related commercial. The original Center Ridge development consisted of approximately 303 acres which were rezoned to the PDH-12, PDH-20 and PDC Districts, pursuant to rezoning application RZ 81-S-058 9 which was approved by the Board of Supervisors on December 15, 1986, subject to proffers dated December 11, 1986.

The Planning Commission approved four concurrent Final Development Plans (FDP 81-S-058-1 thru 4) on December 11, 1986, with no development conditions. The Lakeside Apartments are located in a portion of Land Bay 4, which was approved as FDP 81-S-058-1, for 290 multifamily garden apartments. (A subsequent proffer interpretation permitted a boundary adjustment for the FDP to match with the site plan #6857-SP-01-03, changing the area of the Lakeside Apartments from 20.87 acres to 26.14 acres.) Although the Chesapeake Bay Preservation Ordinance was not in effect at the time of rezoning, there is now a Resource Protection Area (RPA) currently located on the site.

## COMPREHENSIVE PLAN PROVISIONS

**Plan Area:** Area III  
**Planning District:** Bull Run  
**Planning Sector:** BR-6, Centreville  
**Plan Map:** Residential, 16-20 DU/AC

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Bull Run Planning Sector, Amended through 4-29-2014, Centreville Community Planning Sector Recommendations, Page 31.**

**Plan Text:** The parcel is located in Land Unit D-4 of the Centreville Suburban Area, in Bull Run Planning District of the Area III of Fairfax County Comprehensive Plan. "Land Unit D-4 is planned for a mix of residential densities and unit types as shown on the Comprehensive Land Use Plan Map. Density in this land unit should not exceed an average of 12 dwelling units per acre. Lower densities should be located near commercial areas. Extensive pedestrian connections between used within this sub-unit should be provided."

"Almost the entirety of the planning district is located within the watershed of the Occoquan Reservoir. Protection of water quality has had a significant impact on land use in this area." The plan strongly emphasizes in the importance of "preservation of water quality in the reservoir" and its "significant value to the public health and welfare." Some other parts of this planning district are Low Density Residential Areas following "the recommendations of the Occoquan Basin Study. Protection of the Occoquan watershed remains an important county goal. The low density designation recognizes the special, sensitive nature of the watershed area and seeks to protect it into the future."

## ANALYSIS

**Final Development Plan Amendment (FDPA) Plat** (copy at front of staff report)

**Title FDPA:** Lakeside Apartments at Center Ridge Land Bay 4

**Prepared by:** Bowman Consulting Group, Ltd.

**Dates:** April 30, 2014 as revised through November 26, 2014

The FDPA plat consists of thirteen sheets.

**Sheet 1** is a title sheet and includes an index, a location map, a legend, and contact information.

**Sheet 2** includes a soils map, angle of bulk plane and average building height information. The sheet also includes zoning ordinance requirement list, storm water management information, and general notes on the history of the rezoning.

**Sheet 3** is the previously approved FDP for the 20.87 acres of Land Bay 4.

**Sheet 4** is an existing conditions plan which shows an existing club house on the north portion of the parcel and two existing pools to the south of the club house, and to the north of an existing wet pond (Existing SWM pond 2A, per site plan #6857-SP-02).

**Sheet 5** shows the location of the proposed clubhouse, and site tabulations information. The plan also includes Field-Verified Resource Protection Area (RPA) lines, showing the 100-foot landward buffer (per plan #6857-RPA-002-2) and the 50-foot seaward off-set.

**Sheet 6** includes the landscape plan and tree preservation plan for the application area. The plan shows existing tree save areas, and also includes tables showing interior parking lot landscape requirements, preliminary tree cover calculations, and a 10-year tree canopy calculation worksheet.

**Sheet 7** includes the Existing Vegetation Map and an inventory of existing trees.

**Sheet 8** shows the building elevations of the proposed clubhouse, which has a maximum height of 45 feet.

**Sheet 9** is the RPA Impervious Exhibit, which shows approximately 14,295 square feet of the existing impervious area in the RPA, as well as an approximate 13,700 square feet of proposed impervious area within the RPA. The sheet also includes a resource protection area narrative.

**Sheet 10** is the existing storm water management pond plan.

**Sheet 10A** shows the drainage area map, and a table showing the drainage area breakdown.

**Sheet 10B** includes storm water management requirements and provisions; the existing condition discharges based on a 2-hour storm, BMP computations and storage summary, and condensed drainage analysis information.

**Sheet 10C** is the storm water management site plan overview, depicting Ponds 2A and 2B, which are located to the south and southeast of the application area, respectively. The sheet also includes an outfall narrative of existing conditions and outfalls.

### **Land Use Analysis**

No land use issues were identified with this application.

### **Transportation Analysis**

Because the applicant proposes no changes to the existing circulation patterns on site, a review of the application by Department of Transportation did not raise any concerns.

### **Stormwater Analysis (Appendix 6)**

The existing building and site improvements were built in 1988, preceding the adoption of the Chesapeake Bay Preservation Ordinance (CBPO). The Resource Protection Area (RPA) shown on the proposed plans was approved by Fairfax County pursuant to 6857-RPA-002-2 on January 31, 2014. Approximately 1,686 square feet of the existing clubhouse building is located within the RPA. The proposed clubhouse will reduce the development's overall impervious area in the RPA by approximately 832 square feet, from an existing 14,295 square feet to a proposed 13,463 square feet.

Staff reviewed the applicant's proposal and concluded that provided there is no increase in the amount of impervious cover and no further encroachment within the RPA, the proposed plan will qualify as "re-development", per CBPO 118-2-1, and the proposal is in accordance with the conditions in CBPO Article 5, 118-5-4(a), specifically that: the encroachment does not extend into the seaward 50 feet of the buffer area, the proposed development does not exceed 10,000 square feet of land disturbance in the RPA buffer, and does not create more than 5,000 square feet of impervious surface within the RPA buffer, exclusive of access to the lot or parcel and principal structure pursuant to Sect. 1118-2-1(d.) Staff also requested a Water Quality Impact Assessment ("WQIA"), which was submitted by the applicant. For land disturbing activities that result in no net increase in impervious cover from the pre-development condition, the total phosphorous load must be reduced at least 10 percent below the pre-development total phosphorous load, per Chapter 124-4-2(a)(2b). The total phosphorous load is not required to be reduced below the applicable standard for new development, per Chapter 124-4-2(a)(2e). The applicant must provide a copy of Virginia Runoff Reduction Spreadsheet that shows how this requirement is to be met. A full analysis of the Storm Water capacity of the pond must be provided at the time of the final site plan. If the pond is determined to be insufficient, an additional BMP will be required to be provided to meet the 10 percent reduction; per DEQ Guidance Memo 14-2014, the pond can continue to be used to provide BMP.

### **Water Quality Analysis**

In response to staff recommendations, the applicant has reconfigured the development's proposed layout to reduce the amount of impervious area; therefore, the conditions of

current water quality control facilities will not be negatively affected by this proposed redevelopment.

### **Forest Conservation Analysis (Appendix 7)**

Staff requested a clear representation of the status of existing tree cover on site and specifically within the Resource Protection Area (RPA), as well as a clear and accurate representation of existing tree canopy that will be considered for 10-year canopy credit. It was noted that only trees that are dead, dying or diseased may be removed from within the RPA, with permission from the County, and that this action may require a Water Quality Impact Assessment (WQIA) to be submitted. The Applicant revised the FDPA plats accordingly, and now has depicted a full representation of the status of existing trees on Sheets 5 and 6, and the existing 1-year tree canopy credit area was hatched and labeled. One Japanese Maple (T34) was added to the tree inventory on Sheet 7 of the FDPA Plat.

Staff was also concerned about the interior parking lot landscaping requirements and recommended that a minimum of 5 percent canopy coverage for the parking areas be provided within the limits of the application. The applicant has now provided the interior parking lot tabulations on the FDPA plat.

Staff requested that the plan describe the tree preservation measures that will be taken to protect all of the existing trees on site and specifically the ones that will be impacted by the proposed planter. The Applicant has now provided tree protection measures for existing Trees 3, 18, and 22 that are proposed to be preserved, as shown on the plans.

Staff recommended realignment of a proposed sidewalk to the southern edge of the western parking lot island to allow the needed space for a proposed interior parking lot tree in order to secure the minimum 130 square foot of planting area for the proposed Category IV tree, and fulfill the minimum standards of the County's Public Facilities Manual. Moreover, this realignment would provide the minimum distance of 8 feet required between restrictive barriers, which is needed due to the existence of a sanitary sewer easement on the island. The applicant has now revised the plans and realigned the subject sidewalk to the southern edge of the island to afford the needed room for the proposed interior parking lot tree.

Staff also recommended preservation of an existing River Birch (Tree 18), because that tree is currently in good condition and located away from the areas of construction. The applicant has changed the plans to show the subject tree to be preserved and protected.

### **Fire and Rescue Analysis**

Fire and Rescue requested a change in plans to depict the fire department access more clearly. Fire and Rescue also commented that the construction traffic may only use the pool access when the pool is not open to the public.

The applicant submitted a revised FDPA plat to better depict fire department pool access. The applicant also provided a note on Sheet 5 of the FDPA, stating that construction traffic would only use the pool access when the pool is not open to the public.

**Sanitary Sewer Analysis** (Appendix 8)

The subject property is located in the Big Rocky Run (T-5) watershed, and would continue to be sewerred into the Upper Occoquan Sewage Authority (UOSA) Treatment plant. Sanitary Sewer analysis showed that, based upon current and committed flow at the time of the review, there is excess capacity in the UOSA Treatment plant. A final determination of availability of treatment capacity, however, depends upon the current rate of construction and the timing for development of the subject property.

**Fairfax Water Authority Analysis** (Appendix 9)

The property is served by Fairfax Water. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains located on-site. 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.

**ZONING ORDINANCE PROVISIONS**

**Conformance with PDH District Regulations**

The property is currently zoned PDH-12 and continues to meet PDH-12 District regulations set forth in Part 1 of Article 16, Planned Development Districts, of the Zoning Ordinance. The application proposes to replace an existing community clubhouse and pool deck (permitted secondary uses in PDH districts). The floor area, lot size and bulk of this secondary use do not exceed the limitations of the PDH-12 District, and continue to meet the requirements specified in the proffers for RZ 81-S-058.

**Conformance with Conceptual Development Plan (CDP) and Proffers**

Par. 1 of Sect. 16-402 of the Zoning Ordinance requires that all Final Development Plans be prepared in accordance with the approved Conceptual Development Plan and any conditions as may have been adopted by the Board of Supervisors. The approved CDP is a general plan for the original 303.17-acre site of the Centre Ridge development. The proposed FDPA to replace an existing club house on the Lakeside Apartments property is in conformance with the CDP and proffers approved in conjunction with the initial rezoning. The FAR and height approved with the current proffers will not be affected by this request

## **Conformance with Article 16**

All development within the PDH-12 District must conform to the standards set forth in Part 1 of Article 16.

### Sect. 16-101 General Standards

The General Standards required: 1) substantial conformance with the adopted Comprehensive Plan; 2) a design that achieves the purpose of the Planned Development District better than would development under a conventional district; 3) efficient land utilization; 4) preservation of existing natural features; 5) demonstration that the proposed development will not be harmful to the use and value of the existing and planned development in the surrounding area; 6) and the availability of all necessary public facilities and utilities. These standards were satisfied with the original rezoning of this property to the PDH-12 District and were reviewed with approval of the Conceptual Development Plan and the original Final Development Plan. The proposed Final Development Plan Amendment to allow the replacement of the existing clubhouse would not have an adverse impact on its surrounding environment, and will have no impact on the approved density.

### Sect. 16-102 Design Standards

Par. 1 states that, at the peripheral lot lines, the bulk regulations and landscaping and screening for the proposed development should generally conform to the provisions of the most comparable conventional district. In this instance the most comparable conventional district is the R-12 District. The proposed changes to the existing FDP, however, only include the replacement of an existing club house interior to the parcel, and will have no impact on the peripheral lot lines of the original FDP.

Par. 2 states that open space, parking, loading, signage and other similar regulations shall have application in all planned developments. The application continues to meet the Zoning Ordinance requirements for open space, landscaping, and parking. The application includes 55% open space, which is in excess of the open space requirement of 30% for the PDH-12 District, and 32 parking spaces have been provided, which is the exact number of required parking spaces. All other applicable Zoning Ordinance provisions continue to be satisfied.

Par. 3 states that street systems should be designed to generally conform to the provisions of the Zoning Ordinance and should offer convenient access to mass transportation, recreational amenities and pedestrian access. Pedestrian access has been provided to the proposed building from an asphalt sidewalk located along the periphery of the site that connects to other existing sidewalks in the Lakeside Apartments. Staff believes that this standard continues to be satisfied.

## **Overlay District Requirements**

### Water Supply Protection (WSPOD)

The subject property is located within the Water Supply Protection Overlay District and will be redeveloped in a manner that reduces the impervious surface on site and within the RPA. Final determination as to the adequacy of the existing wet pond in meeting WSPOD requirements will be made at the time of final site plan review.

## **CONCLUSIONS AND RECOMMENDATION**

### **Staff Conclusions**

The proposed Final Development Plan Amendment to replace an existing 4,861 square foot clubhouse with a 10,860 square foot clubhouse and pool deck is in conformance with the purpose and intent of the Comprehensive Plan and the PDH District. It also conforms to the approved Conceptual Plan and proffers. Staff believes that, as conditioned, the request is in conformance with the Comprehensive Plan and does not adversely impact the surrounding residential development.

### **Staff Recommendation**

Staff recommends approval of FDPA 81-S-058-01-01 subject to the development conditions set forth in Appendix 1.

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

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

## **APPENDICES**

1. Proposed Final Development Plan Amendment Conditions
2. Affidavit
3. Statement of Justification
4. Previously Approved FDP 81-S-058-01 and Proffers
5. Applicable Comprehensive Plan Provisions
6. DPWES SWM/RPA Analysis
7. Urban Forestry Analysis
8. Sanitary Sewer Analysis
9. Water Authority Analysis
10. Transportation Analysis
11. Applicable Zoning Ordinance Provisions
12. Glossary of Terms

**PROPOSED FINAL DEVELOPMENT  
PLAN AMENDMENT CONDITIONS**

**FDPA 81-S-058-01-01  
Centrewood Drive Apartments, Inc.**

**December 23, 2014**

If it is the intent of the Planning Commission to approve FDPA 81-S-058-01-01 for site modifications to an approved clubhouse as part of a residential development located at Tax Map 65-1 ((1)) 3C (hereafter referred to as the "Application Property"), staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance, development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Lakeside Apartments at Center Ridge Land Bay 4" prepared by Bowman Consulting Group, Ltd. consisting of 13 sheets dated April 2014, as revised through December 10, 2014. Minor modifications may be permitted in accordance with the Zoning Ordinance.
2. Construction traffic may only use the pool access during construction of the club house and pool deck, when the pool is not open to the public.
3. Landscaping for the application property shall be provided in substantial conformance with the concepts shown on the FDPA as determined and approved by Urban Forest Management Division (UFMD). The exact number, size, and species of trees and other plant materials shall be submitted at the time of final site plan, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD).
4. The architectural design of the clubhouse shall be consistent with the general character of the elevations shown on Sheet 8 of the FDPA.
5. Additional stormwater computations shall be provided during site plan review to show the sufficiency of the existing BMP for 24-hour storm detention requirement. If phosphorus removal by the existing pond is determined to be insufficient, additional BMP shall be provided to meet the 10 percent additional requirement, as determined by and subject to review and approval of Department of Public Works and Environmental Services (DPWES).

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

**REZONING AFFIDAVIT**

DATE: December 15, 2014  
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, do hereby state that I am an  
 (enter name of applicant or authorized agent)

1267426

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

in Application No.(s): FDPA 81-S-058-01-01  
 (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)
\ Centewood Drive Apartments Inc.  Agents: Maury R. Tognarelli \ John C. Bonino	7850 Walker Drive, Suite 400 Greenbelt, MD 20770	Applicant/Title Owner of Tax Map 65-1 ((1)) 3C
\ Bozzuto Management Company  Agent: Michael B. Swagger (former) Christine C. Trust \ Leslie H. Catlin	7850 Walker Drive, Suite 400 Greenbelt, MD 20770	Property Manager/Agent for Centewood Drive Apartments, Inc.

(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: December 15, 2014  
 (enter date affidavit is notarized)

126742b

for Application No. (s): FDPA 81-S-058-01-01  
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
\ Bowman Consulting Group, Ltd.  Agents: \ Jonathan D. Bondi \ Matthew J. Tauscher \ Anthony R. Verdi, Jr. \ Bradley D. Glatfelter	14020 Thunderbolt Place Suite 300 Chantilly, VA 20151	Engineers/Planners/Agent
\ ECS Mid-Atlantic, LLC  Agent: \ Jessica A. Antos	14026 Thunderbolt Place, Suite 100 Chantilly, Virginia 20151	Geotechnical Consultant/Agent
\ Schaefer Construction Management, Inc.  Agents: \ Stephen W. Thompson \ Mark T. Schaefer	208 East Ridgeville Boulevard, Suite 200 Mount Airy, MD 21771	Construction Management/Agent
Walsh, Colucci, Lubeley & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman \ Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson Amy E. Friedlander	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent \ Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent *Admitted in New York and California. Admission to Virginia Bar pending.

(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: December 15, 2014
(enter date affidavit is notarized)

126742b

for Application No. (s): FDPA 81-S-058-01-01
(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)
Centrewood Drive Apartments Inc.
7850 Walker Drive, Suite 400
Greenbelt, MD 20770

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)
- State Board of Administration of Florida (SBA) for the benefit of the Florida Retirement System Trust Fund

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

Maury R. Tognarelli, President; Stephen A. Spook, VP, Assistant Secretary; John C. Bonino, VP, Assistant Secretary; Thomas D. McCarthy, VP, Secretary; Roger E. Smith, VP, Treasurer; Lynne M. Gray, VP, Assistant Treasurer

Directors: Stephen A. Spook, Lemar Taylor, Maureen M. Hazen

(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: December 15, 2014  
(enter date affidavit is notarized)

1267426

for Application No. (s): FDPA 81-S-058-01-01  
(enter County-assigned application number (s))

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

State Board of Administration of Florida (SBA) for the benefit of the Florida Retirement System Trust Fund  
Division of Retirement  
1317 Winewood Boulevard, Building 8  
Tallahassee, FL 32399-1560

**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)

A publicly held pension plan with thousands of unit holders, none of which owns 10% or more of Centrewood Drive Apartments Inc.

**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)

Bozzuto Management Company  
7850 Walker Drive, Suite 400  
Greenbelt, MD 20770

**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)

The Bozzuto Group

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Julie A. Smith, President; Richard L. Mostyn, Vice Chairman and Secretary; Thomas S. Bozzuto, Chairman and CEO; Thomas S. Bozzuto, Jr., Vice Chairman; Thomas L. Bisanz, Assistant Secretary  
Directors: Richard L. Mostyn, Thomas S. Bozzuto, Thomas S. Bozzuto, Jr.

(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: December 15, 2014

(enter date affidavit is notarized)

1267426

for Application No. (s): FDPA 81-S-058-01-01

(enter County-assigned application number (s))

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

The Bozzuto Group  
7850 Walker Drive, Suite 400  
Greenbelt, MD 20770

**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)

Thomas S. Bozzuto, Richard L. Mostyn, Toby S. Bozzuto

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Toby S. Bozzuto, President; Thomas S. Bozzuto, Chairman and CEO; Richard L. Mostyn, Vice Chairman, COO and Secretary; Daniel C. Murphy CFO

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

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

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

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

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

Wendy A. Alexander, David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, J. Randall Minchew, Andrew A. Painter (effective 1/1/15), G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh  
Former Shareholders: Michael D. Lubeley, Martin D. Walsh

**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: December 15, 2014  
(enter date affidavit is notarized)

126742b

for Application No. (s): FDPA 81-S-058-01-01  
(enter County-assigned application number (s))

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

Bowman Consulting Group, Ltd.  
14020 Thunderbolt Place, Suite 300  
Chantilly, VA 20151

**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)

Gary P. Bowman

**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)

Engineering Consulting Services, Ltd.  
14026 Thunderbolt Place, Suite 100  
Chantilly, Virginia 20151

**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)

Henry L. Lucas

**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: December 15, 2014  
(enter date affidavit is notarized)

1267426

for Application No. (s): FDPA 81-S-058-01-01  
(enter County-assigned application number (s))

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

Schaefer Construction Management, Inc.  
208 East Ridgeville Boulevard, Suite 200  
Mount Airy, MD 21771

**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)

Mark T. Schaefer

**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)

ECS Mid-Atlantic, LLC  
14026 Thunderbolt Place, Suite 100  
Chantilly, Virginia 20151

**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)

Engineering Consulting Services, Ltd., Managing Member

**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: December 15, 2014  
(enter date affidavit is notarized)

126742b

for Application No. (s): FDPA 81-S-058-01-01  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)  
None

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

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

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

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

REZONING AFFIDAVIT

DATE: December 15, 2014  
(enter date affidavit is notarized)

136742b

for Application No. (s): FDPA 81-S-058-01-01  
(enter County-assigned application number(s))

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

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

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

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

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

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

REZONING AFFIDAVIT

DATE: December 15, 2014  
(enter date affidavit is notarized)

126742b

for Application No. (s): FDPA 81-S-058-01-01  
(enter County-assigned application number(s))

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

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

Although not listed on this affidavit form, Bruce J. Labovitz, CFO of Bowman Consulting Group, Ltd., the engineer/agent for the applicant, has donated in excess of \$100 to Foust for Congress.

(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:

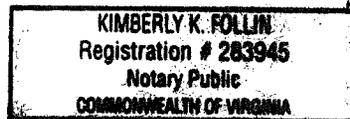
(check one) [ ] Applicant [x] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent  
(type or print first name, middle initial, last name, and title of signee)

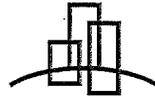
Subscribed and sworn to before me this 15 day of December, 2014, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin  
Notary Public

My commission expires: 11/30/2015



Andrew A. Painter  
 (571) 209-5775  
 apainter@thelandlawyers.com



**WALSH COLUCCI  
 LUBELEY & WALSH PC**

November 26, 2014

RECEIVED  
 Department of Planning & Zoning

DEC 04 2014

Zoning Evaluation Division

**Via Hand Delivery**

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

**Re: Revised Statement of Justification  
 Centrewood Drive Apartments Inc. (the "Applicant")  
 Application for Final Development Plan Amendment  
 ±0.989-Acre Portion Of Tax Map #65-1 ((1)) 3C  
 Zoning District PDH-12; Overlay District WSPOD**

Dear Ms. Berlin:

Please accept the following as a revised statement of justification for a Final Development Plan Amendment ("FDPA") to redevelop an existing two-story 4,861-square foot community clubhouse with a two-story 10,860 square foot clubhouse on a ±0.989-acre portion Of Tax Map #65-1 ((1)) 3C. Hereinafter, the ±0.989-acre portion hereinafter is referred to as the "FDPA Area," and the larger parent parcel is referred to as the "Lakeside Property."

The Lakeside Property contains approximately 26.14 acres in the Centre Ridge development. It comprises slightly less than half of the larger 47.77-acre Lakeside apartment community and is zoned to the PDH-12 zoning district and the Water Supply Protection Overlay District ("WSPOD") pursuant to §§ 6-100 and 7-800 *et seq.*, respectively, of the Zoning Ordinance of Fairfax County, Virginia (the "Zoning Ordinance"). The Lakeside Property is located southwest of the intersection of Machen Road (Route 5401) and Centrewood Drive (Route 8351) in the Sully Magisterial District.

The Lakeside apartment community forms a component of the approximately 448.4-acre Centre Ridge development, which includes office, retail, and residential uses. Centre Ridge was approved by the Board of Supervisors pursuant to RZ 81-S-058, which approved an overall development intensity of 13.89 dwelling units per acre on the Lakeside Property. The Lakeside Property comprises Land Bay 4 of the Centre Ridge development and is also subject to FDP 81-S-058-1, Site Plan #6857-SP-01-03, and CSP 81-S-058. Development has proceeded in accordance with these approvals.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM  
 2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

The Lakeside Property is surrounded to the north by the Sanderling condominium community (zoned to the PDH-12 zoning district) and Centre Ridge townhomes (zoned to the PDH-20 zoning district); to the west by a 21.37-acre portion of the Lakeside community (zoned to the PDH-12 zoning district); to the south by the Centre Ridge Regent townhouse community (zoned to the PDH-12 zoning district); and to the east by the Centre Ridge Shopping Center (zoned to the PDC zoning district).

The Lakeside Property is located in Land Unit D-4 of the Centreville Area and Suburban Center, within the Bull Run Planning District of the Area III Fairfax County Comprehensive Plan (the "Plan"). Land Unit D-4 is planned for a mix of residential unit types and residential densities not to exceed 12 dwelling units per acre. The Plan recommends locating lower densities near existing residential development and higher densities located near commercial areas. The Plan also recommends that extensive pedestrian connections should be provided between uses within Land Unit D-4.

The Lakeside Property contains 290 of Lakeside's 686 multifamily dwelling units, which were constructed in 1988. The FDPA Area also contains a private recreational amenity area with two pools, the existing clubhouse, two gazebos, and an approximately 8,582 square foot concrete pool deck. Lakeside's clubhouse and pool have served as the centerpiece of the Lakeside community since 1990. The existing clubhouse provides safe and convenient outdoor recreational facilities for the community's residents, as well as an indoor fitness room and meeting space.

As the Lakeside community has matured, however, frequent use of the clubhouse and pool has necessitated the need for improvements. Accordingly, the Applicant is proposing a redevelopment and upgrade of these facilities to meet the increased needs of Lakeside's residents. These improvements are planned to be constructed in a single phase of development. Due to the FDPA Area's topography, construction traffic will use an existing emergency access lane.

The proposed clubhouse will be 45 feet in average grade height and will complement the architectural design of the surrounding apartments. The upper level is programmed to include a lobby, leasing office, mailing room and office space for staff, a kitchen, a computer room, restrooms, coffee bar, community meeting room, and balcony. The lower level will include bathroom and shower facilities, a dog washing area, a fitness center, emergency care area, and yoga room. All clubhouse and pool uses will be exclusively for the benefit of Lakeside's residents.

The proposed redevelopment will also result in the rehabilitation and reconfiguration of the existing 8,582-square foot pool deck. This rehabilitation will result in a more functional pool deck layout and the removal of approximately 832 square feet of impervious area. No other site modifications or change to the Lakeside Property's proffered density is proposed.

Concurrent with the proposed clubhouse and pool improvements, the Applicant will provide enhanced pool-appropriate landscaping in accordance with Article 13 of the Zoning Ordinance and as depicted on the FDPA plat. Since 1990, the Applicant's agents have installed nearly 9,000 square feet of landscaping material in excess of the 6,000 square feet of plantings shown on Site Plan #6857-SP-01-03. Regrettably, these additional plantings have proven unsuitable for pool enjoyment and maintenance. They produce excess foliage, minimize sun exposure, require heavy irrigation, and result in substantial drops of leaves and seedpods.

As a result, the pool has experienced diminished water quality and damage to the pool deck and equipment. As depicted on the FDPA plat, the Applicant is proposing a reconfiguration of the clubhouse/pool landscaping which will include pool-appropriate deciduous trees, ornamental trees, shrubs and perennials.

No changes to the internal circulation pattern are proposed with this Application. The Lakeside Property will continue to be accessed via Machen Road and Centewood Drive and the existing internal pedestrian circulation pattern and four private drives (Summer Pond Drive, Morning Dove Lane, Cattail Lane, and Summer Tree Road) will provide convenient access to the new clubhouse. While parking will be provided in accordance with Article 11 of the Zoning Ordinance, this proposal will result in the loss of one parking space to allow for a drop-off zone for two new van accessible handicap parking spaces. Even with the loss of this parking space, however, the Lakeside Property will continue to be over-parked by five parking spaces.

The FDPA area will provide 55 percent open space and the Lakeside Property overall will provide 73 percent open space—far in excess of the 30 percent required under the Zoning Ordinance. The proposed building reconstruction and reconfiguration of the pool deck area will decrease impervious area by approximately 595 square feet, and will not encroach further into the Resource Protection Area.

There are no stormwater management issues associated with this request. The Lakeside Property is served by existing stormwater management wet ponds, and the proposed redevelopment will have a minimal effect on the existing stormwater management facilities. No changes are proposed for existing outfalls, and the existing wet pond immediately adjacent to the proposed redevelopment has adequate capacity and BMP storage to serve the proposed redevelopment. Since the Lakeside Property is located within the Occoquan Water Supply Protection Overlay District, BMPs were previously designed to satisfy a minimum of a 50 percent phosphorous removal rate. The Applicant is proposing a water and sewer service line, handicapped parking, sidewalk and stair upgrades at the corner of Summer Pond Drive and Cattail Lane. All BMP requirements will be further evaluated at the time of final site plan in order to ensure compliance with the most recently adopted provisions of the Code of Virginia (1950), as amended.

In addition to the general submission requirements of §16-502 of the Zoning Ordinance, § 16-101 of the Zoning Ordinance contains application evaluation standards for approval of

FDPA applications. Each criterion is listed in bold below, followed by the Applicant's response in italics:

- **§ 9-006 (1) – The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.**

*The proposed redevelopment is in harmony with the recommendations of the Plan. The FDPA Area is planned for, and developed with, a 4,861 square foot clubhouse. The proposed 10,860 square foot club house will be internal to the Lakeside community, is in conformance with the previously approved rezoning, FDP, Site Plan, and Comprehensive Sign Plan. Therefore, this standard is satisfied. The proposed building reconstruction and reconfiguration of the pool deck area will decrease impervious area by approximately 595 square feet, and will not encroach further into the Resource Protection Area.*

- **16-101 (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.**

*The proposed 10,860 square foot clubhouse is in harmony with the recommendations of the Comprehensive Plan and will respect the type, character, and intensity of use, and public facilities needs of Lakeside's residents. No changes to the Lakeside Property's approved density or other site modifications are proposed. Therefore, this standard is satisfied.*

- **16-101 (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.**

*The Lakeside Property was rezoned to the PDH-12 zoning district and, pursuant to that rezoning, FDP 81-S-058-1 was approved which depicted the existing clubhouse on the FDPA Area. The proposed clubhouse is in conformance with the previously-approved plan and will result in more efficient use of the FDPA Area. Therefore, this standard is satisfied.*

- **16-101 (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.**

*The Applicant's proposal will redevelop the existing clubhouse site to better utilize all scenic assets and natural features in the FDPA Area. No changes to existing streams are proposed and, aside from excavation for the proposed clubhouse, no changes to topographic features are proposed. The proposed redevelopment result in pool-*

*appropriate landscaping features, including of six large deciduous trees, 17 ornamental trees, as well as multiple shrubs and perennials. Therefore, this standard is satisfied.*

- **16-101 (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.**

*The proposed redevelopment will occur internal to the Lakeside Property and all surrounding properties are developed. Therefore, this standard is satisfied.*

- **16-101 (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.**

*Adequate transportation, police, and fire protection services are available to serve the Lakeside Property. The Lakeside Property is presently served by public central water supply and central sanitary sewer systems. Therefore, this standard is satisfied.*

- **16-101 (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.**

*No changes to the internal circulation pattern are proposed with this Application. The Lakeside Property will continue to be accessed via Machen Road and Centrowood Drive. An existing internal pedestrian circulation pattern and four private drives (Summer Pond Drive, Morning Dove Lane, Cattail Lane, and Summer Tree Road) will provide convenient access to the new clubhouse, Lakeside's residences, and the adjacent Centre Ridge Shopping Center. Therefore, this standard is satisfied.*

In addition to the application evaluation standards general submission requirements of § 16-101 of the Zoning Ordinance, § 16-402 (D) (a) of the Zoning Ordinance contains application evaluation criteria for approval of a final development plan amendment. Each criterion is listed in bold below, followed by the Applicant's response in italics:

- **16-402 (10) (D) (a) – The amendment would not adversely affect the use of the property subject to the final development plan and conditions but not incorporated into the amendment application.**

*The Applicant's proposed use is in substantial conformance with the Lakeside Property's previously-approved rezoning, FDP, Site Plan, and Comprehensive Sign Plan. Aside from redevelopment of the clubhouse and pool area, replacement of landscaping and the*

*loss of one parking space, no other site modifications or change to the Lakeside Property's proffered density is proposed. The Lakeside Property will continue to meet all parking and landscaping requirements pursuant to Articles 11 and 13, respectively, of the Zoning Ordinance. Therefore, the proposed redevelopment will not otherwise affect the use of those areas of the Lakeside Property which are not included in this FDPA request.*

- **16-402 (10) (D) (b) – The amendment would not inhibit, adversely affect, or preclude in any manner the fulfillment of the final development plan and conditions applicable to the area not incorporated into the amendment application.**

*The Applicant's proposed use is in substantial conformance with the Lakeside Property's previously-approved rezoning, FDP, Site Plan, and Comprehensive Sign Plan. Aside from redevelopment of the clubhouse and pool area, replacement of landscaping and the loss of one parking space, no other site modifications or change to the Lakeside Property's proffered density is proposed. The Lakeside Property will continue to meet all parking and landscaping requirements pursuant to Articles 11 and 13, respectively, of the Zoning Ordinance. Therefore, the proposed redevelopment will not otherwise affect the use of those areas originally subject to the rezoning and final development plan but which are not included in this FDPA request.*

- **16-402 (10) (D) (c) – The amendment would not adversely affect the vehicular and pedestrian circulation, connectivity, landscaping and streetscape applicable to the area not incorporated into the amendment application.**

*The Applicant's proposal will not result in any change to the existing vehicular and pedestrian circulation patterns or connectivity. Aside from redevelopment of the clubhouse and pool area, replacement of landscaping and the loss of one parking space, no other site modifications or change to the Lakeside Property's proffered density is proposed. The Lakeside Property will continue to meet all parking and landscaping requirements pursuant to Articles 11 and 13, respectively, of the Zoning Ordinance. Therefore, the proposed FDPA would not adversely affect the vehicular and pedestrian circulation, connectivity, landscaping and streetscape for those areas originally subject to the rezoning and final development plan but which are not included in this FDPA request.*

- **16-402 (10) (D) (d) – The amendment would not increase the overall approved density/intensity for the development. The portion of the final development plan and previously approved conditions which are not subject to the amendment request shall remain in full force and effect.**

*Aside from redevelopment of the clubhouse and pool area, replacement of landscaping and the loss of one parking space, no other site modifications or change to the Lakeside Property's proffered density is proposed. Therefore, the portion of the final development*

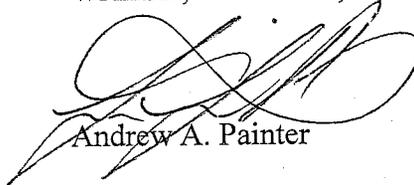
*plan and previously approved conditions which are not subject to the amendment request shall remain in full force and effect.*

This proposal complements the high level of design that is expected of a Planned Development District in the General and Design Standards contained in Development Plan provisions of Article 16 of the Zoning Ordinance. This proposal allows for a more cohesive, harmonious, and effective site design that should be more beneficial for the current and future residents of the Lakeside community. Given the prior approvals on the Lakeside Property, the proposal is in conformance with the Plan's recommendations.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. Thank you for your time and consideration in this matter and please feel free to call me directly at (703) 737-3633 should you have any questions.

Very truly yours,

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



Andrew A. Painter

Enclosures

Cc: Mr. John Bonino, Centewood Drive Apartments Inc.  
Ms. Christine Trust, The Bozzuto Group  
Mr. Matt Tauscher, CLA, RLA, Bowman Consulting Group, Ltd.  
Lynne J. Strobel, Esq., Walsh Colucci



THE POMEROY COMPANIES (INC.)  
HAZEL-PETERSON COMPANIES, INC.  
CENTRE RIDGE  
REZONING CASE NOS. 81-S-058 AND 86-S-096

TAX MAP PARCELS 65-1-((1))-Pt. 1, 3, and Pt. 7  
FOR CASE NO. 81-S-058

TAX MAP PARCELS 65-1-((1))- Pt. 1, 5, Pt. 7, and 17  
FOR CASE NO. 86-S-096

PROFFER STATEMENT

Revised 12/11/86

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950 as amended) and Section 18-203 of the Zoning Ordinance of Fairfax County, the property owners and the applicants, for themselves and their successors or assigns (hereinafter collectively referred to as the "Applicant") proffer that the development of the parcels under consideration and shown on Fairfax County Tax Map as Tax Map References 65-1-((1))-Pt. 1, 3, and Pt. 7 for Case No. 81-S-058 and 65-1-((1))- Pt. 1, 5, Pt. 7, and 17 for Case No. 86-S-096, hereinafter collectively referred to as the "Property," will be in accordance with the following terms and conditions, if and only if, the Rezoning Application Nos. 81-S-058 and 86-S-096 are granted as applied for. In the event that said rezoning requests are denied or not granted as applied for, these proffers shall immediately be null and void and of no further force and effect. These proffered conditions supersede all previous proffers proposed for the Property. The proffered conditions are as follows:

General

1. The Property as delineated in Case No. 81-S-058 will be developed in accordance with the Conceptual Development Plan, as revised through November 13, 1986, and as delineated in Case No. 86-S-096 will be developed in accordance with the Conceptual Development Plan, as revised through November 24, 1986, provided, however, that reasonable modifications may be permitted when necessitated by sound engineering or architectural practices, or that may become necessary as part of the final site engineering and final architectural design provided that all modifications shall be in substantial conformance with the Conceptual and Final Development Plans.

## Transportation

1. The Applicant will dedicate a right-of-way to thirty-six (36) feet from the center line of the proposed Route 28 southbound lanes (as shown on current VDH&T plans) and construct a third southbound lane along the Property's Route 28 frontage.
2. The Applicant will dedicate the right-of-way needed for a future diamond interchange at Route 28 and Braddock Road Extended, as determined by VDH&T, similar to the right-of-way area depicted on the Conceptual Development Plan for Case No. 81-S-058, and on the plan entitled "Braddock Road Extension Preliminary Plan" by Dewberry & Davis dated October, 1986.
3. The Applicant will design and construct St. Germaine Drive as a four-lane undivided roadway, across the Property's frontage to match the section to be built as the West Collector Road.
4. Within 90 days after zoning approval, the Applicant will let a contract for the design of Braddock Road Extended from Route 28 to existing Union Mill Road as a four-lane divided road to be built on right-of-way made available by others in accordance with sound engineering practice.
5. The Applicant will construct at Applicant's expense two lanes of the ultimate four-lane divided Braddock Road Extended from Route 28 to existing Union Mill Road, to include four-lane divided sections and transition lanes back to two lanes at both Route 28 and existing Union Mill Road on right-of-way made available by others, except as provided in Proffer 6 below, in accordance with sound engineering practice.
6. Applicant acknowledges that right-of-way is not presently available to extend Braddock Road Extended between Route 28 and Old Centreville Road. Approximately 250 feet of right-of-way and 120 feet in width is required to permit construction of an at-grade intersection between Route 28 and Braddock Road Extended (hereinafter "the right-of-way"). In the event the right-of-way does not become available by dedication or purchase by Virginia Department of Highways prior to the commencement of construction of Braddock Road Extended, Applicant will endeavor to obtain the right-of-way by purchase. If Applicant is unable to purchase the right-of-way Applicant will pay the cost of condemnation provided Fairfax County will promptly condemn the same.
7. In the event that on or before the Applicant begins construction of Braddock Road Extended funds are made available from others to pay for the remaining two lanes, the Applicant will construct a four-lane divided roadway.

8. The Applicant will build Braddock Road Extended as a four-lane divided road, from Route 28 to the first intersection west of the elementary school site.

9. The Applicant will dedicate 90 feet of right-of-way for Braddock Road Extended from Centre Ridge Drive to I-66 and will dedicate 110 feet of right-of-way, from Centre Ridge Drive to Route 28 as shown on the two Conceptual Development Plans.

10. The Applicant agrees for itself and for any purchaser of its residentially zoned land (to be enforced by contract requirements) that full disclosure of all planned transportation improvements affecting the Property will be made to all prospective residents. The Applicant will also cause all initial home purchasers south of Newgate Forest to be informed of the existence of the firing ranges on the Isaac Walton League property.

11. The Applicant will cooperate with the Fairfax County ride sharing program by notifying residents of said program on a regular basis via newsletters, signage, or other similar means.

12. Subject to VDH&T approval, the Applicant will construct right-in and right-out entrances from Land Bay 10 to Route 28, and from Land Bay 10 to Braddock Road Extended, and will maintain the entrances until such time as a grade-separated interchange is constructed at Route 28 and Braddock Road Extended. Upon construction of such an interchange, the Applicant agrees to remove the right-in and right-out access points at the Applicant's expense, if so directed by VDH&T.

13. All road construction shall be in accordance with VDH&T and Fairfax County standards.

#### Phasing

1. The Centre Ridge project shall be occupied over a span of years and in no event shall the occupancy exceed 600 dwelling units per year on a cumulative basis, beginning in 1987.

2. Prior to issuance of a residential use permit for the 600th dwelling unit, the Applicant will complete the design of Braddock Road Extended.

3. Prior to issuance of a residential use permit for the 1,200th dwelling unit, the Applicant will construct a third southbound lane on Route 28 pursuant to Transportation Proffer 1.

4. Prior to issuance of a residential use permit for the 1,200th dwelling unit, the Applicant will complete Centre Ridge Drive from Route 29 to Braddock Road Extended and Braddock

Road Extended from Route 28 to Centre Ridge Drive as four-lane divided roadways.

5. Prior to issuance of a residential use permit for the 2,400th dwelling unit, the Applicant will complete the construction of Braddock Road Extended in accordance with Transportation Proffer 5.

6. All of the aforesaid construction and phasing are in anticipation of contributions by other developers toward transportation improvements in the Centreville area and the timely receipt of all appropriate and necessary governmental approvals and the timely availability of all necessary rights-of-way.

7. Braddock Road Extended shall be put in service along the elementary school site frontage prior to the opening of the elementary school in Land Bay 12.

#### Land Use

1. St. Germaine Drive and Machen Drive will be closed to all construction traffic from the project until such time as Centre Ridge Drive is open to Route 29 or an entrance to Route 28 has been opened. The Route 28 construction entrance or the Centre Ridge Drive construction entrance shall be signed as the Main Construction Entrance.

2. St. Germaine Drive at the southern edge of Newgate Forest will remain closed to all traffic until occupancy of the first units in Land Bay 12. Thereafter, construction traffic will be prohibited by signage through Newgate Forest.

3. The uses to be contained in the PDC portion of the Property shall not exceed 200,000 square feet and will be a mixture of retail and office uses and may include other principal and secondary uses permitted by the Zoning Ordinance except as limited in Land Use Proffer 5.

4. Land Bay 7 will be developed as single family detached residences (up to 44 dwelling units). Each dwelling unit will have a floor area of at least 1,700 square feet.

5. The Applicant reserves the right to present those secondary uses permitted by Section 6-103 and 6-203 of the Zoning Ordinance during the processing of final development plan approval in any land bay except Land Bays 4, 5, 6, 7, 8A or 12. The following uses shall not be applied for or developed on the Property: billiard and pool halls, bowling alleys, miniature golf courses, golf driving ranges, riding stables, veterinary hospitals, dormitories, fraternities, residence halls, bus stations, helistop or heliports.

6. The Applicant will provide a strip of land fifty feet (50') in width between the residential lots in the Newgate Forest subdivision and Land Bays 7 and 12 ("the strip"). The strip will be subject to a covenant running with the land which will require the preservation of healthy trees six inches or greater diameter at breast height and which will prevent the construction of buildings or structures except line fences within the strip. One-half of the strip (twenty-five feet) will be conveyed to the owners of adjacent residential lots in Newgate Forest and the remaining one-half will be included within lots subdivided from Land Bays 7 and 12. The part of the strip to be conveyed to lot owners in Newgate Forest will be divided by extending lot lines across the strip at a 90 degree angle from the corners of lots in Newgate Forest. In the event any lot owner in Newgate Forest declines to accept the conveyance of the part of the strip adjacent to his lot that part of the strip will be conveyed to an adjacent lot owner in Newgate Forest and in the event no lot owner in Newgate Forest is willing to accept that part of the strip it will be included in a lot in Land Bay 7 or 12, as the case may be. The covenant will be disclosed to prospective purchasers of lots in Land Bays 7 and 12.

7. The total number of dwelling units to be constructed on the Property shall not exceed 3,350 units.

8. At least ten percent (10%) of the multi-family rental units developed in Land Bays 1, 2, 3, 4, 5, and 11 will be offered at rental rates affordable by households with incomes of eighty percent (80%) of the Washington, D.C. SMA median household income, as published and adjusted periodically by the U.S. Department of Housing and Urban Development, for a minimum period of twelve (12) years from date of zoning approval.

#### Environment

1. All detention ponds and storm water management facilities constructed on the Property and/or associated with the development of the project shall be Best Management Practices (BMP) facilities in accordance with the County's written criteria for such facilities.

2. The Applicant will preserve environmental quality corridors and steep slopes bordering the same as undisturbed open space except for areas where storm water detention ponds are needed where streets, utility lines and walkways cross such corridors, and where recreational facilities are proposed, all subject to DEM approval.

3. The following noise attenuation measures shall be provided:

a. In areas located within 300 feet of the center line of Interstate Route 66 that experience noise levels of 70-75

dBA Ldn, the Applicant will construct the proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

(1) Construction materials and techniques known to have physical properties or characteristics suitable to achieve a Sound Transmission Classification (STC) of 45 for exterior walls; and

(2) Windows either double-glazed or fitted with storm windows.

b. In areas located within 640 feet of the center line of Interstate Route 66 that experience noise levels of 65-70 dBA Ldn, the Applicant shall construct the proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

(1) Construction materials and techniques known to have physical properties or characteristics suitable to achieve an STC of 29 for exterior walls; and

(2) Windows shall be either double-glazed or fitted with storm windows.

c. In the alternative, the Applicant may have a refined acoustical analysis performed in coordination with the County Planning Staff to determine which units/buildings may have sufficient shielding to permit a reduction in the mitigation measures prescribed above subject to approval by the Department of Environmental Management.

4. The Applicant will apply for a sewer service area extension to include the portion of the Property and the portion of the existing Newgate Forest Community not currently in an approved sewer service area.

#### Site Design

1. A trail system will be provided as shown on the two submitted Conceptual Development Plans that will link the residential, recreational and retail areas, subject to DEM approval.

2. The Applicant will construct a walkway across the frontage of the site on St. Germaine Drive from Newgate Forest to the beginning of the trail system that is shown on the Conceptual Development Plan.

3. A signage system shall be developed that will be of quality design and theme.

4. The Applicant will build a landscaped earthen berm and a four to six foot fence along the Meadows of Newgate border at Land Bay 3 within the 25 foot transitional screen area, subject to County Arborist approval.

5. The Applicant will build a landscaped earthen berm within the 25 foot transitional screen area along the Property's border at the south side of Land Bay 8A as shown on the final development plan for Land Bay 8A subject to County Arborist approval.

6. The Applicant will construct on its Property within Land Bay 3 twenty (20) parking spaces as an extension of Golden Oak Court and will convey said parking area to the Meadows of Newgate Homeowners Association, or a similar entity. Maintenance of such parking area shall be the responsibility of the Meadows of Newgate Homeowners Association.

7. The construction of the St. Germaine Drive-West Collector Drive intersection shown on the Final Development Plan for Land Bay 7 shall not be completed until roadways are in service from the West Collector Drive to Route 28 or Route 29.

8. The Applicant agrees to comply with all applicable County ordinances regarding signs.

#### Public and Community Facilities

1. The Applicant will dedicate to the Fairfax County Park Authority approximately 41 acres of land for public park use as shown on the two Conceptual Development Plans. Open space, as shown on the CDP's and the FDP's, that is not dedicated to the Park Authority, shall be dedicated to the applicable homeowners associations and property management companies for open space purposes. In the area to be dedicated for park purposes adjacent to the proposed bridge crossing of Braddock Road Extended at I-66, the dedication shall be subject to temporary grading and construction easements necessary for the construction of Braddock Road Extended bridge over I-66.

2. The Applicant will construct one soccer field and one softball field on the proposed public park in Land Bay 6.

3. The Applicant shall provide, at Applicant's expense, at a minimum, the following private recreational facilities:

- a. 6 tot lots
- b. 6 multi-purpose courts/volleyball courts
- c. 8 tennis courts
- d. 6 swimming pools
- e. 2 indoor recreation rooms

4. The Applicant will dedicate a 13.9 acre elementary school site in the location shown on the Conceptual Development Plan for Case No. 86-S-096. If acceptable to the Fairfax County School Board, the deed will contain a covenant preventing the erection of flood lights on athletic fields. Also, the Applicant agrees for itself and any purchasers of residentially zoned land (to be enforced by contract requirements) that the location of the school site will be disclosed to all prospective residents.

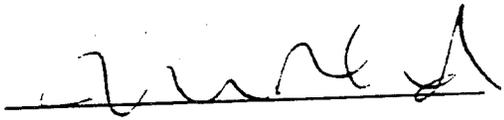
5. Residents of Newgate Forest will be permitted to join the recreation association serving Land Bay 8 and those residents who join will have access to the recreational facilities serving the association. The cost of membership, including initiation and monthly fees, for Newgate Forest residents will be the same as that charged home builders and residents in Centre Ridge.

6. The Applicant will erect an interpretive sign to mark the site of the Civil War military railroad terminus and will maintain the immediate area as open space, as shown on the Conceptual Development Plan For Case No. 86-S-096.

7. Immediately after approval of the two rezoning applications, the County Archeologist will have a period of six (6) months to survey and explore the Property for the purpose of locating and removing fossils and artifacts.

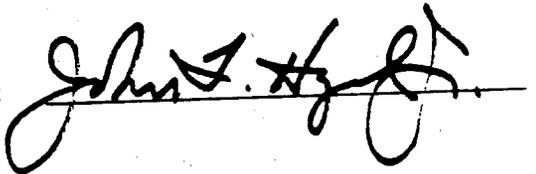
Applicant/Property Owner

THE POMEROY COMPANIES, (INC.)

By: 

Applicant

HAZEL-PETERSON COMPANIES, INC.

By: 

Property Owners

CENTRE RIDGE DEVELOPMENT  
COMPANY

By: John T. Hugg

BURKE INVESTMENT ASSOCIATES

By: John T. Hugg

MASON ASSOCIATES

By: John T. Hugg

## COMPREHENSIVE PLAN PROVISIONS

**Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning Sector, Amended through 4-29-2014, Centreville Community Planning Sector Recommendations, Page 31. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.**

### Character

The Centreville Area contains approximately 2,700 acres in the southwestern portion of the county where Sully and Centreville Roads (Route 28), Lee Highway (Route 29), Interstate 66 (I-66) and Braddock Road converge. The majority of the development in the area is residential and has been constructed since 1970. The pace of development in this area increased dramatically during the early 1980s as builders began to fully exploit the excellent access the area has to several major roadways. The rapid pace of development was mainly residential but the growth of residential options has been matched by an increase in the employment opportunities in and adjacent to the Centreville Area. A full spectrum of retail and commercial services has followed the residential development.

The Centreville Area was the subject of a special study initiated at the direction of the Board of Supervisors. The area was divided into land units and detailed recommendations were prepared after extensive study and citizen participation. The recommendations were adopted by the Board of Supervisors in March, 1986; with some revision, these recommendations are still valid.

The land use recommendations that follow are presented by specific land unit. Recommendations for environment, public facilities, and parks and recreation are provided as part of the text for the Bull Run Planning District and Sectors BR3 and BR6.

### Concept for Future Development

The Concept for Future Development recommends that a portion of the Centreville Area be designated as a Suburban Center. The Suburban Center portion is comprised of the following land units: B-2; B-5; B-6; C-1; C-2; C-3; C-6; C-7; C-8; D-1 through D-7; and E. This area generally includes those land units planned for commercial, mixed-use, and high density residential uses.

Within the Centreville Suburban Center, a suburban core area is designated. The core contains a mix of uses similar to that found in the overall Suburban Center; however, a higher density/intensity use is encouraged in order to shape a distinct community identity and to encourage the concentration of employment to facilitate access by transit services. The core is planned to be located in the area generally south of I-66, west of Sully Road and north of Lee Highway in the area designated as Land Unit E.

The portions of the Centreville Area outside the Suburban Center are recommended as Suburban Neighborhoods reflecting their residential character. Although these residential areas vary in recommended density, collectively they act as a transition between the higher intensities and densities in the Centreville Suburban Center and the higher intensities planned in the Fairfax Center Area and to the areas planned for very low density residential development in the far western portions of the county.

## **Land Use**

### **Land Unit D (588 Acres)**

Land Unit D consists of three major components: existing residential development generally in the western portion of the land unit; commercial development, concentrated along Lee Highway and Centreville Road; and the Centre Ridge project, a large scale, predominantly residential development which accounts for most of the area of this land unit.

Centre Ridge was designed with a mix of housing unit types and densities. As final submissions have been made for each of the land bays in the project, buffers and transitions have been incorporated to recognize and complement existing residential development. Commercial uses are concentrated along Lee Highway and Centreville Road to take advantage of the access to the transportation network. Internal collector streets within Land Unit D are as shown on the Transportation Plan map.

### **D-4 (177 Acres) Suburban Center**

Land Unit D-4 is planned for a mix of residential densities and unit types as shown on the Comprehensive Land Use Plan Map. Density in this land unit should not exceed an average of 12 dwelling units per acre. Lower densities should be located near existing residential development and higher densities located near commercial areas. Extensive pedestrian connections between uses within this sub-unit should be provided.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** Revised November 24<sup>th</sup>, 2014

**TO:** Leila Navab  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Camylyn Lewis, Senior Engineer III  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Application #FDPA 81-S-058-10-01, Part of Prop of Pomeroy Development Co. Inc. Et Al, Lot 3C, 6221 Summer Pond Dr., Centreville, VA 20121, Tax Map #065-1-01-0003C, Sully District, Cub Run Watershed.

We have reviewed the revised application (November 5<sup>th</sup>, 2014) and offer the following stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. Approximately 1,686 SF of the existing clubhouse is located within the RPA buffer.

Provided there is no increase in the amount of impervious cover and no further encroachment within the RPA, the plan would qualify as re-development. CBPO 118-2-1.

### Floodplain

The floodplain is mapped on the property map.

### Downstream Drainage Complaints

There are no relevant drainage complaints on file.

### Stormwater Detention

With the change in the state regulations and Chapter 124 the design requirements for wet ponds changed. Specifically, the design storm. The requirement is to size the facility using the 24 hour storm; the computations on sheet 10B use the 2 hour storm is the old Public Facilities Manual requirement. The applicant should provide computations to show how this detention requirement is met. Chapter 124-4-4(d).

Department of Public Works and Environmental Services  
Land Development Services, Site Development and Inspections Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Water Quality

Development on prior developed lands. For land disturbing activities that result in no net increase in impervious cover from the pre-development condition, the total phosphorous load shall be reduced at least 10% below the predevelopment total phosphorous load. Chapter 124-4-2(a)(2)(b). The total phosphorous load shall not be required to be reduced below the applicable standard for new. 124-4-2(a)(2e). The applicant should provide a copy of the Virginia Runoff Reduction Spreadsheet that shows how this requirement is to be met.

Site Outfall (Channel Protection / Flood Protection)

The applicant should provide computations to verify the adequacy of the outfall pipe using the design storm (24 hour storm) in Chapter 124.

Channel Protection: The manmade stormwater conveyance system shall convey the post development peak flow rate from the 2 year 24 hour storm event without causing erosion of the system. 124-4-4(b)(1)(a)

Flood protection: Provide computations, using the 10-year 24 hour storm, to show that the flood protection requirements of Chapter 124-4-4(c) are met.

Stormwater Planning Comments

Not applicable

Dam Breach

Not applicable

Miscellaneous

These comments are based on the 2011 version of the Public Facilities Manual (PFM) and, Chapter 124 of the County code.

Please contact me at or Quy Nguyen, if you have any questions or require additional information.

CML/

cc: Quy Nguyen, Engineer II, SDID, DPWES  
Shahab Baig, Chief, North Branch, SDID, DPWES  
Zoning Application File



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** November 18, 2014

**TO:** Leila Mosadeq Navab, Staff Coordinator  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Lakeside Apartments at Centre Ridge, Landbay 4, FDPA 81-S-058-10-01

This review is based on the FDPA plan set stamped "Received, Department of Planning and Zoning, November 5, 2014".

1. **Comment:** It is not clear how existing trees 23-26, 30-31 will be protected during the construction of the proposed planter so that the applicant may receive 10-year canopy credit.

**Recommendation:** The plan should describe the tree preservation measures that will be taken to protect all of the existing trees on site and specifically the ones that will be impacted by the proposed planter.

2. **Comment:** The proposed tree located in the western island that has been shown to meet interior parking lot landscaping does not meet the minimum standards of the County's Public Facilities Manual. The planting area does not meet the minimum of 130 sq. ft. of planting area for a Category IV tree. Additionally, there is an easement for the through the island for the sanitary sewer and the minimum distance between restrictive barriers is 8 feet.

**Recommendation:** The new sidewalk could be realigned to the southern edge of the island to afford the needed room for the proposed interior parking lot tree.

3. **Comment:** Existing tree 18, river birch, would be a good candidate to be preserved. The tree is in good condition and located away from areas of construction.

**Recommendation:** Preserve the existing river birch labeled as tree 18.

JSB/

UFMDID #: 196180

cc: DPZ File

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** September 16, 2014

**TO:** Leila Navab  
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. : FDPA 81-S058-10-01  
Tax Map No. : 065-1-01-0003C

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Big Rocky Run (T-5) watershed. It would be sewerred into the Upper Occoquan Sewage Authority (UOSA) Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the UOSA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 12" inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**

FAIRFAX COUNTY  
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035  
Phone: 703-324-5030, Fax: 703-803-3297  
www.fairfaxcounty.gov/dpwes



# Fairfax Water

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

September 18, 2014

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

Re: FDPA 81-058-10-01  
Lakeside Apartments  
Clubhouse  
Tax Map: 65-1

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 existing 12-inch and 8-inch water mains located onsite. 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.

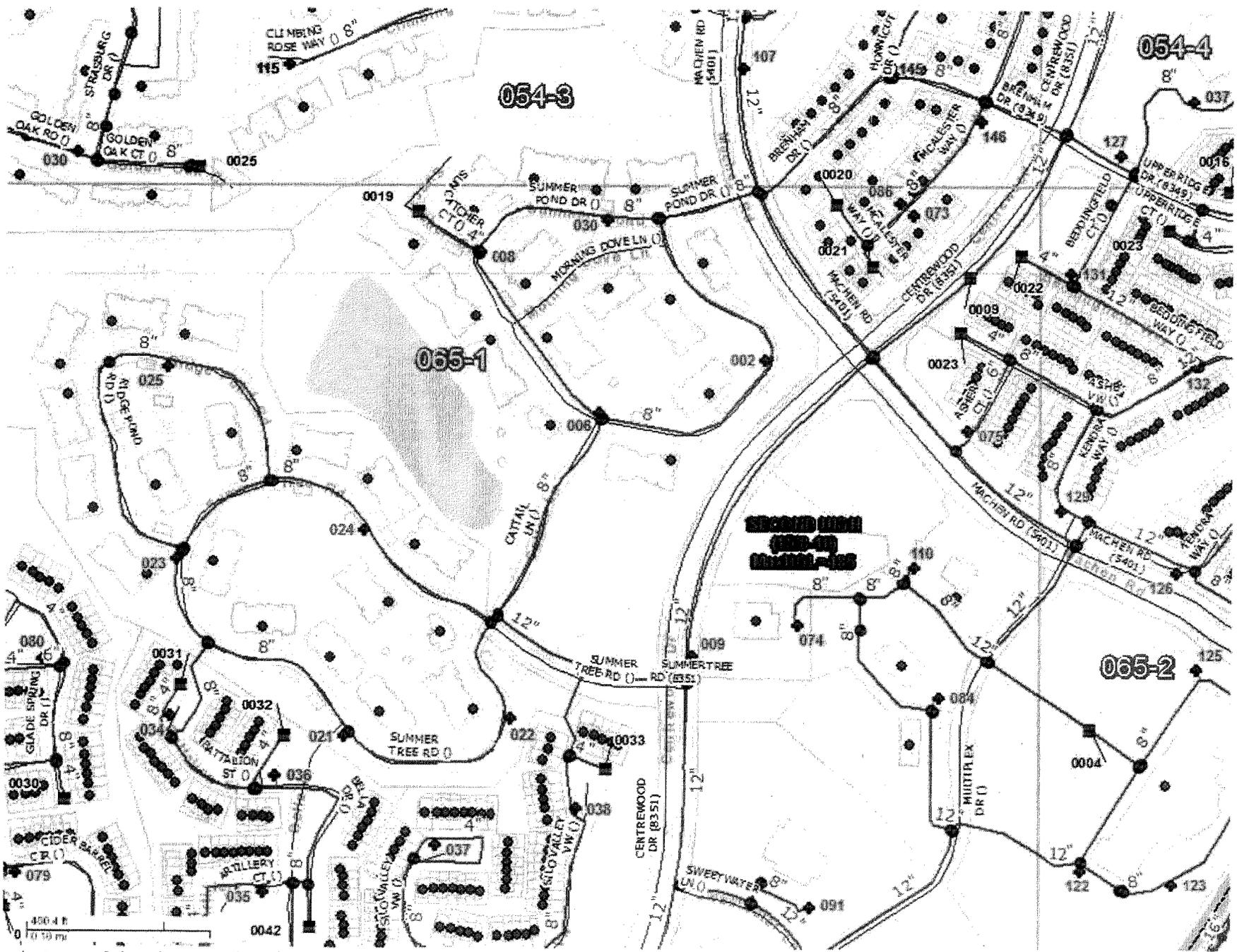
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Planning Department at (703) 289-6385.

Sincerely,



Gregory J. Prelewicz, P.E.  
Manager, Planning Department

Enclosure



(note: scalebar is approximate)



# County of Fairfax, Virginia

## MEMORANDUM

DATE: October 6, 2014

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

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

**FILE:** FDPA 81-S-058-10-01

**SUBJECT:** Centrewood Drive Apartments, Inc. (Lakeside Property Clubhouse)  
6221 Summer Pond Drive, Centreville, VA 20121  
Tax Map: #65-1 ((1)) 3C

This department has reviewed the subject application including the Final Development Plan Amendment dated August 15, 2014. The application would redesign the existing clubhouse and include rehabilitation of the existing pool deck. The applicant proposes no changes to the existing circulation patterns on site; therefore this department has no transportation related comments.

MAD/EAI

FDPA 81-S-058-01-01

**6-111 Additional Regulations**

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

**Article 16: Development Plans****16-101 General Standards**

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

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

**16-102 Design Standards**

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

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

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

### **Article 7: Overlay District Regulations**

#### **7-800 Water Supply Protection Overlay District**

##### **7-801 Purpose and Intent**

Water Supply Protection Overlay Districts are created for the purpose of promoting the public health, safety, and welfare through the protection of public water supplies from the danger of water pollution. Regulations within such districts are established to prevent water quality degradation due to pollutant loadings within the watersheds of public water supply reservoirs.

This district shall be in addition to and shall overlay all other zoning districts where it is applied, so that any parcel of land lying in such an overlay district shall lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

Regulations within such an overlay district are intended to provide a means for specific review and approval of residential, commercial, industrial and other development proposals that may have adverse water quality impacts; to encourage land uses and activities which will be compatible with water quality protection; and to assure that structures and uses within such overlay districts will be developed in a manner that will serve the health, safety and welfare objectives of preserving the environmental integrity of public water supply reservoirs.

##### **7-808 Use Limitations**

In addition to the use limitations presented in the underlying zoning district(s), the following use limitations shall apply:

1. Any subdivision which is subject to the provisions of Chapter 101 of The Code or any use requiring the approval of a site plan in accordance with the provisions of Article 17 shall provide water quality control measures designed to reduce by one-half the

projected phosphorus runoff pollution for the proposed use. Such water quality control measures or Best Management Practices (BMPs) shall be reviewed, modified, waived and/or approved by the Director in accordance with the Public Facilities Manual. In no instance shall the requirement for BMPs be modified or waived except where existing site characteristics make the provision impractical or unreasonable on-site and an alternative provision is not or cannot be accommodated off-site, and where it can be established that the modification or waiver will not affect the achievement of the water quality goals for the public water supply watershed as set forth in the adopted comprehensive plan.

2. Any establishment for warehousing, production, processing, assembly, manufacture, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products which generates, utilizes, stores, treats, and/or disposes of a hazardous or toxic material or waste, as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., shall submit the following information with any application for a proposed development or use unless deemed unnecessary by the Director:
  - A. A listing of all toxic and hazardous materials and wastes that will be generated, utilized, stored, treated, and/or disposed of on-site;
  - B. A soils report describing the nature and characteristics of the soils covering the site;
  - C. A description of surface and groundwater characteristics of the site and the surrounding area within 300 feet of site boundaries;
  - D. A description of all spill prevention, containment, and leakage control measures proposed by the applicant, for all toxic and hazardous materials and wastes generated, utilized, stored, treated, and/or disposed of on the site.
3. Such information shall be referred to the Department of Public Works and Environmental Services for review in accordance with the provisions of Chapter 67.1 of The Code and other applicable laws and ordinances. When deemed appropriate, the Director of the Department of Public Works and Environmental Services may furnish a copy of the application and information to the Virginia Department of Environmental Quality and other appropriate agencies.

## 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		