



APPLICATION ACCEPTED: September 16, 2014
PLANNING COMMISSION: April 16, 2015
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

April 1, 2015

STAFF REPORT

APPLICATION RZ 2014-PR-018

PROVIDENCE DISTRICT

APPLICANT:	Evergreene Companies, LLC.
PRESENT ZONING:	R-1
REQUESTED ZONING:	R-4
PARCEL(S):	48-1 ((1)) 50
ACREAGE:	1.28
FAR/DENSITY:	3.12
PLAN MAP:	Residential; 3-4 du/ac
PROPOSAL:	To rezone properties to permit 4 single-family detached dwellings.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-PR-018 subject to execution of proffers consistent with those in Appendix 1.

Staff recommends that the Board of Supervisors direct the director of DPWES to approve the requested deviation of tree preservation requirements in favor of what is shown on the GDP.

Suzanne Wright

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

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

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

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

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

Rezoning Application

RZ 2014-PR-018



Applicant: THE EVERGREENE COMPANIES, LLC
Accepted: 09/16/2014
Proposed: RESIDENTIAL
Area: 1.28 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: SOUTH SIDE OF CHAIN BRIDGE ROAD, IN THE SOUTHWEST QUADRANT OF ITS INTERSECTION WITH SUTTON ROAD
Zoning: FROM R- 1 TO R- 4
Overlay Dist:
Map Ref Num: 048-1- /01/ /0050

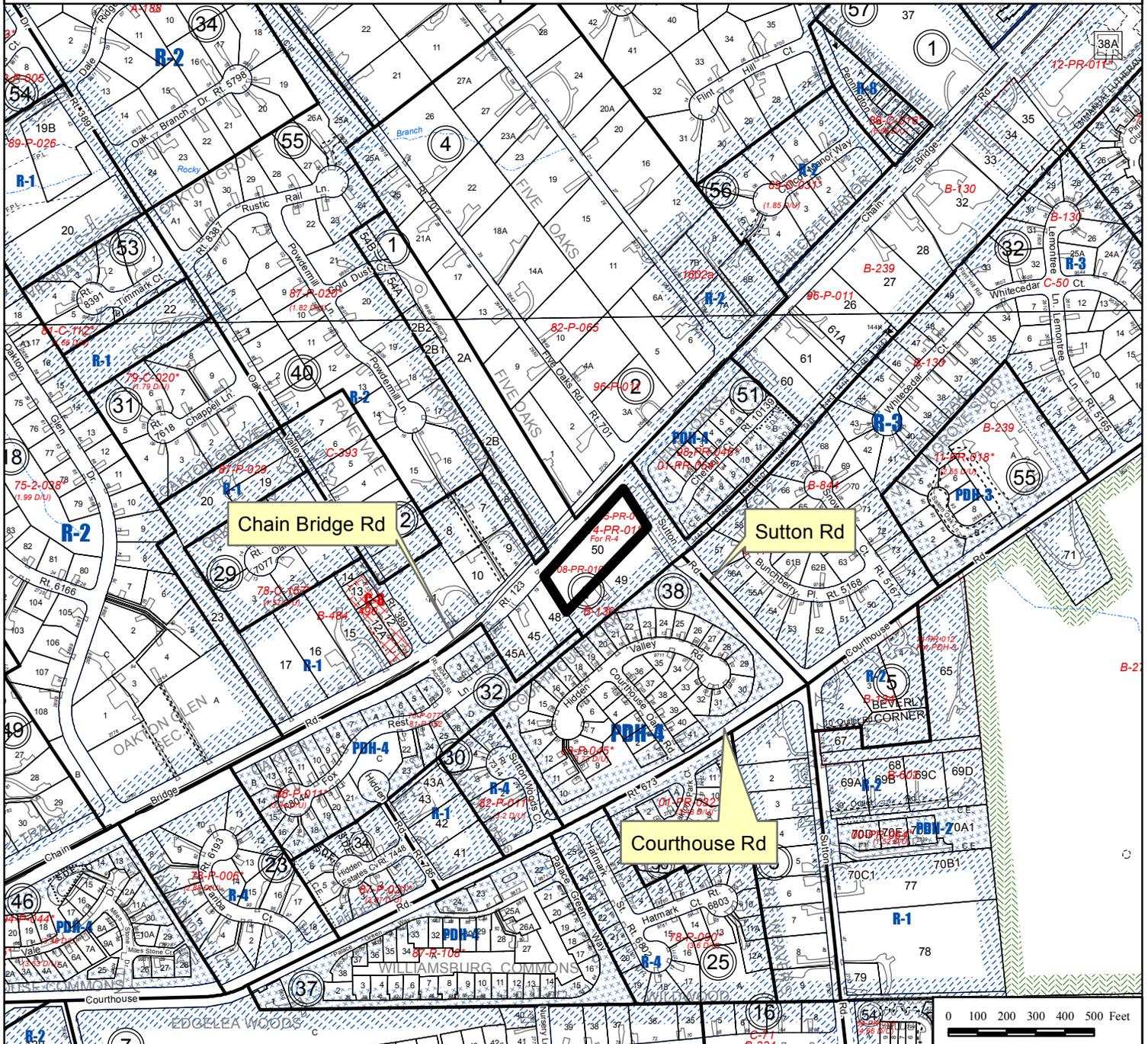


Rezoning Application

RZ 2014-PR-018



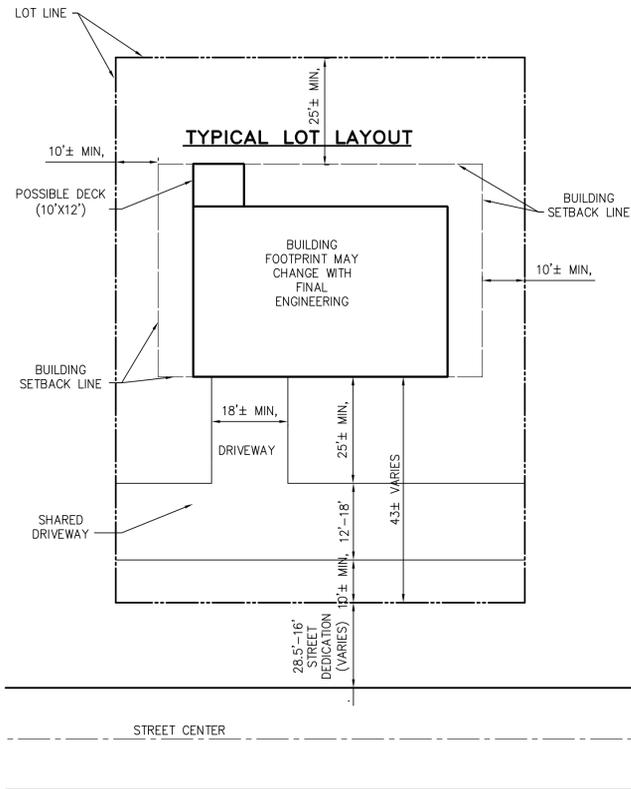
Applicant: THE EVERGREENE COMPANIES, LLC
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Area: 1.28 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: SOUTH SIDE OF CHAIN BRIDGE ROAD, IN THE SOUTHWEST QUADRANT OF ITS INTERSECTION WITH SUTTON ROAD
Located:
Zoning: FROM R- 1 TO R- 4
Overlay Dist:
Map Ref Num: 048-1- /01/ /0050



GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 48-1-(01), PARCEL 50, AND IS ZONED R-1.
- THE PROPERTY DELINEATED HEREON IS ON A BOUNDARY SURVEY PROVIDED BY BARNES AND JOHNSON.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM A FIELD RUN SURVEY PROVIDED BY BARNES AND JOHNSON.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE PROVIDENCE MAGISTERIAL DISTRICT, ACCOTINK M-2 SANITARY SEWER SHED AND THE DIFFICULT RUN WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, WITH THE EXCEPTION OF THE FOLLOWING:
 - REQUEST FOR WAIVER OF TRAIL REQUIREMENT ON ROUTE 123
 - REQUEST FOR WAIVER OF SERVICE DRIVE ON ROUTE 123
 - REQUEST FOR WAIVER FOR TREE PRESERVATION TARGET REQUIREMENTS
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS A REQUIREMENT FOR BOTH A MAJOR PAVED TRAIL AND ONROAD BIKE ROUTE ON THE OPPOSITE (NORTH) SIDE CHAIN BRIDGE ROAD (ROUTE 123) ACROSS THE STREET FROM THE SUBJECT PROPERTY.
- THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THERE ARE NO EXISTING UTILITY EASEMENTS ON THE SITE.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE PROPERTY IS LOCATED WITHIN THE NUTLEY COMMUNITY PLANNING SECTOR (V5) OF THE VIENNA PLANNING DISTRICT (AREA II) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR RESIDENTIAL 3-4 du/ac
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THIS GDP. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

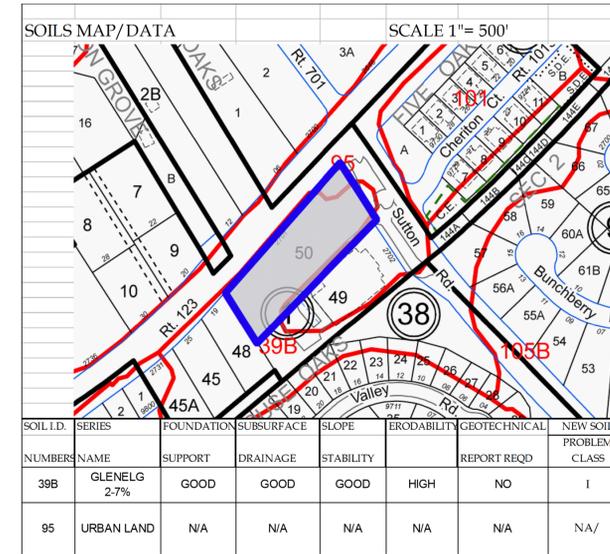
NOT TO SCALE
(FOR ILLUSTRATIVE PURPOSES ONLY)



18-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:

- APPLICATION TO BE SUBMITTED SEPARATELY.
- PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING STRUCTURES ON THE SITE.
 - EXISTING STREET INFORMATION AS SHOWN ON PLAN.
 - SEAL AND SIGNATURE ARE SHOWN ON PLAN.
- LEGAL DESCRIPTIONS AND REZONING PLATS TO BE SUBMITTED SEPARATELY.
- FAIRFAX COUNTY ZONING MAP (1"=500') WITH SITE HIGHLIGHTED IN RED TO BE SUBMITTED SEPARATELY.
- FAIRFAX COUNTY SOIL IDENTIFICATION MAPS SUBMITTED WITH PLAN
- AFFADAVIT TO BE SUBMITTED SEPARATELY.
- APPLICATION TO BE SUBMITTED SEPARATELY.
- N/A- NO ENVIRONMENTAL IMPACT ASSESSMENT IS REQUIRED
- STATEMENT OF JUSTIFICATION TO BE SUBMITTED SEPARATELY.
- FOR REZONING APPLICATIONS TO AN R, C OR I DISTRICT THIS GDP SHALL SHOW THE FOLLOWING INFORMATION:
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - N/A: THE DEVELOPMENT CONTAINS ONLY SINGLE FAMILY DETACHED DWELLINGS, THEREFORE NO BULK PLANE IS REQUIRED.
 - THE APPLICANT PROPOSES SAFE AND ADEQUATE ACCESS TO THE ADJACENT ROAD NETWORK BY RELOCATING ACCESS FROM CHAIN BRIDGE ROAD TO SUTTON ROAD. THE PROPERTY CURRENTLY HAS DIRECT ACCESS TO CHAIN BRIDGE ROAD. THE PROPOSED DEVELOPMENT WILL SHIFT THAT ACCESS TO SUTTON ROAD VIA A PRIVATE SHARED DRIVEWAY. PEDESTRIAN ACCESS WILL BE PROVIDED BY A TRAIL (5' SIDEWALK) ALONG CHAIN BRIDGE ROAD. THIS SIDEWALK CONNECTS TO THE EXISTING SIDEWALKS EAST OF THE PROPERTY. REFER TO GENERAL NOTE 6 FOR INFORMATION CONCERNING TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.
 - NO COMMON OPEN SPACE PROPOSED.
 - NO MAJOR SANITARY SEWER IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
 - REFER TO SHEETS 10, 11 AND 12 FOR ALL REQUIRED STORM WATER MANAGEMENT INFORMATION.
 - REFER TO GENERAL NOTE 8.
 - REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
 - TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - AREAS OF TREE PRESERVATION ARE SHOWN ON PLAN.
 - DIMENSIONS OF BUILDING SETBACK AND SUPPLEMENTAL TREE PLANTINGS ARE SHOWN ON PLAN.
 - NO EXISTING STRUCTURES ON SITE.
 - G.F.A. AND F.A.R ARE NOT APPLICABLE.
 - REFER TO SITE TABULATIONS FOR THE NUMBER OF UNITS AND DENSITY. NO OPEN SPACE IS REQUIRED OR PROPOSED.
 - ANY AND ALL PUBLIC IMPROVEMENTS AS SHOWN ON PLAN.
 - DEVELOPMENT SCHEDULE TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
 - NO EQC, RPA, OR FLOODPLAIN EXISTS ON THE SITE.
 - EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.
 - EXISTING VEGETATION MAP (EVM) PROVIDED ON SHEET 4. PROPOSED LANDSCAPE PLAN PROVIDED ON SHEET 5.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - OWNER

JAMES JACKSON
5112 SUMMIT DRIVE
FAIRFAX, VA 22030
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN WHICH WHICH RECOMMENDS RESIDENTIAL DEVELOPMENT AT 3-4 DU/AC. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE.
- THIS DEVELOPMENT SHALL CONFORM TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS
- N/A AT THIS TIME.
- N/A: NO ARCHAEOLOGICAL SURVEY IS REQUIRED.
- N/A: THE PROPOSED DEVELOPMENT IS NOT A REZONING TO A P DISTRICT, THEREFORE NO DEVELOPMENT PLAN AS PROVIDED FOR IN ARTICLE 16 IS REQUIRED.
- APPLICATION FEE TO BE SUBMITTED SEPARATELY.



TYPICAL BUILDING ELEVATION (FRONT)
(FOR ILLUSTRATIVE PURPOSES ONLY)

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (Fax)
www.bccoon.com



GENERAL NOTES AND COMMENTS
GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

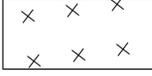
BC REVISIONS REVISED 9-8-14 (ACCEPTANCE COMMENTS) REVISED 11-18-14 REVISED 1-6-15 REVISED 2-13-15	DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JULY, 2014 SCALE: HOR. N/A VERT. N/A
APPROVED BY: THE EVERGREENE COMPANY LLC 3884 Centerview Drive Suite 120 Chantilly, VA 20151	SHEET 3 OF 12
CO. NO. CAD NAME: G13502NOT LAYOUT: NOTES FILE NO. 13502.01-00	

EXISTING VEGETATION MAP SUMMARY AND NARRATIVE

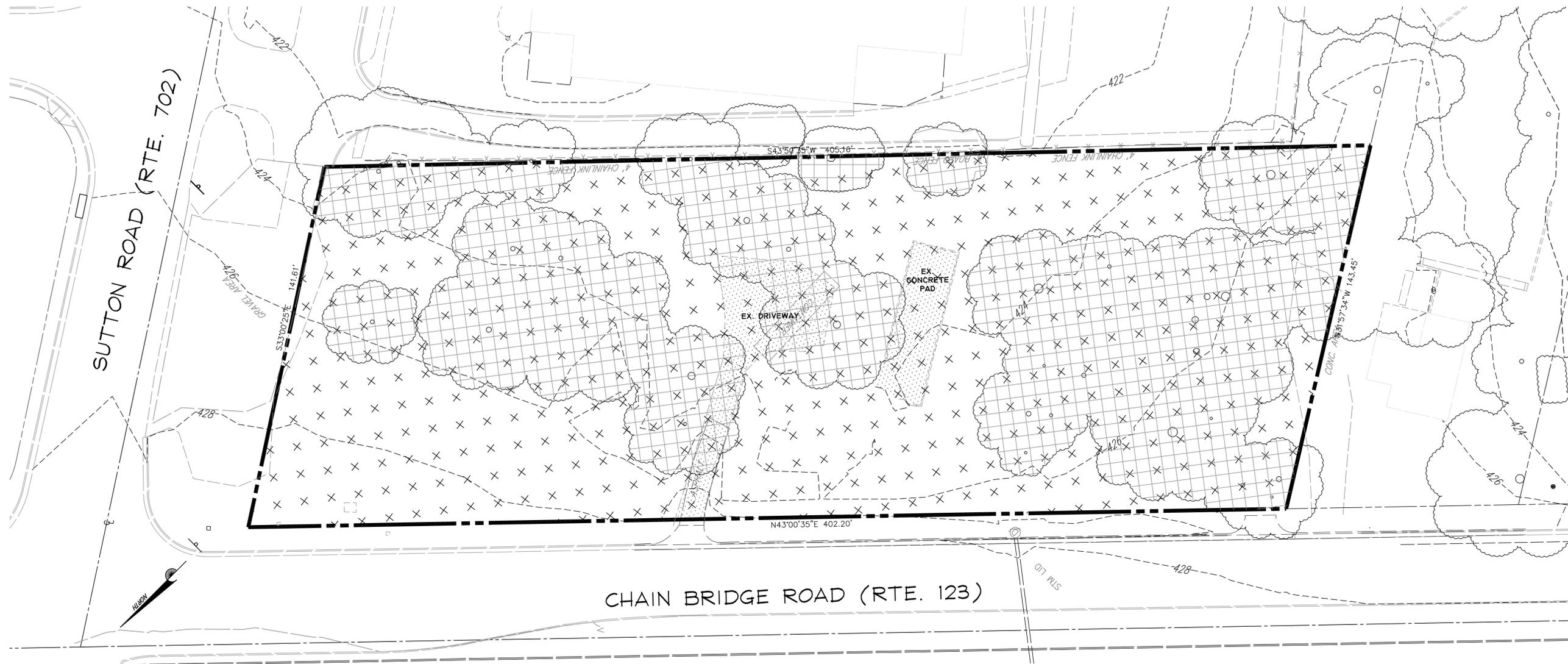
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (Ac.±)	NARRATIVE
2	OAK, TULIP POPLAR, MAPLE	MATURE	POOR	1.21	THIS SITE IS A HIGHLY DISTURBED URBAN LOT, AND HAS BEEN EXTENSIVELY DISTURBED BY THE DEMOLITION OF EXISTING FEATURES, GRADING, FILL, AND OTHER PAST USES. THE TREES ARE OF VERY POOR CONDITION WITH FEW EXCEPTIONS. THE UNDERSTORY IS HIGHLY DISTURBED AND CONSISTS MAINLY OF ENGLISH IVY, MOCK ORANGE, AND BAMBOO. THERE ARE VERY FEW TREES WITHIN THIS LOT THAT WARRANT CONSIDERATION FOR PRESERVATION.
5	N/A	N/A	N/A	0.07	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING AND ROADWAYS.

Total: 1.28 Ac.±

EXISTING VEGETATION MAP LEGEND

-  COVER TYPE 2 (UPLAND FOREST)
-  EXISTING PRE-CONSTRUCTION TREE CANOPY AREA (28,898 s.f.±)
-  COVER TYPE 5 (DEVELOPED AREA)
-  EXISTING PRE-DEVELOPMENT TREE CANOPY LINE FOR ONSITE TREES ONLY

SEE SHEET 7 FOR THE TREE PRESERVATION TARGET AND STATEMENT



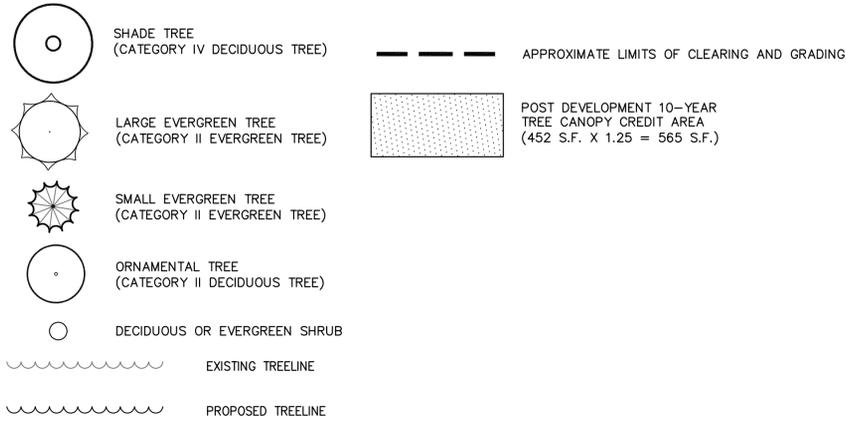
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EXISTING VEGETATION MAP
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED 0-8-14 (ACCEPTANCE COMMENTS) REVISED 11-18-14 REVISED 1-6-15 REVISED 2-13-15	DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JULY, 2014 SCALE: HOR. 1"=20' VERT. N/A
THE EVERGREENE COMPANY LLC 3884 Centerville Drive Suite 120 Chantilly, VA 20151	SHEET 4 OF 12
CO. NO. CAD NAME: G13502EVM LAYOUT: EVM FILE NO. 13502.01-00	

LEGEND



NOTE: SEE SHEET 7 FOR EXISTING TREES TO BE PRESERVED/REMOVED

PLANT SCHEDULE AND TREE CANOPY CALCULATIONS *

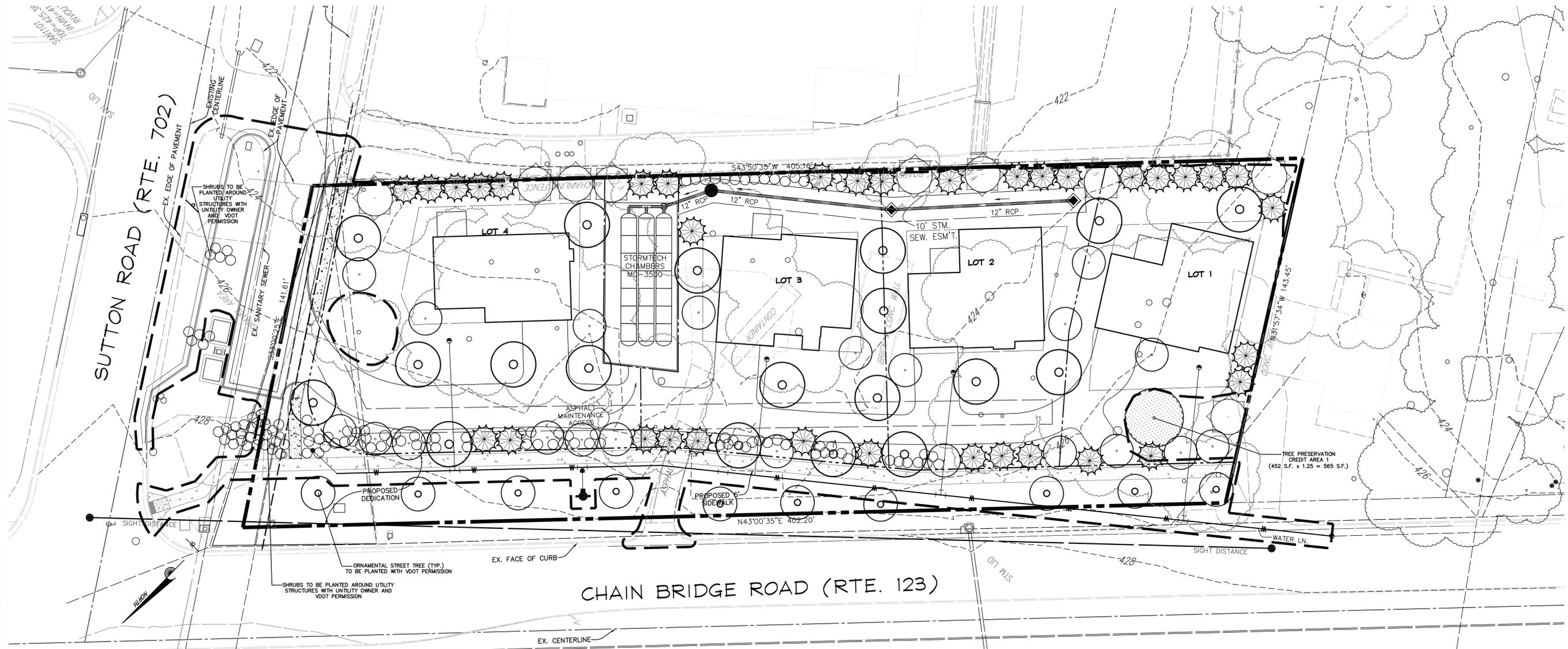
QTY.	TYPE *	USE	SIZE	STOCK TYPE	TREE CANOPY CALCULATION	
					AREA/TREE (s.f.)	TOTAL CANOPY AREA (s.f.)
19	CATEGORY IV DECIDUOUS TREE		2" CAL.	B&B	200	3,800
21	CATEGORY II DECIDUOUS TREE		2" CAL.	B&B	100	2,100
9	CATEGORY III EVERGREEN TREE		8" HEIGHT AT TIME OF PLANTING	B&B	150	1,350
35	CATEGORY II EVERGREEN TREE		8" HEIGHT AT TIME OF PLANTING	B&B	100	3,500
					TOTAL	10,750 **

NOTE: PROPOSED TREES OFFSITE OR WITHIN THE PROPOSED DEDICATION AREA HAVE NOT BEEN INCLUDED IN THE TREE CANOPY CALCULATIONS.

* FINAL TREE GENUS AND SPECIES TO BE DETERMINED AT THE SITE PLAN PHASE. TREES WILL BE SELECTED FROM THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, TABLE 12.19 TREE SELECTION AND CANOPY COVER GUIDE OR, SUITABLE ALTERNATE TREES IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION.

** WHEN ADDED TO THE 10-YEAR TREE CANOPY CREDIT RECEIVED FOR TREE PRESERVATION (SEE THE 10-YEAR TREE CANOPY CALCULATIONS SHOWN ON SHEET 6), THE 10,750 S.F. TOTAL REPRESENTS THE MINIMUM 10-YEAR TREE CANOPY CREDIT FOR TREES TO BE PLANTED NECESSARY TO ACHIEVE THE OVERALL TREE CANOPY REQUIRED FOR THE SITE. NO LESS THAN THE QUANTITY AND CREDIT FOR TREES SHOWN IN THE PLANT SCHEDULE WILL BE PROVIDED. TREES PLANTED THAT DO NOT MEET THE MINIMUM RESTRICTIVE REQUIREMENTS OF THE PFM WILL NOT RECEIVE CANOPY CREDIT. IF NEEDED, ADDITIONAL TREES WILL BE PROVIDED TO MEET THE MINIMUM 10-YEAR TREE CANOPY FOR THE SITE. AT THEIR DISCRETION, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL TREES ABOVE AND BEYOND THOSE REQUIRED TO MEET THE MINIMUM CANOPY REQUIREMENTS.

NOTE: POSSIBLE UTILITY CONNECTIONS HAVE BEEN SHOWN ON THE PLAN BASED ON PRELIMINARY ENGINEERING. THE FINAL LOCATIONS OF THESE CONNECTIONS MAY CHANGE BASED ON FINAL ENGINEERING AT THE SITE PLAN PHASE. ADDITIONAL UTILITY CONNECTIONS MAY BE REQUIRED. THE LIMITS OF CLEARING AND GRADING WILL CHANGE ACCORDINGLY.



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LANDSCAPE PLAN
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS: REVISED 9-8-14 (ACCEPTANCE COMMENTS) REVISED 11-18-14 REVISED 1-8-15 REVISED 2-13-15	DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JULY, 2014 SCALE: HOR. 1"=20' VERT. N/A
APPLICANT: THE EVERGREEN COMPANY LLC 3864 Centerville Drive Suite 120 Chantilly, VA 20151	SHEET 5 OF 12
CO. NO. CAD NAME: G13502LSC LAYOUT: LSC FILE NO. 13502.01-00	

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

TREE PRESERVATION TARGET DEVIATION REQUEST:

December 16, 2014

Keith Cline, Director
Fairfax County DPWES
Urban Forest Management Division
12055 Government Center Parkway
Suite 518
Fairfax, VA 22035

RE: 2701 Chain Bridge Road
Tree Preservation Target Deviation Request
RZ 2014-PR-018
BC Project No.: 13502.11

Dear Mr. Cline:

On behalf of our client, The Evergreene Companies (Applicant), I hereby request a deviation of the Tree Preservation Target for the above referenced project. This request is in accordance with the provisions of Section 12-0508.3A(2) of the Fairfax County Public Facilities Manual, whereby, "Meeting the Tree Preservation Target would require the preservation of trees that do not meet standards for health and structural condition and other vegetation and risk management requirements of § 12-0400 et seq". A Generalized Development Plan (GDP) RZ 2014-PR-018 is being reviewed concurrently with this Tree Preservation Target Deviation Request.

The subject site is located in the Providence District at the southern quadrant of the intersection of Chain Bridge Road (Route 123) and Sutton Road. The property is identified on Fairfax County Tax Assessment Map 48-1 (11) Parcel 50 and is currently zoned R-1. The GDP requests a rezoning to the R-4 district in accordance with the Fairfax County Comprehensive Plan.

The site is a vacant parcel containing a concrete structure and a gravel parking lot and driveway. It may be described as a derelict urban lot that is out of character with the surrounding upscale residential community. Most of the existing on-site trees are of poor quality. The soil has been generally compacted by past activities that include grading, filling and construction activities associated with the demolition of existing features. The understory contains several invasive plant species. Preservation of these trees would provide limited environmental and esthetic benefits to the development and the surrounding community.

Development at the densities allowed by the Comprehensive Plan provides few opportunities for the preservation of existing trees. Most of the trees that could be preserved would not meet the required standards for structural integrity and health and would not qualify for any 10-Ten Year Tree Canopy credit. The tree preservation target cannot otherwise be met.

Respectfully, I ask for your approval of this Tree Preservation Target Deviation Request based on the information as provided above. The requirements of the 10-Year Tree Canopy will be met through the planting of trees on the site.

If you have any questions or need additional information, please do not hesitate to contact me. I look forward to hearing from you soon.

Sincerely,
THE BC CONSULTANTS, INC.



Peter Rinek, RLA, ISA CA, LEED AP
Principal of Planning and Landscape
Architecture

10-YEAR TREE CANOPY CALCULATIONS:

A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		Totals (s.f.)
A1	Pre-development Area of Existing Tree Canopy	28,898
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	51.7%
A3	Percentage of 10-year Tree Canopy Required for the Site (R-4 Zone)	25%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	51.7%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	5.0%
A6	Has the Tree Preservation Target Minimum Been Met?	No
A7	If A6 is no, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. The narrative shall be prepared in accordance with § 12-0507.4.	See the Deviation Request shown elsewhere on this sheet.
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	55,921
B2	Subtract Areas Dedicated to Parks, and Road Frontage	10,822
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1 - (B2+B3)	45,099
B5	Identify Site's Zoning and/or Use	R-4
B6	Percentage of 10-Year Tree Canopy Required	25%
B7	Area of 10 Year Tree Canopy Required (B4xB6)	11,275
B8	Modification of 10-Year Tree Canopy Requirements Requested	No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request is Located	N/A
C. TREE CANOPY PRESERVATION		
C1	Tree Preservation Target Area (B7 x A4)	5,828
C2	Total Canopy Area Meeting Standards of § 12-0200	452
C3	C2 x 1.25	565
C3.1	Total Canopy Area Meeting Standards of § 12-0200 But Does Not Qualify for Bonus Multiplier	0
C3.2	C3.1 x 1.00	0
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided Through Tree Transplantation (See General Note 2 Below)	0
C7	C6 x 1.0	0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains	0
C9	C8 x 1.0	0
C10	Totals of C3, C3.2, C5, C7 and C9	565
D. TREE PLANTING		
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)	10,710
D2	Area of Canopy Planted for Air Quality Benefits	0
D3	D2 x 1.5	0
D4	Area of Canopy Planted for Energy Conservation	0
D5	D4 x 1.5	0
D6	Area of Canopy Planted for Water Quality Benefits	0
D7	D6 x 1.25	0
D8	Area of Canopy Planted for Wildlife Benefits	0
D9	D8 x 1.5	0
D10	Area of Canopy Provided by Native Species	0
D11	D10 x 1.5	0
D12	Area of Canopy Provided by Improved Cultivars and Varieties	0
D13	D12 x 1.25	0
D14	Area of Canopy Provided Through Tree Seeding	0
D14.1	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Wood Seed Mix	0
D15.1	D15 x 1.0	0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14	0
D16.1	Area of Canopy Planted With No Multiplier	10,750
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	10,750
D18	Is an Offsite Planting Relief Requested?	No
D19	Tree Bank or Tree Fund	N/A
D20	Canopy Area Requested to be Provided Through Offsite Banking or Tree Fund	0
D21	Amount to be Deposited into the Tree Preservation and Planting Fund	0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	Total of Canopy Area Provided Through Tree Preservation (C10)	565
E2	Total of Canopy Area Provided Through Tree Planting (D17)	10,750
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	11,315

ROADWAY DEDICATION

SEE ELSEWHERE ON THIS SHEET THE TREE PRESERVATION TARGET DEVIATION REQUEST

LANDSCAPE IMPLEMENTATION POLICY

URBAN FOREST MANAGEMENT
POLICY ON LANDSCAPE IMPLEMENTATION
November 17, 2010

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

Tree Species and Size

- Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFMD). (PFM 12-0705.1A)
- All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's American Standard for Nursery Stock (ANSI Z60.1-1996). See attachment #1. (PFM 12-0705.1B)

Species Substitutions

- Species substitutions within the tree categories listed in Table 12.17 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following. (PFM 12-0705.1C)
 - Plant Diversity** - The use of substitutions shall not result in any species making up more than 10 percent, and shall not result in any one genus making up more than 33 percent, of the total number of trees required to be planted on the site. (PFM 12-0515.1L)
 - Authorization** - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C(3))
 - Substitutions Outside of Tree Category** - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.17, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0705.1C(3))
 - Species Suitability** - Submitted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)
 - Additional Tree Cover Credit** - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following: Air Quality, PFM 12-0510.4B(1); Energy Conservation, PFM 12-0510.4B(2); Water Quality, PFM 12-0510.4B(3); Wildlife Benefits, PFM 12-0510.4B(4); Native Trees, PFM 12-0510.4B(5)

Planting Locations

- Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourages input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
 - Planting Area** - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.17. (PFM 12-0601.1B)
 - Environmental Conditions** - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1E)

Compacted Soil

- Compacted Soil** - If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3B)

Restrictive Barriers

- Restrictive Barriers** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0510.4B(5))

Spacing

- Spacing** - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap, or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0510.4B(6))

Easements

- Easements** - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0513.6B)

Staking and Guying

- Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation. (PFM 12-0705.3C)

Seasonal Landscape Deferrals

- A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffers or conditions.

Performance Bond

- The party responsible for the placement of the performance bond and conservation deposit for the project shall set as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.

Final Inspection

- At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Approval of RUP/Non-RUP

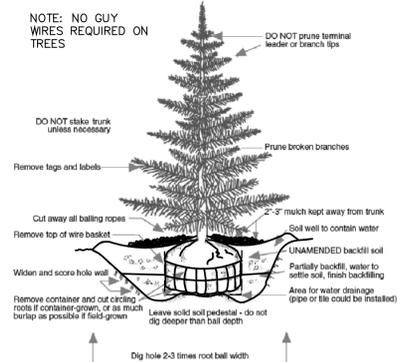
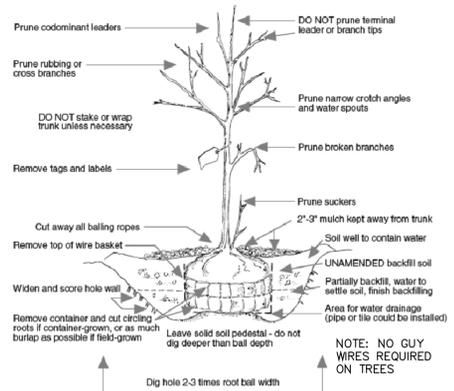
- The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit; provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 18-704.3) See Seasonal Landscape Deferrals above.

1 TREE PLANTING GUIDELINE
6 NOT TO SCALE

12A-Tree Planting-VA

2 EVERGREEN PLANTING GUIDELINE
6 NOT TO SCALE

12A-Tree Planting-VA



THIS SHEET FOR LANDSCAPING PURPOSES ONLY

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccoon.com



LANDSCAPE DETAILS
GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED 04-28-14 (ACCEPTANCE COMMENTS)
REVISED 11-18-14
REVISED 1-6-15
REVISED 2-13-15

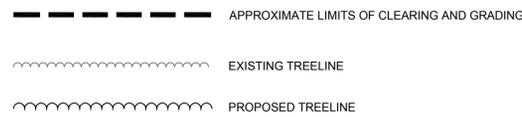
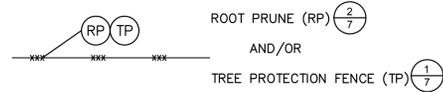
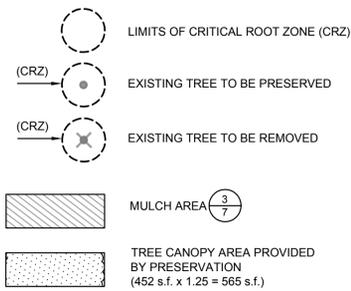
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY, 2014
SCALE: HOR. N/A
VERT. N/A

SHEET 6 OF 12

CO. NO.
CAD NAME: G13502LSCDET
LAYOUT: LSC DET
FILE NO. 13502.01-00

THE EVERGREEN COMPANY LLC
3884 Centerview Drive
Suite 120
Chantilly, VA 20151

LEGEND:



SEE SHEET 7 FOR TREE INVENTORY AND CONDITION ANALYSIS. AND SHEET 8 FOR TREE PRESERVATION DETAILS.

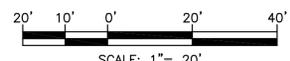
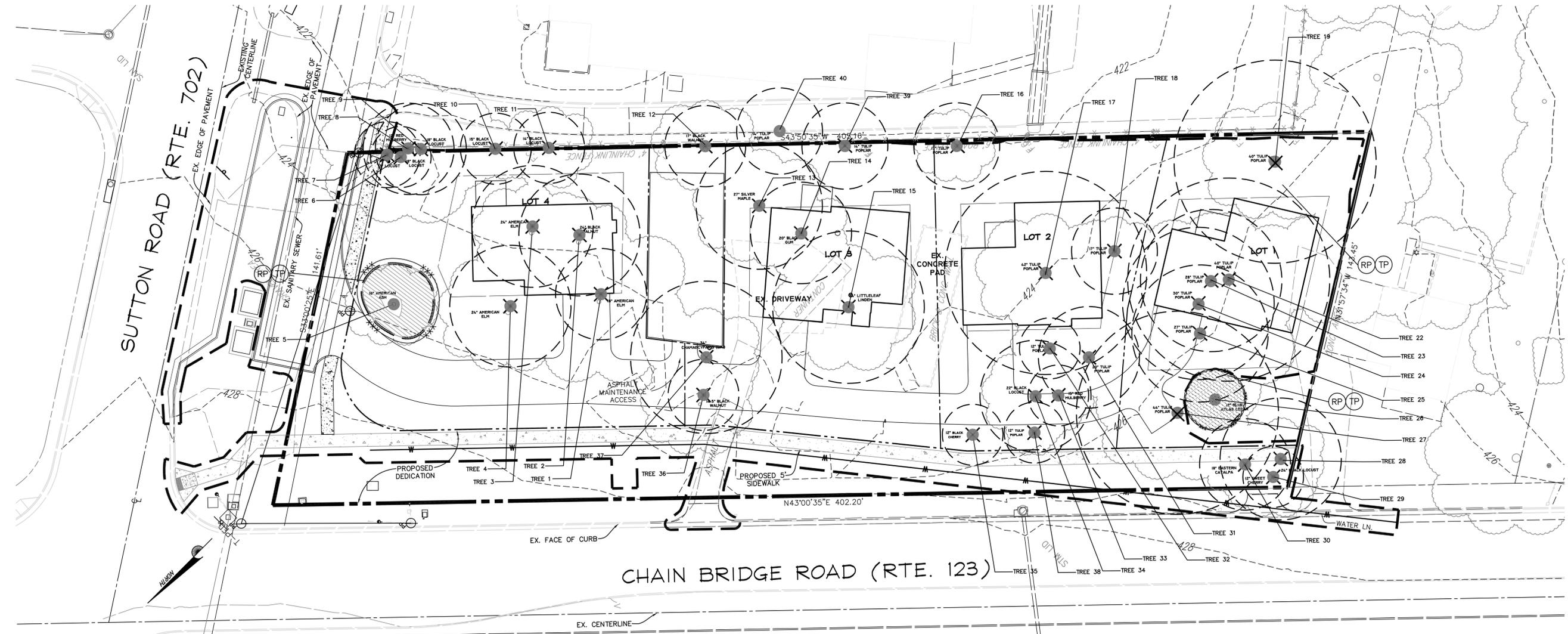
TREE INVENTORY AND CONDITION ANALYSIS LEGEND AND GENERAL NOTES:

TBD : POTENTIAL HAZARD OR TREE OF SPECIAL CONCERN. STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.
 P : PRESERVE
 R : REMOVE
 POS : PRESERVE OFF-SITE
 RWP : REMOVE WITH PERMISSION FROM THE URBAN FOREST MANAGEMENT DIVISION AND/OR THE ADJACENT CO-OWNER.
 X : CONDUCT ACTIVITY INDICATED
 * : DBH/DIAMETER BREAST HEIGHT AS MEASURED 4.5 FEET ABOVE GROUND.
 ** : CRZ/CRITICAL ROOT ZONE (ONE FOOT OF RADIUS FOR EVERY INCH OF TREE DIAMETER. CRZ FOR TREES WITH MULTIPLE STEMS ARE CALCULATED BASED ON THE DIAMETER OF A TREE WITH A BASAL AREA EQUIVALENT TO THE SUM OF THE BASAL AREAS FOR ALL STEMS MEASURED).
 *** : CONDITION RATINGS ARE PROVIDED AS PERCENTAGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

GENERAL NOTES:
 1. NO OFF-SITE TREES OR CO-OWNED TREES SHALL BE REMOVED WITHOUT THE PRIOR PERMISSION OF THE OFF-SITE OWNER(S) OR CO-OWNER(S) OF THE TREES.
 2. THE ADJACENT PROPERTY OWNER(S) DID NOT GRANT PERMISSION TO ACCESS THEIR PROPERTY. THE LOCATION, DIAMETER AND CONDITION ANALYSIS FOR ALL OFF-SITE TREES HAVE BEEN ESTIMATED.
 3. ALL TREES 12 INCHES OR GREATER IN DIAMETER WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING IN THE UNDISTURBED AREA AND WITHIN 10 FEET OF THE LIMITS OF CLEARING AND GRADING IN THE DISTURBED AREA HAVE BEEN LISTED.

2701 CHAIN BRIDGE ROAD - TREE INVENTORY AND CONDITION ANALYSIS

Tag #	Species	Size	**CRZ	***Condition	Canopy Position	Crown Density	Average Crown Spread	Problems	Status	Activities					Comments	
										Root Prune	Mulch	Fertilize	Combat	Prune		Treat Pests
1	American elm	18	18					poor condition, vine covered, deadwood	R							
2	Black walnut	24	24	22	Codominant	45	30		R							
3	American elm	24	24						R							
4	American elm	24	24	34	Codominant	70	40	poor condition, vine covered, cavity in trunk	R							
5	American ash	18	18						P	x	x	x				
6	Black locust	18	18					dead	R							
7	Black locust	13	13					dead	R							
8	Red mulberry	12	12					dead	RWP							Co-Owned
9	Black locust	18	18					dead	RWP							Co-Owned
10	Black locust	15	15	22	Codominant	30	20	poor condition, vine covered, deadwood	RWP							Co-Owned
11	Black locust	14	14					some ivy covering trunk	RWP							Co-Owned
12	Black walnut	17	17	13	Codominant	30	20	poor condition, large deadwood, ivy covered, another tree fell on it	RWP							Co-Owned
13	Silver maple	27	27						R							dead, fallen over
14	Black gum	20	20						R							dead
15	Littleleaf linden	34	34						R							
16	Tulip poplar	17	17					ivy covered, some deadwood, heaving at root collar	R							
17	Tulip poplar	42	42	16	Codominant	30	20	poor condition, ivy covered, deadwood	R							
18	Tulip poplar	17	17	13	Codominant	40	20	poor condition, ivy covered, deadwood	R							
19	Tulip poplar	40	40						R							
20	Not Used															
21	Not Used															
22	Tulip poplar	40	40						R							
23	Tulip poplar	28	28						R							
24	Tulip poplar	30	30						R							
25	Tulip poplar	27	27						R							
26	Blue atlas cedar	12	12					some deadwood	P	x	x	x	x			
27	Tulip poplar	44	44					vine covered, some deadwood	R							
28	Black locust	24	24	22		20	15	poor condition, vine covered, deadwood	R							
29	Sweet cherry	12	12	31		10	10	poor condition, vine covered, deadwood	R							
30	Eastern catalpa	18	18	22		10	15	poor condition, vine covered, deadwood, rotting trunk	R							
31	Tulip poplar	20	20	25		15	20	poor condition, vine covered, deadwood	R							
32	Tulip poplar	12	12	31		15	20	poor condition, vine covered, deadwood	R							
33	Red mulberry	18	18						R							
34	Black locust	22	22	38		20	30	poor condition, vine covered, some deadwood	R							
35	Black cherry	12	12						R							dead, fallen over
36	Black walnut	15	15					vine covered, some deadwood	R							
37	Chamecyparis (spp)	34	34					vine covered, some deadwood	R							
38	Tulip poplar	12	12	44		30	30		R							
39	Tulip poplar	14	14	41		30	25		R							
40	Tulip poplar	14	14	44		30	30		RWP							Offsite



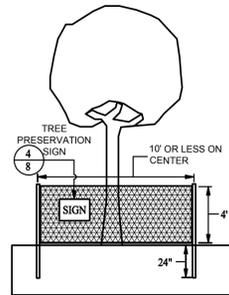
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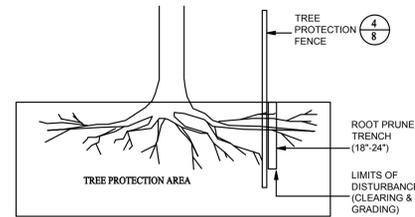
TREE PRESERVATION PLAN
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS: REVISED 9-8-14 (ACCEPTANCE COMMENTS) REVISED 11-18-14 REVISED 1-8-15 REVISED 2-13-15	APPLICANT: THE EVERGREENE COMPANY LLC 3864 Centerville Drive Suite 120 Chantilly, VA 20151
DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JULY, 2014 SCALE: HOR. N/A VERT. N/A	SHEET 7 OF 12
CO. NO. CAD NAME: G13502TPP LAYOUT: TPP FILE NO. 13502.01-00	

- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH TREE PROTECTION FENCING.
- TREE PROTECTION FENCE SHALL BE POSITIONED DIRECTLY IN THE ROOT PRUNING TRENCH AND BACKFILLED FOR STABILITY OR JUST OUTSIDE THE TRENCH WITHIN THE DISTURBED AREA.
- TREE PROTECTION FENCING SHALL CONSIST OF FOUR FOOT 14-GUAGE WELDED WIRE FENCE ATTACHED TO SIX FOOT TALL T-POSTS DRIVEN 18 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.
- WHERE APPROPRIATE, BASED ON EROSION AND SEDIMENT CONTROL PLANS, SUPER SILT FENCE MAY BE USED AS TREE PROTECTION FENCING WITH THE APPROVAL OF FAIRFAX COUNTY.
- TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS, IN ENGLISH AND SPANISH, WHICH STATES "TREE PRESERVATION AREA - KEEP OUT" SHALL BE INSTALLED ON TREE PROTECTION FENCING EVERY 30 FEET.
- A CERTIFIED ARBORIST SHALL MONITOR THE INSTALLATION OF TREE PROTECTION FENCING.

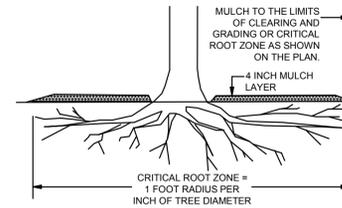


1 TREE PROTECTION FENCE
8 NOT TO SCALE
12A1-8098 Tree Protect



- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREES MARKED FOR PRESERVATION ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE ROOT PRUNED WHERE SHOWN ON THE PLAN.
- ROOT PRUNING SHALL BE CONDUCTED USING A TRENCHER OR VIBRATORY PLOW.
- THE ROOT PRUNING TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE AND 18-24 INCHES DEEP. ONCE COMPLETED, THE ROOT PRUNING TRENCH SHALL BE IMMEDIATELY BACK FILLED.
- ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

2 ROOT PRUNING
8 NOT TO SCALE
12A1-8098 Root Pruning



- SPREAD MULCH BY HAND TO A UNIFORM THICKNESS OF 4 INCHES.
- MULCH SHALL COVER AS MUCH OF THE ENTIRE CRITICAL ROOT ZONE AS POSSIBLE UP TO 10' FROM THE LIMITS OF CLEARING AND GRADING.
- MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED OR OTHER APPROVED MATERIAL.
- MULCH SHALL NOT TOUCH THE BASE OF THE TREE.

3 PROTECTIVE MULCHING
8 NOT TO SCALE
12A1-8098 Protect Mulch

**TREE PRESERVATION AREA
KEEP OUT**
NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED WITHIN THIS AREA. TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL IS PROHIBITED.
(CONSTRUCTION COMPANY NAME)
(COMPANY CONTACT PERSON & TELEPHONE NUMBER)
**PENALTY FOR VIOLATIONS
STRICTLY ENFORCED**

SPECIFICATIONS:
DIMENSIONS: WIDTH: 17 INCHES MINIMUM
HEIGHT: 11 INCHES MINIMUM
BACKGROUND COLOR: WHITE
LETTER COLOR: BLACK
LETTER SIZE:
LETTER 1: 1.5 INCH MINIMUM (LARGEST)
LETTER 2: 0.75 INCH MINIMUM
LETTER 3: 0.5 INCH MINIMUM
LETTER 4: 0.375 INCH MINIMUM (SMALLEST)
LANGUAGE: ENGLISH AND SPANISH (SEPARATE SIGNS)

NOTE: ALTERNATE SIGNAGE MAY BE SUBMITTED TO FAIRFAX COUNTY FOR APPROVAL.

4 TREE PRESERVATION SIGN
8 NOT TO SCALE
12A1-8098 Tree Preser Sign

SITE MONITORING SCHEDULE

LIST OF DUTIES	DATE	DESCRIPTION OF DUTIES
PRE-CONSTRUCTION MEETING IN FIELD TO WALK LIMITS OF CLEARING AND GRADING	SPECIFIED BY UFMD	PRIOR TO THE PRE-CONSTRUCTION MEETING AND BEFORE ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES HAVE OCCURED, A CERTIFIED ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH A REPRESENTATIVE FROM FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD) TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE SURVIVABILITY OF TREES TO BE PRESERVED THAT OCCUR ALONG THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND/OR TO IDENTIFY HAZARDOUS, DAMAGED OR DISEASED TREES THAT NEED TO BE REMOVED.
INSTALLATION OF TREE PROTECTION FENCE	AFTER UFMD'S APPROVAL OF LOCATION	THE INSTALLATION OF ALL TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS REQUIRED TO BE PRESERVED. AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMD SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED.
CONSTRUCTION/ SITE ANALYSIS	MONTHLY ANALYSIS OF SITE OR AS SPECIFIED BY UFMD	THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS

TREE PRESERVATION NARRATIVE:

- ALL WORK PERFORMED IN ASSOCIATION WITH THIS PLAN SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARDS AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD).
- THE DEVELOPER SHALL RETAIN A CERTIFIED ARBORIST ("THE ARBORIST") TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN ("THIS PLAN"). ALL WORK REQUIRED BY THIS PLAN SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE ARBORIST AS SPECIFIED IN THE SITE MONITORING SCHEDULE AND TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN, ANY APPLICABLE DEVELOPMENT CONDITIONS AND/OR AS APPROVED BY UFMD. MONITORING SHALL OCCUR AT ALL TIMES DURING THE INSTALLATION OF TREE PROTECTION FENCING AND, DURING ANY CLEARING OR GRADING, REMOVAL OF TREES, VEGETATION, OR STRUCTURES OR, THE TRANSPLANTING OF TREES OR VEGETATION OR, ANY OTHER SIMILAR ACTIVITIES ON THE SITE WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THIS PLAN SHALL BE PROTECTED BY FENCING AS SPECIFIED ON THIS PLAN. THE PROTECTIVE FENCE INSTALLATION SHALL BE MONITORED AS NOTED IN THE SITE MONITORING SCHEDULE. THE FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCES. THE ARBORIST MUST VERIFY IN WRITING THAT THE FENCING HAS BEEN INSTALLED PRIOR TO ANY WORK OR DEMOLITION ACTIVITIES AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THIS PLAN.
- THE ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN URBAN FORESTER FROM UFMD AS NOTED IN THE SITE MONITORING SCHEDULE. ANY ADJUSTMENTS AGREED TO BY THE ARBORIST AND UFMD SHALL BE MEMORIALIZED IN WRITING BY BOTH PARTIES BEFORE ANY SUCH ADJUSTMENTS ARE IMPLEMENTED. TREES TO BE REMOVED SHALL BE TAGGED IN THE FIELD. TREES WITHIN THE UNDISTURBED AREA THAT ARE IDENTIFIED IN WRITING BY UFMD AS DEAD OR DYING, IN POOR CONDITION (INCLUDING DISEASED AND DAMAGED, OR TREES THAT POSE A POTENTIAL HAZARD TO HUMAN HEALTH OR PROPERTY MAY BE REMOVED AS PART OF THE CLEARING OPERATION. ANY TREE THAT IS SO IDENTIFIED SHALL BE REMOVED USING A CHAIN SAW AND SUCH REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP GRINDING MACHINE IN A MANNER CAUSING AS LITTLE DISTURBANCE AS POSSIBLE TO THE ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.
- ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED, INCLUDING ANY WOODY AND/OR HERBACEOUS VEGETATION OCCURRING IN THE UNDERSTORY. TREES DESIGNATED FOR REMOVAL ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW SO AS TO AVOID DAMAGE TO SURROUNDING TREES TO BE PRESERVED AND UNDERSTORY VEGETATION. THE USE OF POWER EQUIPMENT IN THESE AREAS SHALL BE LIMITED TO SMALL HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS. ANY WORK THAT REQUIRES THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS REVIEWED AND APPROVED IN WRITING BY UFMD.
- AS PART OF THE IMPLEMENTATION OF THIS PLAN AND THE SITE PLAN, MANAGEMENT PRACTICES SHALL PROVIDE FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED, SUBJECT TO THE APPROVAL OF UFMD. THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. THE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS SHALL BE RESTORED BY THE APPLICANT TO THE SATISFACTION OF UFMD IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN A MANNER NOT ALLOWED IN WRITING BY UFMD.
- PRIOR TO THE SITE PRE-CONSTRUCTION MEETING AND SITE WALK WITH AN URBAN FORESTER FROM UFMD AND THE ARBORIST, THE APPLICANT SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH A CONTINUOUS LINE OF FLAGGING.
- AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMD SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED. UFMD SHALL PROVIDE WRITTEN NOTICE TO THE APPLICANT AS TO WHETHER OR NOT THE AREAS HAVE BEEN DELINEATED CORRECTLY. IF IT IS DETERMINED BY UFMD THAT THE AREAS ARE NOT DELINEATED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SUBJECT PROPERTY UNTIL THE DELINEATION IS CORRECTED AND FIELD VERIFIED BY THE UFMD.
- ROOT PRUNING:** ROOT PRUNING SHALL BE PERFORMED WHEREVER GRADES WILL BE ALTERED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED AND SHALL BE CONDUCTED WHERE SHOWN ON THE PLAN OR AS MOST PRACTICAL GIVEN SITE CONSTRAINTS. A VIBRATING PLOW, TRENCHER, STUMP CUTTER OR ARBORIST APPROVED EQUAL SHALL BE USED TO A DEPTH OF 18 INCHES. IF A TRENCHER IS USED THE TRENCH SHALL BE BACKFILLED IMMEDIATELY TO PREVENT ROOT DEHYDRATION. IF SILT FENCE IS TO BE INSTALLED AT THE LIMITS, THE ROOT PRUNING TRENCH MAY BE USED FOR THE INSTALLATION OF SILT FENCE. WHEREVER POSSIBLE, ROOT PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH FOUR INCHES DEEP.
- WOOD CHIPS OR MULCH:** WOOD CHIPS OR LEAF AND BRANCH MULCH SHALL BE PLACED AROUND THE LIMITS OF CLEARING AND GRADING IN AREAS WHERE TREES ARE WITHIN 20' OF THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THIS PLAN. CHIPS OR MULCH THAT ARE PRODUCED AS A RESULT OF CLEARING OPERATIONS ON-SITE MAY BE USED FOR THIS PURPOSE AND SHALL BE PLACED BY HAND WITHOUT THE USE OF ENGINE-DRIVEN MACHINERY. CHIPS OR MULCH ARE NOT TO BE PLACED MORE THAN TEN FEET BEYOND THE LIMITS OF CLEARING AND GRADING AND SHALL NOT BE PLACED AT A DEPTH OF NO MORE THAN FOUR INCHES WITHIN THE PRESERVATION AREAS. OUTSIDE THE PRESERVATION AREAS, (WITHIN THE DISTURBED AREA), CHIPS OR LEAF AND BRANCH MULCH MAY BE PLACED AT A DEPTH NOT TO EXCEED TEN INCHES.

CERTIFIED ARBORIST

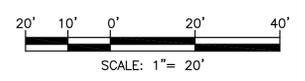
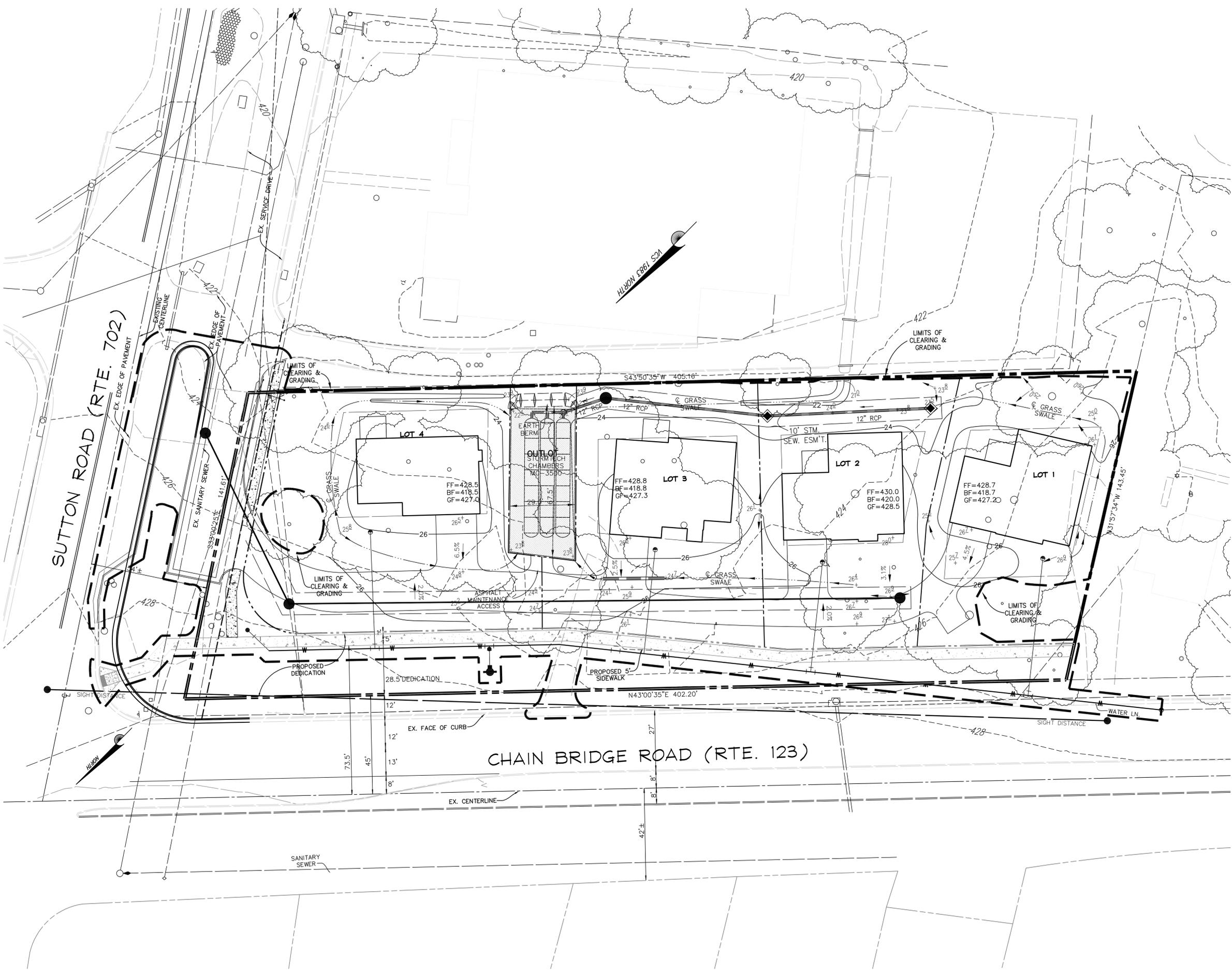


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TREE PRESERVATION DETAILS
GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISED 0-8-14 (ACCEPTANCE COMMENTS)	DRAFTED BY: CAD
REVISED 11-18-14	CHECKED BY: PLR
REVISED 1-6-15	DATE: JULY, 2014
REVISED 2-13-15	SCALE: HOR. N/A VERT. N/A
APPROVED BY: THE EVERGREENE COMPANY LLC 3884 Centerview Drive Suite 120 Chantilly, VA 20151	SHEET 8 OF 12
	CO. NO.
	CAD NAME: G13502TPPDET
	LAYOUT: TPPDET
	FILE NO. 13502.01-00



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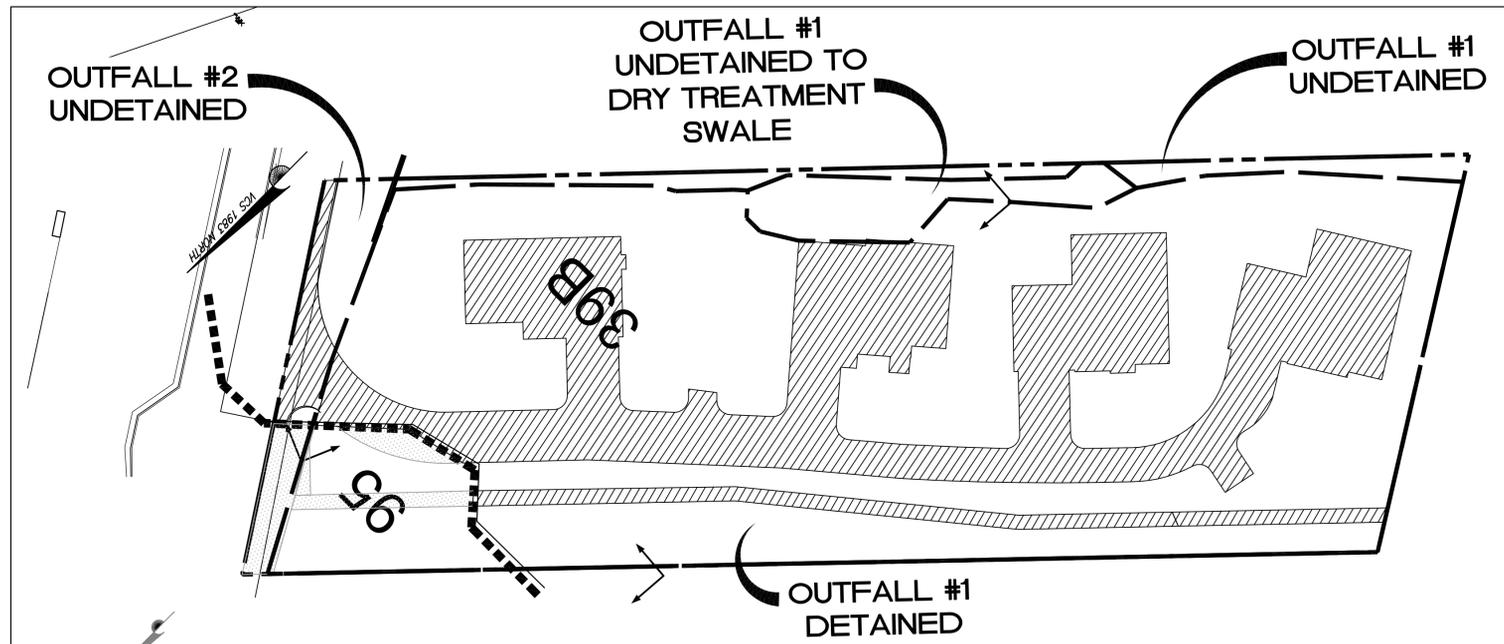
GRADING PLAN
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS: REVISED 9-8-14 (ACCEPTANCE COMMENTS) REVISED 11-18-14 REVISED 1-8-15 REVISED 2-13-15	DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JULY, 2014 SCALE: HOR. 1"=20' VERT. N/A
APPLICANT: THE EVERGREENE COMPANY LLC 3864 Centerview Drive Suite 120 Chantilly, VA 20151	SHEET 9 OF 12
CO. NO. CAD NAME: G13502GRD LAYOUT: GRD FILE NO. 13502.01-00	

XREFS:

PROPOSED SITE IMPERVIOUS AREAS BY SOILS TYPE

(SCALE: 1"=30')



PRELIMINARY BMP NARRATIVE
2701 CHAINBRIDGE ROAD

WATER QUALITY PER CHAPTER 124-4-2(a)(1) OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE, THE TOTAL PHOSPHORUS LOAD FROM NEW DEVELOPMENT SHALL NOT EXCEED 0.41 POUNDS / ACRE / YEAR. THE PHOSPHORUS LOAD REDUCTION REQUIRED FOR THE SITE IS 0.80 LBS/YEAR.

TO MEET THIS WATER QUALITY PERFORMANCE CRITERIA THE STORMWATER RUNOFF COMPUTATIONS FOR THE SITE HAVE BEEN ANALYZED USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) AND BY UTILIZING BEST MANAGEMENT PRACTICES (BMP) PROVIDED BY THE STORMWATER BMP CLEARINGHOUSE. THE WATER QUALITY PRACTICE CHOSEN FOR THIS SITE IS LEVEL II DESIGN INFILTRATION TRENCH ALONG WITH UNDERGROUND STORMTECH MC-3500 CHAMBERS FOR ADDITIONAL STORAGE AND A LEVEL I DRY TREATMENT SWALE.

THE USE OF INFILTRATION PRACTICE AND A DRY TREATMENT SWALE WILL PROVIDE A PHOSPHOROUS LOAD REDUCTION OF 1.01 LBS/YEAR, WHICH IS GREATER THAN THE REQUIRED 0.80 LBS/YEAR; THEREFORE, THE WATER QUALITY CRITERIA REQUIRED BY CHAPTER 124-4-2(a)(1) OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE WILL BE SATISFIED.

LEGEND:

- IMPERVIOUS AREA WITHIN TYPE 'B' SOIL
- IMPERVIOUS AREA WITHIN TYPE 'D' SOIL

WATER QUALITY SUMMARY

Site Results	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.40	0.03	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.38	0.00	0.00	0.00	0.00	OK
TURF AREA	0.75	0.02	0.09	0.00	0.00	OK
TURF AREA TREATED	0.55	0.00	0.05	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK
Phosphorus						
TOTAL TREATMENT VOLUME (cf)	2,118					
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.80					
RUNOFF REDUCTION (cf)	1560					
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	1.01					
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	0.32					
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.2 LB/YEAR!!					
Nitrogen (for information purposes)						
TOTAL TREATMENT VOLUME (cf)	2,118					
RUNOFF REDUCTION (cf)	1560					
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	7.87					
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TN) (lb/yr)	1.65					

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.69	0.00	0.06	0.75	0.20
Impervious Cover (acres)	0.00	0.39	0.00	0.01	0.40	0.95
Total					1.15	

Post Development Treatment Volume (cf) 1935

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

Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
7. Infiltration													
7.a. Infiltration #1 (Spec #8)	Impervious acres draining to infiltration	50% runoff volume reduction	0.50		0	0	0	25	0.00	0.00	0.00	0.00	
	Turf acres draining to infiltration	50% runoff volume reduction	0.50		0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	Impervious acres draining to infiltration	90% runoff volume reduction	0.90	0.38	0	1179	131	25	0.00	0.82	0.76	0.06	
	Turf acres draining to infiltration	90% runoff volume reduction	0.90	0.55	0	367	41	25	0.00	0.26	0.24	0.02	

Drainage Area C

Drainage Area C Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.09	0.00	0.00	0.09	0.20
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Total					0.09	

Post Development Treatment Volume (cf) 65

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

5. Dry Swale													
5.a. Dry Swale #1 (Spec #10)	Impervious acres draining to dry swale	40% runoff volume reduction	0.40	0.00	0	0	0	20	0.00	0.00	0.00	0.00	
	Turf acres draining to dry swale	40% runoff volume reduction	0.40	0.05	0	15	22	20	0.00	0.02	0.01	0.01	

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BMP NARRATIVE & COMPUTATIONS
GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JULY, 2014
SCALE: HOR. 1"= 30'
VERT. N/A
SHEET 10 OF 12
CO. NO.
CAD NAME: 13502-BMP
LAYOUT: BMP
FILE NO. 13502.01-00

WATER QUANTITY COMPUTATIONS FOR OUTFALL 1

Rainfall Depths: 1-year 24-hour storm: 2.62"; 2-year 24-hour storm: 3.17"; 10-year 24-hour storm: 4.87"									
<i>Pre-Developed to Outfall 1</i>									
Onsite DA A									
	Area (ac)	CN	Tc (hrs)	RV 1-year (ft ³)	RV 2-year (ft ³)	RV 10-year (ft ³)	Q 1-year (cfs)	Q 2-year (cfs)	Q 10-year (cfs)
Total	1.23	56	0.083	549	1203	4347	0.05	0.33	1.63
<i>Post-Developed to Outfall 1</i>									
Onsite DA A (Uncontrolled Release)									
	Area (ac)	CN	Tc (hrs)	RV 1-year (ft ³)	RV 2-year (ft ³)	RV 10-year (ft ³)	Q 1-year (cfs)	Q 2-year (cfs)	Q 10-year (cfs)
Total	0.09	-	-	-	-	-	-	-	-
1-year Adjusted CN w/ RR	59	0.083		59.00	-	-	0.01	-	-
2-year Adjusted CN w/ RR	60			127.00	-	-	0.04	-	-
10-year Adjusted CN w/ RR	60			-	394.00	-	-	-	0.16
Onsite DA A (To Detention Facility)									
	Area (ac)	CN	Tc (hrs)	RV 1-year (ft ³)	RV 2-year (ft ³)	RV 10-year (ft ³)	Q 1-year (cfs)	Q 2-year (cfs)	Q 10-year (cfs)
Total	1.15	-	-	-	-	-	-	-	-
1-year CN	77	0.083		-	-	-	See Detention Release	-	-
2-year CN	77			-	-	-	See Detention Release	-	-
10-year CN	77			-	-	-	See Detention Release	-	-
Controlled Release from Detention Facility									
Total	1.15	-	-	-	-	-	0	0	0
Total DA (Controlled and Uncontrolled Release)									
Total w/ RR and Detention	1.24	-	0.083	59.00	127.00	394.00	0.01	0.04	0.16

Note: The 1-year 24-hour "allowable" peak release from the site requires the Energy Balance Equation for discharging into a natural channel. The onsite "allowable" Q 1-year peak discharge is computed below.

OUTFALL #1 NARRATIVE

CHANNEL PROTECTION

THE TOTAL CONTRIBUTING DRAINAGE AREA TO OUTFALL #1 EQUALS TO 1.24 ACRES. THE IMMEDIATE POINT OF DISCHARGE FROM DRAINAGE AREAS "A" IS TO AN EXISTING MANMADE STORMWATER CONVEYANCE SYSTEM LOCATED EAST, IDENTIFIED AS OUTFALL #1. UNDER THE REQUIREMENTS FOR LIMITS OF ANALYSIS FOR CHANNEL PROTECTION, THE ANALYSIS MUST EXTEND TO A POINT 100 TIMES THE SIZE OF THE CONTRIBUTING DRAINAGE AREA (SEE CHAPTER 124-4-4(b)(5)(a)) OR 124 ACRES. SINCE THERE IS A NATURAL CHANNEL LOCATED WITHIN THE LIMITS OF ANALYSIS, PER CHAPTER 124-4-4(b)(3) OF FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE, THE ALLOWABLE DISCHARGE FROM DRAINAGE AREAS "A" FOR THE 1-YEAR 24-HOUR DESIGN STORM MUST BE MANAGED SUCH THAT THE DEVELOPED CONDITION DISCHARGES MEET THE ALLOWABLE PEAK DISCHARGE AS DEFINED BY THE FOLLOWING METHODOLOGY:

Q_DEVELOPED < (Q_FOREST X RV_FOREST) / RV_DEVELOPED
 Q_DEVELOPED = (0.05 X 549) (59+2994) = 0.01 CFS
 Q_DEVELOPED = 0.01 CFS
 Q_FOREST = 0.05 CFS
 RV_FOREST = 549 CU.FT.
 RV_DEVELOPED = 59+2994=3053 CU.FT.

PRE-DEVELOPMENT RELEASE TO OUTFALL #1

THE TOTAL CONTRIBUTING DRAINAGE AREA TO OUTFALL #1 IN PRE-DEVELOPMENT CONDITIONS IS 1.24 ACRES AND IT CONSISTS OF ONSITE AND OFFSITE FLOW. PRE-DEVELOPMENT DISCHARGES SHEET FLOW INTO A MANMADE STORMWATER CONVEYANCE SYSTEM LOCATED OFFSITE. BY USING THE METHODOLOGY STATED ABOVE TO CALCULATE BOTH PRE-DEVELOPMENT AND POST-DEVELOPMENT DISCHARGES, THE SITE'S YIELD TO OUTFALL #1 IN PRE-DEVELOPMENT CONDITIONS MUST BE COMPUTED SO THAT ITS DISCHARGES ARE EQUIVALENT TO GOOD FORESTED CONDITION. THE PRE-DEVELOPMENT DISCHARGES FOR OUTFALL #1 IN GOOD FORESTED CONDITIONS YIELD A FLOW OF 0.05 CFS.

POST-DEVELOPMENT RELEASE TO OUTFALL #1

IN DEVELOPED CONDITIONS, 1.24 ACRES OF ONSITE RUNOFF IS CONTROLLED BY AN UNDERGROUND INFILTRATION TRENCH. THE 1-YEAR 24 HOUR PEAK RELEASE FROM THE UNDERGROUND INFILTRATION WILL BE RETAINED, THUS YIELDING 0.00 CFS. THE UNCONTROLLED RELEASE WILL BE CONVEYED IN A LEVEL DRY TREATMENT CELL, WHICH WILL HELP REDUCE THE CN VALUE TO 59. WITH THE ADJUSTED CN VALUE, THE PEAK RELEASE FOR ONSITE UNCONTROLLED IS 0.01 CFS. THE COMBINED RELEASE FOR BOTH DETAINED AND UNDETAINED TO OUTFALL #1 IS 0.01 CFS, WHICH IS EQUAL TO THE ALLOWABLE PEAK RELEASE OF 0.01 CFS; THEREFORE, CHANNEL PROTECTION REQUIREMENTS FOR OUTFALLING INTO A NATURAL CHANNEL ARE SATISFIED.

EROSION PROTECTION

THE NATURAL CHANNEL APPEARS TO BE STABLE AND SINCE THE TOTAL POST-DEVELOPED PEAK 2-YEAR, 24 HOUR RELEASE (0.04 CFS) TO OUTFALL #1 IS LESS THAN THE PRE-DEVELOPMENT PEAK RELEASE (0.33 CFS) THE REQUIREMENTS FOR OUTFALLING INTO A NATURAL CHANNEL ARE SATISFIED. SINCE THE RELEASE OF POST-DEVELOPMENT DISCHARGES FOLLOWS THE METHODOLOGY DESCRIBED ABOVE, ONLY CROSS-SECTIONS ARE REQUIRED TO SHOW THAT A DEFINED CHANNEL EXISTS. (SEE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE CHAPTER 124-4-4(b)(4)).

FLOOD PROTECTION

SINCE DETENTION IS PROVIDED FOR BOTH THE 2-YR AND 10-YR 24 HR STORM EVENTS BY THE USE OF THE METHODOLOGY OUTLINED IN THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE CHAPTER 124-4-4(b)(3)(a), ONLY CROSS-SECTIONS ARE REQUIRED TO SHOW THAT A DEFINED CHANNEL EXISTS.

STORMWATER MANAGEMENT

A COMBINATION OF ONSITE STORMWATER MANAGEMENT AND DRY TREATMENT SWALE IS NEEDED TO ACHIEVE WATER QUALITY, CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS. THE PROPOSED STORMWATER MANAGEMENT FACILITY WILL BE AN UNDERGROUND INFILTRATION TRENCH WITH STORMTECH MC-3500 CHAMBERS, WHICH WILL PROVIDE RETENTION FOR WATER QUALITY IN ADDITION TO THE 1-YR, 2-YR, 10-YR 24 HOUR STORM EVENTS NEEDED FOR CHANNEL AND FLOOD PROTECTION. THE INFILTRATION TRENCH WILL RETAIN THE FIRST 1" INCH OF RUNOFF, WHICH WILL INFILTRATE INTO THE GROUND.

WATER QUANTITY COMPUTATIONS FOR OUTFALL 2

Note: The 1-year 24-hour "allowable" peak release from the site requires the Energy Balance Equation for discharging into a natural channel. The onsite "allowable" Q 1-year peak discharge is computed below.

Rainfall Depths: 1-year 24-hour storm: 2.62"; 2-year 24-hour storm: 3.17"; 10-year 24-hour storm: 4.87"									
<i>Pre-Developed to Outfall 2</i>									
Onsite DA B									
	Area (ac)	CN	Tc (hrs)	RV 1-year (ft ³)	RV 2-year (ft ³)	RV 10-year (ft ³)	Q 1-year (cfs)	Q 2-year (cfs)	Q 10-year (cfs)
Total	0.06	64	0.083	62	101	310	0.02	0.04	0.13
<i>Post-Developed to Outfall 2</i>									
Post-Developed DA B									
Total	0.05	83	0.083	187.00	254.00	556.00	0.08	0.11	0.24

OUTFALL #2 NARRATIVE

THE TOTAL CONTRIBUTING DRAINAGE AREA TO OUTFALL #2 IN POST-DEVELOPMENT CONDITIONS EQUALS TO 0.05 ACRES. THE RUNOFF IS IN THE FORM OF SHEET FLOW AND IT DOES NOT APPEAR TO CAUSE ADVERSE IMPACT TO DOWNSTREAM PROPERTIES. PER FAIRFAX COUNTY PFM 6-0202.6 NO FURTHER ANALYSIS WILL BE NECESSARY FOR THIS OUTFALL. SEE PRE AND POST-DEVELOPMENT STORM OUTFLOW COMPUTATIONS ABOVE.

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

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 9.
- 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
INFILTRATION TRENCH	0.92 AC	0.07 AC	0.99 AC	1958 SF	9790 CF	N/A
<small>(e.g. any pond, dam, trench, underground vault, etc.)</small>						
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 9.
Pond inlet and outlet pipe systems are shown on Sheet 9.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 9.
Type of maintenance access road surface noted on the plat is 2 & 9 (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 11.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 10.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 10.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 3.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.

PRE-DEVELOPMENT OUTFALL DRAINAGE AREAS

OUTFALL #1 (DRAINAGE AREA 'A') = 1.23 acres

- **SOIL TYPE B**
 Turf Area = 0.24 Ac.
 Forest Area= 0.85 Ac.
 Imperv. Area = 0.07 Ac.
- **SOIL TYPE D**
 Turf Area = 0.00 Ac.
 Forest Area= 0.07 Ac.
 Imperv. Area = 0.00 Ac.

OUTFALL #2 (DRAINAGE AREA 'B') = 0.06 acres

- **SOIL TYPE B**
 Turf Area = 0.00 Ac.
 Forest Area= 0.04 Ac.
 Imperv. Area = 0.01 Ac.
- **SOIL TYPE D**
 Turf Area = 0.01 Ac.
 Forest Area= 0.00 Ac.
 Imperv. Area = 0.00 Ac.

POST-DEVELOPMENT OUTFALL DRAINAGE AREAS

OUTFALL #1 (DRAINAGE AREA 'A'-DETAINED) = 1.15 acres

- **SOIL TYPE B**
 Turf Area = 0.68 Ac.
 Imperv. Area = 0.39 Ac.
- **SOIL TYPE D**
 Turf Area = 0.06 Ac.
 Imperv. Area = 0.02 Ac.

OUTFALL #1 (DRAINAGE AREA 'A'-UNDETAINED) = 0.09 acres

- **SOIL TYPE B**
 Turf Area = 0.09-Ac.
 Imperv. Area = 0.00 Ac.

OUTFALL #2 (DRAINAGE AREA 'B') = 0.05 acres

- **SOIL TYPE B**
 Turf Area = 0.02-Ac.
 Imperv. Area = 0.02 Ac.
- **SOIL TYPE D**
 Turf Area = 0.01 Ac.
 Imperv. Area = 0.00 Ac.

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm	
	2.62	3.17	4.87	
Drainage Area A				
Drainage Area (acres)	1.15			
Runoff Reduction Volume (cf)	1,546			
Drainage Area B				
Drainage Area (acres)	0.05			
Runoff Reduction Volume (cf)	0			
Drainage Area C				
Drainage Area (acres)	0.09			
Runoff Reduction Volume (cf)	15			
Drainage Area D				
Drainage Area (acres)	0.00			
Runoff Reduction Volume (cf)	0			
Drainage Area E				
Drainage Area (acres)	0.00			
Runoff Reduction Volume (cf)	0			
Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV_{Developed} and adjusted Curve Number.				
Drainage Area A	A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres) 0.00	0.00	0.00	0.00
	CN 30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres) 0.00	0.69	0.00	0.06
	CN 39	61	74	80
Impervious Cover	Area (acres) 0.00	0.39	0.00	0.01
	CN 98	98	98	98
	Weighted CN 75			
	s 3.33			
	1-year storm	2-year storm	10-year storm	
RV_{Developed} (in) with no Runoff Reduction	0.72	1.07	2.34	
RV_{Developed} (in) with Runoff Reduction	0.35	0.70	1.97	
Adjusted CN	65	68	70	
Drainage Area B	A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres) 0.00	0.00	0.00	0.00
	CN 30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres) 0.00	0.02	0.00	0.00
	CN 39	61	74	80
Impervious Cover	Area (acres) 0.00	0.02	0.00	0.01
	CN 98	98	98	98
	Weighted CN 83			
	s 2.05			
	1-year storm	2-year storm	10-year storm	
RV_{Developed} (in) with no Runoff Reduction	1.15	1.58	3.06	
RV_{Developed} (in) with Runoff Reduction	1.15	1.58	3.06	
Adjusted CN	83	83	83	
Drainage Area C	A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres) 0.00	0.00	0.00	0.00
	CN 30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres) 0.00	0.09	0.00	0.00
	CN 39	61	74	80
Impervious Cover	Area (acres) 0.00	0.00	0.00	0.00
	CN 98	98	98	98
	Weighted CN 61			
	s 6.39			
	1-year storm	2-year storm	10-year storm	
RV_{Developed} (in) with no Runoff Reduction	0.23	0.43	1.29	
RV_{Developed} (in) with Runoff Reduction	0.19	0.39	1.25	
Adjusted CN	59	60	60	

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SWM NARRATIVE & COMPUTATIONS
 GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
 REVISED 9-8-14 (ACCEPTANCE COMMENTS)
 REVISED 11-18-14
 REVISED 1-6-15
 REVISED 2-13-15

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: JULY, 2014
 SCALE: HOR. 1"= 30'
 VERT. N/A

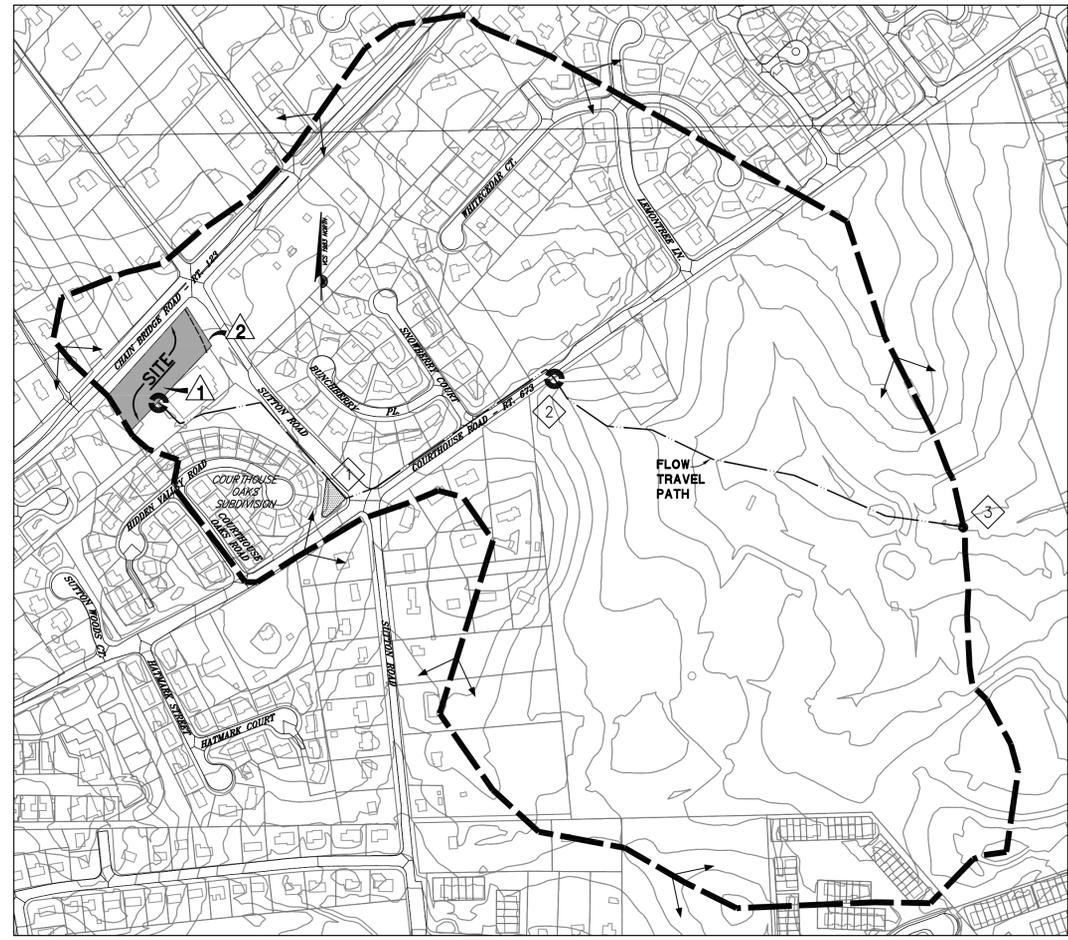
SHEET 11 OF 12

CO. NO.
 CAD NAME: 13502-SWMC
 LAYOUT: SWM
 FILE NO. 13502.01-00

REPORT BY:
 THE EVERGREENE COMPANY LLC
 3884 Centerview Drive
 Suite 120
 Chantilly, VA 20151

OFFSITE DRAINAGE MAP

SCALE: 1" = 500'



- LEGEND**
- 1 OUTFALL #1
 - 2 OUTFALL #2
 - 1 SUBDIVISION DRY-POND SWM FACILITY (FROM OPEN CHANNEL FLOW TO CLOSED SYSTEM)
 - 2 FROM CLOSED SYSTEM TO OPEN CHANNEL FLOW
 - 3 POINT AT WHICH TOTAL DA (130 AC.) IS 100 TIMES THE SITE AREA (1.30 AC)

OUTFALL NARRATIVE

THE UNDETAINED FLOW FROM THE SITE WILL CONVEY OVERLAND TO THE EXISTING TRAPEZOIDAL CONCRETE DITCH LOCATED TO THE SOUTH. THE GROSS SITE AREA IS APPROXIMATELY 1.29 ACRES, THEREFORE THE OUTFALL ANALYSIS WILL TERMINATE AT A POINT WHERE THE TOTAL CONTRIBUTING AREA IS 129 ACRES, OR 100 TIMES THE SITE AREA.

AFTER THE CONCRETE DITCH, THE FLOW WILL CONVEY INTO A STORM SEWER SYSTEM THAT DISCHARGES INTO A STABLE GRASS DITCH ALONG SUTTON ROAD. THE GRASS DITCH OUTFALLS INTO A DRY POND FACILITY (POINT #1) THAT SERVES THE COURTHOUSE OAKS SUBDIVISION.

AFTER THE RUNOFF IS COLLECTED WITHIN THE DRY POND, IT IS THEN PICKED UP BY A CLOSED STORM SEWER SYSTEM. THE STORM SEWER SYSTEM CARRIES THE FLOW TO THE NORTHEAST ALONG COURTHOUSE ROAD FOR APPROX. 1000 FT. THE STORM SEWER SYSTEM THEN TURNS, CROSSES COURTHOUSE ROAD AND DISCHARGES INTO AN OPEN CHANNEL (POINT #2) IN NOTTOWAY PARK. THE CHANNEL APPEARS TO BE STABLE WITH NO VISIBLE SIGNS OF EROSION.

THE RUNOFF IS THEN CONVEYED THROUGH THE OPEN CHANNEL FOR APPROX. 1500 FT. UNTIL IT REACHES THE END POINT FOR THE EXTENT OF REVIEW (POINT #3). AT THAT POINT, THE TOTAL CONTRIBUTING AREA IS APPROX. 130 ACRES, WHICH ACCOUNTS FOR 100 TIMES THE SITE AREA.

Virginia Runoff Reduction Method New Development Worksheet -- v2.7 Revised April 2013 Site Data

Project Name: 2701 Chain Bridge Road
Date: November, 2014

	data input cells
	calculation cells
	constant values

1. Post-Development Project & Land Cover Information

Constants

Annual Rainfall (inches)	43	
Target Rainfall Event (inches)	1.00	
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L) 1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41	
Pj	0.90	

Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.80	0.00	0.06	0.86
Impervious Cover (acres)	0.00	0.41	0.00	0.02	0.43
	Total				1.29

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary

Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.86
Weighted Rv(turf)	0.20
% Managed Turf	67%
Impervious Cover (acres)	0.43
Rv(impervious)	0.95
% Impervious	33%
Total Site Area (acres)	1.29
Site Rv	0.45
Post-Development Treatment Volume (acre-ft)	0.05
Post-Development Treatment Volume (cubic feet)	2,118
Post-Development Load (TP) (lb/yr)	1.33
Total Load (TP) Reduction Required (lb/yr)	0.80
Post-Development Load (TN) (lb/yr)	9.52

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(703)449-8100 (703)449-8108 (Fax)
www.bcccon.com



OUTFALL ANALYSIS
GENERALIZED DEVELOPMENT PLAN
2701 CHAIN BRIDGE ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
REVISED 0-8-14 (ACCEPTANCE COMMENTS)	DRAFTED BY: CAD
REVISED 11-18-14	CHECKED BY: PLR
REVISED 1-6-15	DATE: JULY, 2014
REVISED 2-13-15	SCALE: HOR. 1"=150'
	VERT. N/A
APPROVED BY: THE EVERGREENE COMPANY LLC 3864 Centerview Drive Suite 120 Chantilly, VA 20151	SHEET 12 OF 12
	CO. NO.
	CAD NAME: 13502-OUT
	LAYOUT: OUTFALL
	FILE NO. 13502.01-00

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

DESCRIPTION OF THE APPLICATION

The applicant, the Evergreene Companies, LLC, requests approval of a rezoning of approximately 1.28 acres from the R-1 to the R-4 District to permit the development of four single-family detached dwellings at a density of 3.12 dwelling units per acre (du/ac). The minimum proposed lot size is 9,615 square feet (SF) with an average lot size of 10,697 SF. The dwellings are oriented towards Chain Bridge Road with access from a shared driveway from a service drive from Sutton Road. The shared driveway will run parallel to Chain Bridge Road. An outlot infiltration parcel would contain the proposed stormwater management facility (an infiltration trench).



Figure 1 Proposed Site Layout

The application requests a deviation to the Tree Preservation Target as discussed later in this report.

LOCATION AND CHARACTER

The subject property is located on the south side of Chain Bridge Road in the southwest quadrant of the intersection of Chain Bridge Road and Sutton Road. The property is currently vacant. It has been used in the past for seasonal sales and as a staging area for road projects in the Town of Vienna. There is a gas valve and vault area at the Sutton Road frontage which is proposed to remain with this application. The site is relatively flat with some existing vegetation and tree canopy; however, the existing vegetation is in poor condition. There are no Resource Protection Areas (RPAs), floodplains, or Environmental Quality Corridors (EQCs) on the property.



Figure 2 Aerial Photograph

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan
North	Single Family Residential (Five Oaks)	R-1	Residential, 1-2 du/ac
South	Public Utility (Verizon Switching Center)	R-1	Residential, 1-2 du/ac
East	Single Family Residential	PDH-4	Residential, 3-4 du/ac
West	Single Family Residential	R-1	Residential, 3-4 du/ac

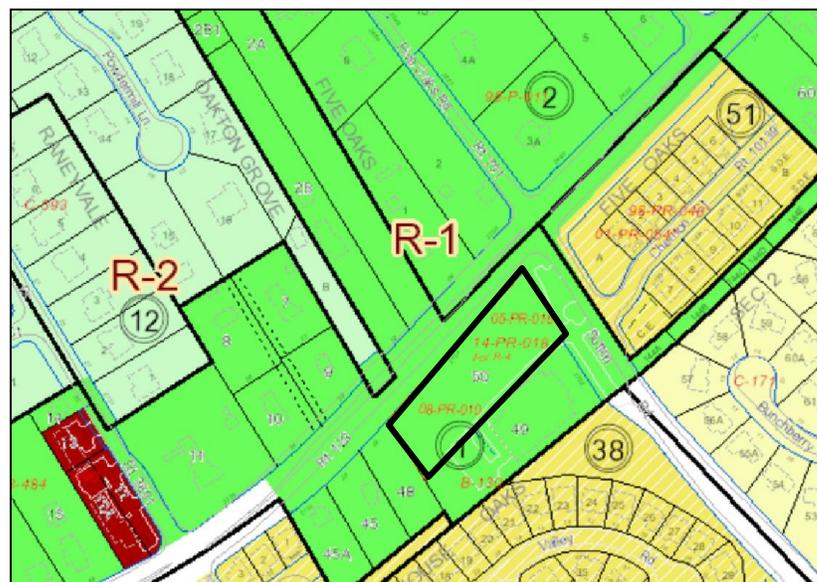


Figure 3 Zoning Map

BACKGROUND

As mentioned above, the site is currently vacant. It has been used for seasonal sales and as a staging area for road construction in the Town of Vienna. In addition, the site has been the subject of several land use applications. RZ/FDP 2005-PR-016 was a request to rezone the property for five single-family detached dwellings, and was withdrawn by the applicant on December 26, 2006. RZ 2008-PR-010 and SE 2008-PR-021 were associated with a request to construct a child care center on the site. RZ 2008-PR-010 was withdrawn by the applicant on October 20, 2010 and SE 2008-PR-021 was denied by the Board of Supervisors on March 29, 2011.

DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN (GDP)

Title of GDP:	2701 Chain Bridge Road
Prepared by:	BC Consultants
Original and Revision Dates:	July 2014 as revised through February 13, 2015
GDP Description:	The GDP consists of twelve total sheets.

Sheet	Description
1	Cover Sheet, Vicinity Map
2	Generalized Development Plan
3	General Notes and Comments
4	Existing Vegetation Map
5	Landscape Plan
6	Landscape Details
7	Tree Preservation Plan
8	Tree Preservation Details
9	Grading Plan
10	BMP Narrative and Computations
11	SWM Narrative and Computations
12	Outfall Analysis

The following features are depicted on the proposed GDP:

Proposed Layout

The GDP depicts the development of four single family detached dwellings on the 1.28 acre parcel at a density of 3.12 du/ac. The lots which would front Chain Bridge Road would be accessed from a proposed shared driveway parallel to Chain Bridge Road. This driveway would connect to a service drive from Sutton Road.

The minimum lot area proposed is 9,615 SF and the average lot area provided is 10,697 SF. Sheet 3 of the GDP provides a lot typical that shows a minimum front yard setback of at least 30 feet (25 feet to the shared driveway) , a minimum side yard setback of 10 feet, and a rear yard setback of 25 feet (as measured from a deck). These setbacks comply with the requirements of the R-4 District.

An outlot is shown between Lots 3 and 4 and is to be used for the proposed stormwater facility (a stormtech chamber) to fulfill stormwater management (SWM) and Best Management Practices (BMP) for the development.

Vehicular and Pedestrian Access

The homes are accessed from a shared driveway which connects to a service drive on Sutton Road. The parcel's existing access point to Chain Bridge Road will be removed. To create a tapered half-section along Chain Bridge Road, the applicant is dedicating area to create a 61 to 73.5 feet right-of-way area along that road. Along Sutton Road, the applicant is dedicating 14.5 feet to create a 68-foot wide half section. Five foot wide pedestrian walkways are also shown along Sutton Road and Chain Bridge Road. On Sutton Road, the applicant also proposes to construct a service drive and curb and gutter as well.

Parking

Each lot will contain sufficient area for a minimum of two parking spaces in the driveway and two spaces within an attached garage for a total of four parking spaces per residence. The draft proffers indicate that the driveway for each unit shall be a minimum of 20 feet in length. Further, the proposed proffers include language that would prohibit the use of any garage that precludes the parking of vehicles within the garage.

Stormwater Management

The application proposes to meet stormwater management (SWM) and Best Management Practices (BMP) through the use of stormtech chambers on the outlot described above.

The application will provide storage or infiltrate the entire 10-year/24 hour runoff volume for the drainage area and total allowable site discharged for the 1-, 2-, and 10-year storm events. As noted in the memo prepared by the Department of Public Works and Environmental Services (DPWES), the outfall narrative identifies two site outfalls which ultimately drain through a large segment of the Nottoway Park stormwater conveyance system.

The stormwater facility will be privately maintained by the future homeowners' association (HOA). An easement may need to be provided for vehicular access to the facility in accordance with the PFM.

Architecture and Design

Sheet 3 of the GDP displays conceptual elevation views of the proposed single family detached dwellings. The elevation shows a two-story house with front loaded garage. The draft proffers state that the design and architecture of the proposed units shall be in substantial conformance with these illustrative elevations, or of comparable quality. The proposed proffers also state that the primary building material shall be limited to brick, stone, cementitious siding, shingles or other similar masonry materials. On Lot 4, which faces both Sutton Road and Chain Bridge Road, the east façade of the dwelling unit shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments. In addition, the homes will incorporate green building features through either certification in accordance with the Earthcraft Housing Program or through attaining the ENERGY STAR® for Homes qualification. In accordance with Zoning Ordinance requirements, all units will be no more than 35 feet in height.

ANALYSIS

Comprehensive Plan

On page 81 of the Fairfax County Comprehensive Plan, 2013 Edition, Vienna Planning District, as amended through October 28, 2014, in the V5 Nutley Community Planning Sector, it states:

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



Figure 4 Land Use Map

There is no site specific language for this corner of Sutton and Chain Bridge Roads, although the Comprehensive Plan map calls for a density of 3-4 du/ac on the subject

property and properties on the south side of Chain Bridge Road. Chain Bridge Road acts as the boundary in this area between the Nutley Community Planning Sector and the Piney Branch Community Planning Sector as well as the boundary between the Plan recommended density of 3-4 dwelling units on the south side of Chain Bridge Road versus the recommended density of 1-2 units on the north side.

The use and density of the proposed development, therefore, are in conformance with the Comprehensive Plan.

Residential Development Criteria (Appendix 13)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to the County's historic heritage, contributing to the provision of affordable housing, and being responsive to the unique site specific considerations of the property. To that end, the Comprehensive Plan requires that the Residential Development Criteria be used to evaluate zoning requests for new residential development:

Site Design (Development Criterion #1)

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- *Consolidation*

While consolidation with adjacent parcels can provide a unified development program, the Plan does not have specific consolidation language for this parcel. Consolidation options appear to be limited to the parcels adjacent to the subject site. These parcels are developed with established homes or the Verizon facility. A consolidation with the adjacent parcels would lead to more proposed homes, but would likely not change the access or site design other than to produce a higher yield. Staff finds that this is a logical application area.

- *Layout*

The proposed layout includes four lots with an average lot size of 10,697 SF and a minimum lot size of 9,615 SF. The lot typical is shown on Sheet 3 and shows the required yard. The yards meet the R-4 District requirements and provide a location for a possible deck in the rear of the lots in accordance with Section 2-412 of the Zoning Ordinance. In addition, the proposed dwelling units are appropriately oriented towards Chain Bridge Road.

- *Open Space, Landscaping, and Amenities*

The R-4 District does not have an open space requirement for conventional subdivisions. However, the application includes open space in association with the proposed stormwater facility. In addition, the GDP depicts appropriate

landscaping including around the proposed dwellings and between the homes and Chain Bridge Road. The applicant is requesting a deviation from the tree preservation requirements. Staff has determined that the existing vegetation onsite is in such poor condition as to not merit preservation in this case.

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

Neighborhood Context (Development Criterion #2)

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

- *Transitions to abutting and adjacent uses;*

The application property is adjacent to residential development consisting of single family detached homes to the north, east and west. To the east, the properties are zoned PDH-4, while the rest of the adjacent properties are zoned R-1. There are R-4 and PDH-4 zoned developments in the immediate vicinity. To the south of the subject property, the site abuts a Verizon facility.

The density of the applicant's proposed development is 3.12 du/ac. This density is typical of the density range of the adjacent developments. The Comprehensive Plan envisions Chain Bridge Road as the transition between the densities of 3-4 du/ac on the south side of the road and the densities of 1-2 du/ac on the north side of the road. Staff finds that the proposed density is in harmony with the Comprehensive Plan and other neighborhoods in the general vicinity. Thus, staff finds that the density compatible with the adjacent residential developments.

- *Lot sizes, particularly along the periphery;*

The proposed lot sizes are comparable in size to the lots in the adjacent neighborhoods. Generally, the lot sizes fall in the middle of the range of typical lot sizes in the area. For instance, as shown on this tax map, the lots directly adjacent to current Lot 50 along Chain Bridge Road are rather large, around 20,000 SF. However, along Fox Rest Lane, approximately 200 feet to the south on Chain Bridge, the lots are considerably smaller in that PDH-4 subdivision with those lots at approximately 6,000 SF. Lots along Hidden Valley Road to the south of the Verizon facility are about 6,000 SF in area as well. Across Sutton Road, the lots are even smaller at about 4,800 SF. On Cheriton Court, directly across Sutton Road, the lots are rather uniformly sized about 4,800 SF. With lot sizes averaging 8,800 SF in this proposal, these lot sizes are generally compatible with other PDH-4 or R-4 zoned properties and are, on the whole, larger than those similarly zoned properties which makes them more compatible with the R-1 zoned properties in the area.

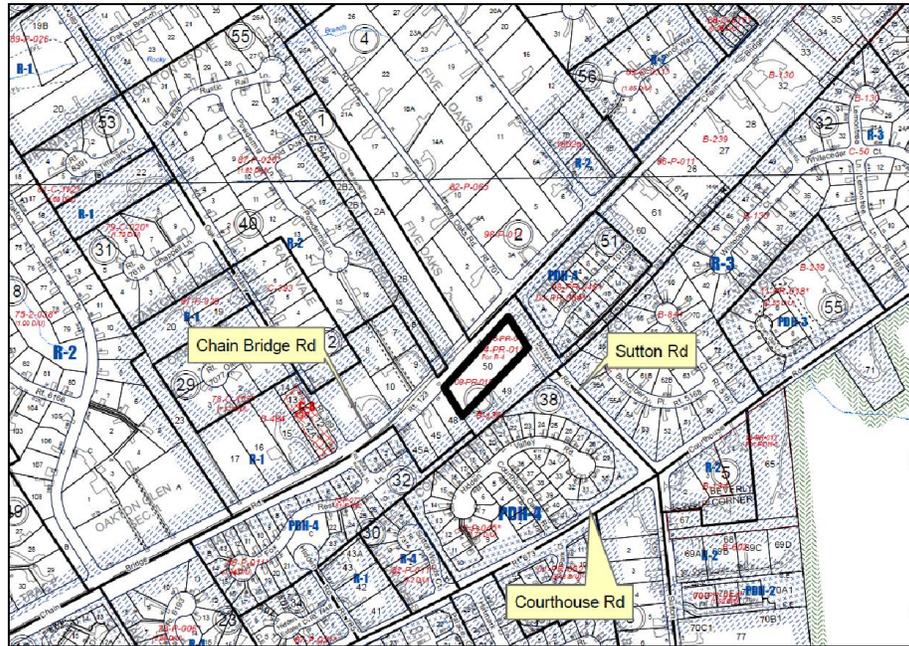


Figure 5 Tax Map

- *Bulk/mass of the proposed dwelling units;*

The applicant intends to construct dwellings that contain a footprint between 3,200 SF and 3,500 SF and this appears to be roughly consistent with the neighboring homes.

- *Setbacks (front, side, and rear);*

As discussed in Criterion #1, the lot typical shown on the GDP indicates a minimum front yard setback of at least 30 feet, a side yard setback of 10 feet, and a rear yard setback of 25 feet. These setbacks meet the R-4 District's requirements.

- *Orientation of the proposed dwelling units to adjacent streets and homes;*

The proposed dwellings are oriented appropriately with the front of the homes facing Chain Bridge Road and are also logically oriented in terms of their relationship to each other (side by side) and existing homes along Chain Bridge Road. The rear yards are all buffered from the noise and visual impacts of Chain Bridge Road as the homes are proposed to shield these yards. Therefore, staff finds that this proposal is compatible with the surrounding development along Chain Bridge Road and Sutton Road.

- *Architectural elevations and materials;*

Sheet 3 of the GDP provides illustrative elevations of the proposed dwellings.



Figure 6 Conceptual Rendering

The draft proffers state that the design and architecture of the proposed units shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials shown on the illustrative elevation in the GDP. The primary building material would be limited to brick, stone, cementitious siding, shingles or other similar masonry materials. The proffers also commit that, on Lot 4, the east façade (facing Sutton Road) would be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments. The proposed dwellings would be limited to a maximum height of 35 feet. This architecture is generally consistent with the existing residences in the neighboring subdivisions.

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

The application proposes to meet the pedestrian and vehicular needs of this development by providing right-of-way along both Sutton and Chain Bridge Roads and by providing sidewalks along both frontages. Given the foregoing, staff finds this application meets this criterion.

- *Existing topography and vegetative cover and proposed changes to them as a result of clearing and grading;*

The existing topography of the site is predominantly flat, sloping only about 2 feet from Chain Bridge Road to the rear of the site. The final condition of the site will be similar once the homes are constructed. The existing vegetation will largely be removed with this application as it is in poor condition.

Given the foregoing, staff finds that this application has satisfied Development Criterion #2.

Environment (Development Criterion #3)

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

a) Preservation

The Policy Plan states that developments should conserve natural environmental resources such as floodplains, stream valleys, woodlands, and wetlands. The subject property does not contain any floodplains, stream valleys, wetlands, Environmental Quality Corridors (EQCs) or Resource Protection Areas (RPAs).

The applicant's impact to existing vegetation is further discussed in Development Criterion #4 below.

b) Slopes and Soils

As previously discussed, the site is fairly flat and the majority of the site contains a soil type that is rated as "good" for foundation support and drainage. Staff finds that the proposed development takes the existing topographic conditions and soil characteristics into consideration.

c) Water Quality

As previously discussed, the applicant proposes to manage the impacts of stormwater runoff through an onsite infiltration facility on the outlot. According to the submitted GDP, the infiltration trench will provide water quality treatment per the Public Facilities Manual (PFM) and applicable Stormwater Ordinance. The total phosphorous load from the new development would not exceed 0.41 pounds a year and the phosphorous load reduction required to meet for this site is 0.80 pounds a year. The quality treatment will also be reviewed again once the subdivision plat is submitted.

d) Drainage

During the review of the drainage onsite, staff notes that the preliminary outfall narrative identified two site outfalls which ultimately drain to and through a large segment of the Nottoway Park stormwater conveyance system. As the following graphic shows, the majority of the impervious areas would be detained by the stormwater facility on the outparcel before ultimately draining to Outfall #1. In addition, some of the stormwater would be undetained but flow into a dry treatment swale.

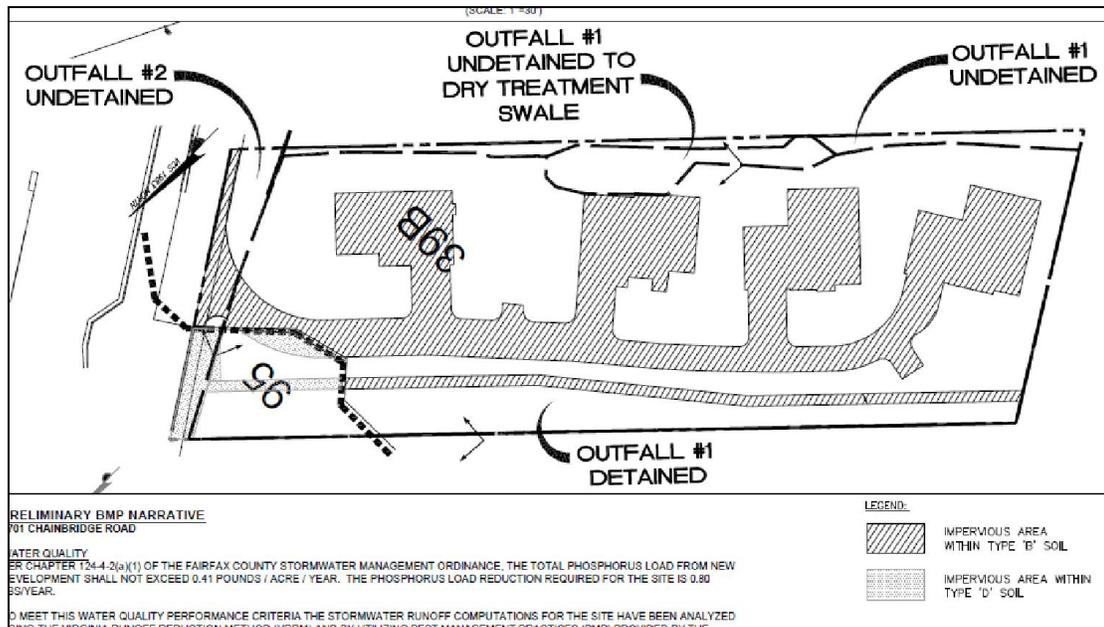


Figure 7 Outfall Graphic

Per DPWES, “the outfall issues [in Nottoway Park] should... be adequately mitigated for the site with the proposed reductions in the site discharges”. Final design and calculations would be provided at subdivision plan approval.

e) *Noise*

The Comprehensive Plan recommends that new development should not expose people in their homes to transportation generated noise in excess of DNL 45 dBA or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards, new residential development in areas impacted by highway noise between 65 and 75 dBA would require mitigation. Given the proximity of this proposal to Chain Bridge Road, staff has been concerned that the traffic noise impacts from this roadway might exceed 75 dBA. The applicant therefore submitted a noise study which concluded that noise levels would exceed 65 dBA Ldn without a noise barrier. The study also determined that noise levels “will be as high as 69.2 dB at the facades of the houses.” The noise study concluded that a barrier designed to shield a portion of the rear yard for proposed Lot 4 would reduce noise in all of the rear yards to levels below 65 dBA. However, the study also seemed to suggest that noise levels for the rear yard of Lot 1 would be highest, but it did not indicate if a noise barrier was proposed for the rear yard of Lot 1. The study indicated that constructing a barrier to Lot 4 would result in sounds levels up to 64.9 for Lot 1, just below the Comprehensive Plan guidance of 65 dBA for outdoor noise levels.

The applicant has proffered to submit to the County a refined acoustical study concurrent with the initial submission of a subdivision plan detailing the noise levels and proposed mitigation techniques. In addition, the applicant has proffered to provide a 6-foot high board-on-board fence on Lot 1 and Lot 4 to mitigate this noise, noting that while these barriers are located on individual parcels, the noise mitigation needs are limited to those parcels alone. Staff is concerned about maintenance of the proposed noise fence. Staff believes that

any noise barrier should be architecturally solid from the group up with no gaps or openings. Furthermore, staff recommends that instead of wood, the applicant use a durable, low-maintenance material, such as brick or masonry, in order to ensure that the noise barrier remains in good repair and that the individual homeowner will not have to make continuous repairs to the barrier.

f) *Lighting*

Any streetlight proposed with this application must be in conformance with lighting and transportation standards.

g) *Energy*

The applicant's proposal seeks a density at the high end of the Comprehensive Plan's recommended density range for this parcel (3-4 du/ac). On page 20 of the Environment Section of the Policy Plan, as amended through July 27, 2010, it states, "Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied." Therefore, the applicant has proffered to obtaining ENERGY STAR[®] Qualified Homes designation or Earthcraft House Program.

Based on the features described above, Criterion #3 has been met but notes that the noise mitigation efforts could be improved.

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

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

The subject property currently contains approximately 28,898 SF of existing tree canopy, as shown on the GDP. The applicant notes that most of the existing trees are of poor quality and the soil has been generally compacted by past activities that include grading, filling and construction activities associated with the previous uses. The understory also contains invasive plant species.

Given the foregoing, the applicant has requested a deviation from the tree preservation target area and asks to meet the canopy requirements through new tree planting. Staff supports this waiver and finds that the 11,315 SF tree canopy meets the 10-year tree canopy requirements although much of this canopy is to be provided through new plantings.

Staff thus finds that this application does satisfy Criterion #4.

Transportation (Development Criterion #5)

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

a) Transportation Improvements

The applicant has proposed to use the service drive on Sutton Road to access these four new homes instead of having individual access for each home from Chain Bridge Road. As such, safe and adequate access to the road network will be provided for each residence. Staff finds that the traffic generated by four proposed residences would have a minimal impact on the surrounding transportation network.

b) Transit/Transportation Management

The applicant is not proposing to provide bus shelters, shuttle service, or other transportation management commitments. Due to the minimal impact that four residences will likely have on the nearby transportation network, staff did not identify a need for such transportation management measures.

c) Interconnection of the Street Network

The applicant's proposal for a shared private driveway does not need to connect to the street network in this area.

d) Streets

The applicant has agreed to provide the requested right of way along both Chain Bridge and Sutton Roads and construct the sidewalks in their ultimate locations.

e) Non-motorized Facilities

The applicant proposes to add sidewalks to their frontage along Sutton Road and Chain Bridge Road.

f) Alternative Street Designs

This application does not propose any alternative street designs.

Based on the features described above, the application satisfies Criterion #5.

Public Facilities (Development Criterion #6)

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

The Fairfax County Public Schools' (FCPS) Office of Facilities Planning Services (Appendix 11) determined that the proposal is anticipated to yield approximately two new students whereas by-right development would yield no new students. The applicant's proffers commit to the FCPS recommendations and offer \$21,650 to the Department of Public Works at the time of the first Non-RUP for distribution to the school board.

Similarly, the Fairfax County Park Authority (FCPA) noted that the Policy Plan within the Comprehensive Plan describes the "need to mitigate adverse impacts to park and recreation facilities caused by growth and development," and offers ways in which those impacts can be offset. One of these mitigation measures includes a contribution to the FCPA to allow for recreational facility development as the population increases. To offset the additional impact caused by the proposed development, the applicant's draft proffers propose a \$10,716 contribution to the Board of Supervisors for use by the FCPA. This contribution is consistent with the amount recommended by the FCPA and would allow for recreational facility development at one or more park sites located within the service area of the subject property.

The proposed development would not adversely impact sanitary sewer capacity and would be serviced by the Fairfax County Fire and Rescue Department Station #434, Oakton. The proposed development can also be connected to Fairfax Water. Finally, the proposal meets the guidelines expressed by the Office of the Fire Marshal.

Given the features discussed above, the application meets Criterion #6.

Affordable Housing (Development Criterion #7)

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

The Zoning Ordinance does not require the applicant to provide Affordable Dwelling Units (ADUs) because only four dwellings are proposed; however, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund in rezoning

applications that propose new residential dwellings. The application satisfies this Comprehensive Plan guideline by proffering to contribute 0.5% of the projected sales price for all of the units approved on the property to the Fairfax County Housing Trust Fund.

With this commitment, the application satisfies Criterion #7.

Heritage Resources (Development Criterion #8)

Heritage resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

An archival review conducted by the Fairfax County Park Authority suggested that there is a high potential for this parcel to contain significant archeological resources as a 1937 aerial photograph showed structures on the site. The applicant has proffered to conduct a Phase I archaeological study, to be conducted by a qualified archeological professional on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. If the Phase I study concludes that a Phase II study is warranted, the applicant has proffered to complete that study prior to any land disturbing activities. With this commitment, staff thus finds Criterion #8 has been met.

ZONING ORDINANCE PROVISIONS

The requested rezoning of the subject parcels from the R-1 Zoning District to the R-4 District must comply with the applicable regulations of the Zoning Ordinance. The chart below compares the proposed development to the R-4 District's requirements. There are no transitional screening or barrier requirements associated with this application.

Bulk Standards R-4		
Standard	Required	Provided
Minimum Lot area	8,400 SF	9,615 SF
Average Lot Area	8,800 SF	10,697 SF
Minimum Lot Width (corner)	95 feet	>95 feet
Minimum Lot Width (interior)	70 feet	>70 feet
Maximum Building Height	35 feet	35 feet
Front	30 feet	30 feet (25 feet from shared driveway)
Side	10 feet	10 feet

Bulk Standards R-4		
Standard	Required	Provided
Rear	25 feet	25 feet
Maximum Density	4 DU/AC	3.12 DU/AC
Open Space	n/a	n/a
Parking Spaces	2 spaces per dwelling	4 per dwelling

Waivers and Modifications

Tree Preservation Requirements

Pursuant to Chapter 122-2-3-(b) of the County Code, the applicant has requested a deviation to the tree preservation requirements noting that the trees onsite are in poor condition and not suitable for preservation. Staff from the Urban Forestry Management Division has reviewed the request and concurs with the evaluation of the existing tree canopy and supports the applicant's request to meet the majority of the tree canopy requirements of this application with the new landscaping shown on the GDP. Therefore, staff supports this requested deviation.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a rezoning from the R-1 to the R-4 District to permit the construction of four single family detached dwellings at a density of 3.12 dwelling units per acre (du/ac). Staff finds that the applicant's proposed residential development is compatible and consistent with the existing residential development in the surrounding area and concludes that the application satisfies the Residential Development Criteria. Furthermore, staff finds that the application is in harmony with the Comprehensive Plan and conforms to all applicable Zoning Ordinance provisions.

Nevertheless, staff continues to recommend that the applicant commit to install a noise barrier that is architecturally solid from the ground up with no gaps or openings and is constructed of a durable, low-maintenance material.

Recommendation

Staff recommends approval of RZ 2014-PR-018, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to approve a deviation to the tree preservation requirements to that shown on the GDP.

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

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

APPENDICES

1. Draft proffers dated March 17, 2014
2. Rezoning Affidavit
3. Statement of Justification
4. DPZ – Environment and Development Review Analysis
5. DPWES – Urban Forest Management Division Analysis
6. DPWES – Site Development and Inspections Division Analysis
7. Fairfax County Health Department Analysis
8. FCDOT Analysis
9. VDOT Analysis
10. Fairfax County Park Authority Analysis
11. Fairfax County Public Schools – Office of Facilities Planning Analysis
12. Fairfax County Water Authority Analysis
13. Residential Development Criteria
14. Glossary of Terms of Terms

PROFFERS
EVERGREENE COMPANIES, LLC
RZ 2014-PR-018

November 24, 2014
January 5, 2015
March 17, 2015

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 048-1-((01))-0050 (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the R-4 District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The owners and the Applicant (“Applicant”), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

General

1. General Development Plan. The Property shall be developed in substantial conformance with the General Development Plan (“GDP”) entitled “2701 Chain Bridge Road”, prepared by BC Consultants dated July, 2014 and revised through February 18, 2015, consisting of twelve (12) sheets.

2. Minor Modifications. Minor modifications from what is shown on the GDP and these Proffers, which may become occasioned as a part of final architectural and engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance.

3. Lot Yield and Uses. The development shall consist of a maximum of four (4) single-family detached units.

4. Architecture. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the illustrative example included in the GDP. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding (HardiePlank®), shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the GDP. On Lot 4, the east façade of the dwelling shall be constructed of materials that are of a proportional quality and quantity to those used on the front façade, including similar decorative elements and window treatments.

5. Noise Attenuation. Concurrent with the initial submission of a subdivision plan for the Property, the Applicant shall submit to the County an acoustical analysis detailing the projected noise impacts of the surrounding area on the dwelling units and proposed mitigation techniques (the "Noise Study"). The Noise Study shall be conducted in accordance with requirements established by the Department of Planning and Zoning ("DPZ") and shall be submitted to DPZ and the Fairfax County Department of Public Works & Environmental Services ("DPWES") for review and approval. The Noise Study shall include projected noise levels in the dwelling units and private outdoor recreation areas shown on the submitted site plan based on the proposed final site topography and conditions as shown on the subdivision plan (rather than existing topography and conditions). The Applicant shall provide noise attenuation measures as determined necessary by the Noise Study to ensure that traffic-related noise in the private outdoor recreation areas does not exceed 65 dBA Ldn. It is anticipated that Lot 1 and Lot 4 will require mitigation in the form of board on board fences. If mitigation is necessary, the Applicant shall install mitigation measures prior to issuance of a RUP for the lot on which the mitigation measures are located. Future homeowners may remove the mitigation measures if removal of the measures will not cause traffic-related noise in the private outdoor recreation areas of other lots on the Property to exceed 65 dBA Ldn.

6. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning

Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development, maintenance of SWM/BMP facilities, and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.

7. Dedication to HOA. At the time of record plat recordation, open space, common areas, private roadways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and be maintained by the same.
8. Disclosure. Prior to entering into a contract of sale, initial and subsequent purchasers shall be notified in writing by the Applicants of maintenance responsibility for the stormwater management facilities, common area landscaping, tree preservation areas, and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
9. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.
10. Driveways. All driveways shall be a minimum of twenty feet (20') in length as measured outward from the face of the garage door to the face of curb.
11. Decks and Similar Appurtenances. Bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into

minimum yards as depicted on the GDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Decks, porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area. Deck modifications including but not limited to lattice work, pergolas, trelliss, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents.

12. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the GDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site/subdivision plan approvals.

Transportation

13. Right-of-Way Dedication along Chain Bridge Road. At the time of subdivision plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board and without encumbrances, the right-of-way along the site frontage to Chain Bridge Road – Route 123, as generally shown on the GDP and labeled thereon as "PROPOSED DEDICATION".
14. Right-of-Way Dedication along Sutton Road. At the time of subdivision plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board and without encumbrances, the right-of-way along the site frontage to Sutton Road, as shown on the GDP and labeled thereon as "PROPOSED DEDICATION".
15. Sidewalks. The Applicant shall provide sidewalks in the locations shown on the GDP.

16. Chain Bridge Road Entrance Removal. The Applicant shall remove the existing curb cut and driveway on Chain Bridge Road and shall restore the curb and gutter in the location of the existing curb cut.

Construction

17. Construction Access and Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on Saturdays. No construction shall occur on Sundays or Federal Holidays.

Environment

18. Stormwater Management Facilities and Best Management Practices.
 - A. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Public Facilities Manual as reviewed and approved by DPWES. The stormwater management techniques may include but are not limited to the following: rain gardens, filtera systems, infiltration ditches, bay filters, storm tech chamber and drainage swales. Stormwater management facilities/Best Management Practices (“BMPs”), including but not limited to a percolation trench, shall be provided as generally depicted on the GDP. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the GDP.
 - B. Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater

management designs without the requirement to amend the GDP or these proffers or gain approval of an administrative modifications to the GDP or proffers. Such changes to the stormwater management designs shall not materially impact the limits of clearing and grading, building locations, quality of landscaping, or road layouts.

19. BMP Maintenance. After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs in accordance with the PFM and County guidelines.

20. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of site plan submission.
 - A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or

 - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit/building.

21. Landscaping. At the time of subdivision plan or site plan review, as required, the Applicant shall submit to DPWES a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on the GDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two

and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be six (6) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. However, all plant material installed on the Property shall be non-invasive

Tree Preservation

22. **Tree Preservation.** The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

23. **Tree Appraisal.** The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into

consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a bond, letter of credit, or cash payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 25% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

24. Tree Preservation Walk-Through. The applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant’s certified arborist or landscape architect shall walk the limits of clearing a grading with an UFMD, DPWES, representative, a representative of the Providence District Supervisor’s office, and member(s) of the community selected by the Providence District Supervisor’s office to

determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and/or where alternative preservation efforts that remove certain trees from the limits of clearing and grading are more effective, and such adjustment shall be implemented.

Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

25. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, as modified during the tree preservation walk-through, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any area protected by the limits of clearing and grading that must be disturbed for such utilities.

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

Phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

27. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffered conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - c. Root pruning shall be conducted with the supervision of a certified arborist.
 - d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

28. Monitoring. During any clearing or tree/vegetation/structure removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the

activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

29. Phase 1 Archaeological. At least 30 days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within sixty (60) days of submission, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is submitted to CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

Recreation

30. Off-Site Recreation. The Applicant shall contribute \$10,716.00 to the Fairfax County Board of Supervisors upon issuance of the first RUP for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence District.

Miscellaneous

31. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

32. School Contribution. Prior to the issuance of the first RUP, a contribution of \$21,650.00 for the four (4) new dwelling units to be built on the Property shall be made to the public schools serving the Property. Said contribution shall be deposited with DPWES for transfer to the Fairfax County School Board. Notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
33. Affordable Dwelling Units. Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the value of all the units approved on the property. The one half of one percent (1/2 %) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first building permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.
34. Nottaway Nights. Prior to the issuance of the first RUP, the Applicant shall contribute \$500.00 to the Nottaway Nights program.
35. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2015, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the “CPI), as permitted by Virginia State Code Section 15.2-2303.3.
36. Successors and Assigns. Each reference to “Applicant” in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant’s successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

James W. Jackson

Owner of Tax Map Number 048-1-((01))-0050

By: _____

Name: James W. Jackson

The Evergreene Companies, LLC

Applicant/Contract Purchaser of Tax Map Number 048-1-
((01))-0050

By: _____

Name: Robert Cappellini, Jr.

Title: President

62377503_2.docx



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: March 16, 2015

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal 
Office of the County Attorney

SUBJECT: Affidavit
Application No.: RZ/FDP 2014-PR-018
Applicant: The Evergreene Companies, LLC
PC Hearing Date: 4/16/15
BOS Hearing Date: Not yet scheduled

REF.: 126972

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 3/13/15, which bears my initials and is numbered 126972b, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

REZONING AFFIDAVIT

DATE: MAR 13 2015
(enter date affidavit is notarized)

I, Scott E. Adams, do hereby state that I am an
(enter name of applicant or authorized agent)

1269726

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

in Application No.(s): RZ 2014-PR-018
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The Evergreene Companies, LLC Agent: Lionel W. Carter Joseph H. Ricketts, III Robert Cappellini, Jr.	3684 Centerview Drive, Suite 120 Chantilly, VA 20151	Applicant/Contract Purchaser of Tax Map 48-1 ((1)) 50
James W. Jackson	5112 Summit Drive Fairfax, VA 22030	Title Owner of Tax Map 48-1 ((1)) 50

(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: MAR 13 2015
 (enter date affidavit is notarized)

1269726

for Application No. (s): RZ 2014-PR-018
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The BC Consultants, Inc. Agent: Peter L. Rinek	12600 Fair Lakes Circle, Suite 100 Fairfax, VA 22033	Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress (former) David R. Gill Jonathan P. Rak Gregory A. Riegler Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow (former) Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(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: MAR 13 2015
(enter date affidavit is notarized)

126972 b

for Application No. (s): RZ 2014-PR-018
(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)
The Evergreene Companies, LLC
3684 Centerview Drive, Suite 120
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 SHAREHOLDERS: (enter first name, middle initial, and last name)

\Cappellini, LLC Robert K. Davis
Ricketts, LLC
LW Carter, LLC

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

\Robert Cappellini, Jr., President; Keith W. Jones, Secty.; Joseph H. Ricketts, III, CFO/Treas.

\Managers: Robert Cappellini, Jr.; Lionel W. Carter; Joseph H. Ricketts, III

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

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

Rezoning Attachment to Par. 1(b)

DATE: MAR 13 2015
(enter date affidavit is notarized)

126972b

for Application No. (s): RZ 2014-PR-018
(enter County-assigned application number (s))

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

Cappellini, LLC
8408 Link Hills Loop
Gainesville, VA 20155

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)

Robert Cappellini, Jr.
Kathi Cappellini

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)

Ricketts, LLC
43106 Kingsport Drive
Leesburg, VA 20176

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)

Joseph H. Ricketts, III
Sara E. Ricketts

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: MAR 13 2015
(enter date affidavit is notarized)

126972b

for Application No. (s): RZ 2014-PR-018
(enter County-assigned application number (s))

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

LW Carter, LLC
8112 Willingboro
Gainesville, VA 20155

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)

Lionel W. Carter
Shellie Carter

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)

The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, VA 22033

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)

James H. Scanlon

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: MAR 13 2015
(enter date affidavit is notarized)

126972b

for Application No. (s): RZ 2014-PR-018
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

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

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

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

Rezoning Attachment to Par. 1(c)DATE: MAR 13 2015
(enter date affidavit is notarized)

126972 b

for Application No. (s): RZ 2014-PR-018
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

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

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

Rezoning Attachment to Par. 1(c)DATE: MAR 13 2015
(enter date affidavit is notarized)

12LA72b

for Application No. (s): RZ 2014-PR-018
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

McIntyre, Charles W.	Rak, Jonathan P.	Stallings, Thomas J.
McKinnon, Michele A.	Reid, Joseph K., III	Steen, Bruce M.
McLean, David P.	Richardson, David L.	Stein, Marta A.
McLean, J. D.	Riegle, Gregory A.	Stone, Jacquelyn E.
McNab, S. K.	Riley, James B., Jr.	Swan, David I.
McRill, Emery B.	Riopelle, Brian C.	Symons, Noel H.
Michalik, Christopher M.	Roberts, Manley W.	Tackley, Michael O.
Milianti, Peter A.	Robinson, Stephen W.	Tarry, Samuel L., Jr.
Miller, Amy E.	Roesenthaler, Michael J.	Taylor, R. T.
Moldovan, Victor L.	Rogers, Marvin L.	Thanner, Christopher J.
Muckenfuss, Robert A.	Rohman, Thomas P.	Thornhill, James A.
Mullins, P. T.	Ronn, David L.	Van Horn, James E.
Murphy, Sean F.	Rosen, Gregg M.	Vance, Robin C.
Nahal, Hardeep S.	Russo, Angelo M.	Vaughn, Scott P.
Natarajan, Rajsekhar (nmi)	Rust, Dana L.	Vick, Howard C., Jr.
Neale, James F.	Satterwhite, Rodney A.	Viola, Richard W.
Nesbit, Christopher S.	Scheurer, Philip C.	Wade, H. L., Jr.
Newhouse, Philip J.	Schewel, Michael J.	Walker, John T., IV
O'Grady, John B.	Schmidt, Gordon W.	Walker, Thomas R.
Oakey, David N.	Sellers, Jane W.	Walker, W. K., Jr.
Older, Stephen E.	Sethi, Akash D.	Walsh, Amber M.
Oostdyk, Scott C.	Shelley, Patrick M.	Westwood, Scott E.
Padgett, John D.	Simmons, L. D., II	Whelpley, David B., Jr.
Parker, Brian K.	Simmons, Robert W.	White, H. R., III
Perzek, Philip J.	Slaughter, D. F.	White, Walter H., Jr.
Phillips, Michael R.	Slone, Daniel K.	Wilburn, John D.
Pryor, Robert H.	Spahn, Thomas E.	Williams, Steven R.
Pumphrey, Brian E.	Spitz, Joel H.	Woodward, Michael B.
Pusateri, David P.	Spivey, Angela M.	Wren, Elizabeth G.

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

Rezoning Attachment to Par. 1(c)

DATE: MAR 13 2015
(enter date affidavit is notarized)

126972b

for Application No. (s): RZ 2014-PR-018
(enter County-assigned application number (s))

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

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

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

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

(Former Equity Partner List)

- Alphonso, Gordon R.
- Becket, Thomas L.
- Gibson, Donald J., Jr.
- Heberton, George H.
- Kerr, James Y., II
- Kittrell, Steven D.

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

REZONING AFFIDAVIT

DATE: MAR 13 2015
(enter date affidavit is notarized)

1269726

for Application No. (s): RZ 2014-PR-018
(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: MAR 13 2015
(enter date affidavit is notarized)

1269726

for Application No. (s): RZ 2014-PR-018
(enter County-assigned application number(s))

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

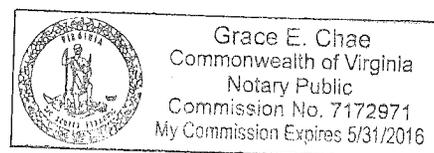
[Signature]
 Applicant Applicant's Authorized Agent

Scott E. Adams, Esquire
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 13th day of March, 2015, in the State/Comm. of Virginia, County/City of Fairfax

[Signature]
Notary Public

My commission expires: 5/31/2016



NARRATIVE STATEMENT OF JUSTIFICATION

2701 CHAIN BRIDGE ROAD
THE EVERGREENE COMPANIES, LLC.

July 22, 2014
March 23, 2015

Pursuant to Section 1-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), the Evergreene Companies, LLC (the "Applicant"), hereby request approval of a rezoning application from the R-1 to the R-4 zoning district as further described below.

I. Existing Conditions

The Applicant is the contract purchaser of one (1) parcel consisting of 1.29 acres in the Providence Magisterial District, which is identified among the Fairfax County tax map records as 48-1-((01))-0050 (the "Property"). The Property is currently vacant and has access directly onto Chain Bridge Road.

The Property is surrounded on three sides by residential developments containing single-family homes. The homes to the east and west of the Property are similar to the proposal under this application. A Verizon switching station is located south of the Property.

II. Proposed Development

The Applicant requests a rezoning to the R-4 zoning district to permit the development of four (4) single-family detached dwellings and one (1) common area parcel at a density of 3.12 du/acre. The houses would have access to Sutton Road via a shared driveway. The existing access point to Chain Bridge Road would be removed.

III. Comprehensive Plan

The subject Property is located within the Vienna Planning District, V-5 Nutley Community Planning Sector. The Nutley Community Planning Sector generally recommends that new infill residential development "should be of a compatible use, type and intensity" with the existing stable residential neighborhoods. Consistent with that recommendation, the Comprehensive Plan Map recommends residential development at a density of 3-4 dwelling units per acre.

The Applicant proposes infill development of four (4) single-family detached dwellings at a density of 3.12 dwelling units per acre. The proposal is in conformance

with the Comprehensive Plan recommendation and is at the lower end of the recommended density range.

IV. Residential Development Criteria

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

A. Site Design

i. Consolidation

The Property is bounded by streets on two sides and fully developed parcels on its remaining boundaries. There is no realistic opportunity for consolidation in this case. However, the proposed project does not preclude any future redevelopment of surrounding properties by others.

ii. Layout

The proposed layout integrates the elements of open space, landscaping, and a functional quality design in a manner that conforms to the Plan recommendations and the surrounding neighborhood. All lots relate side yard to side yard with each other. Additionally, they are appropriately oriented toward Chain Bridge Road, even though access is provided from Sutton. The houses further relate side yard to side yard with existing homes to the west on Chain Bridge Road and front to front with the existing home across Chain Bridge Road. The proposed lots also include usable front and rear yards that can accommodate decks and accessory structures.

iii. Open Space

The Zoning Ordinance does not require open space in conventional R-4 zoning districts. However, open space is provided on the parcel containing the proposed BMP facility.

iv. Landscaping

Landscaping will be provided throughout the site and on individual lots. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation. The landscaping is designed to screen the proposed houses from Chain Bridge Road and to provide screening from the adjacent Verizon switching station.

v. Amenities

A trail is proposed along Chain Bridge Road that will connect with the existing sidewalk system to the east.

B. Neighborhood Context

The proposed homes fit into the fabric of the adjacent neighborhoods and are a natural extension of the existing development pattern. The development has appropriate transitions to adjacent uses through the use of screening and landscaping. Setbacks are provided in conformance with the R-4 zoning district requirements. Additionally, the proposed homes are oriented appropriately toward Chain Bridge Road and the existing single-family homes adjacent to the Property. The proposed homes will utilize high quality materials and design. Further, the bulk and massing of the proposed homes are in harmony with the recent construction in the surrounding neighborhood.

C. Environment

Stormwater management will be provided using BMPs and LID methods. Stormwater will be handled primarily through the use of an infiltration trench designed to meet the current PFM requirements.

D. Tree Preservation and Tree Cover Requirements.

Tree cover requirements will be met through a combination of tree preservation and tree plantings as further depicted on the CDP/FDP.

E. Transportation

The Applicant proposes safe and adequate access to the adjacent road network by relocating access from Chain Bridge Road to Sutton Road. The Property currently has direct access to Chain Bridge Road. The proposed development will shift that access to Sutton Road via a private shared driveway. This will reduce traffic accessing directly onto Chain Bridge Road.

Pedestrian access will be provided by a trail along Chain Bridge Road. These sidewalks connect to the existing sidewalks east of the Property on Chain Bridge Road.

F. Public Facilities

The proposed homes will be served by existing public facilities and are not anticipated to have a measurable impact on public facilities. Contributions to public schools and parks will be addressed in the proffers and provided in accordance with formulas adopted by the Board of Supervisors.

G. Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the proposed development. A contribution for affordable housing will be provided in accordance with policies adopted by the Board of Supervisors.

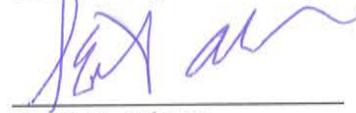
H. Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property.

V. Conclusion

To the best of the Applicant's knowledge, no waivers are required for the proposed development. The proposed development complies with all applicable standards and regulations. There are no hazardous or toxic substances to be generated, utilized, stored treated, and/or disposed of on site

Respectfully Submitted,



Scott E. Adams
Agent



County of Fairfax, Virginia

MEMORANDUM

DATE: February 23, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ 2014-PR-018**
The Evergreen Companies – 2701 Chain Bridge Road

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan as revised through February 13, 2015. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

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

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

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

- Environmentally-sensitive siting and construction of development;

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC[®]] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS[®]] program or other equivalent programs with third party certification). An equivalent program is one that is

independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

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

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 11-12:

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

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

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The Comprehensive Plan provides guidance recommending attainment of green building certification involving zoning proposals for residential development. A number of green building development options are available for utilizing multiple green building concepts as recommended by the Comprehensive Plan, such as, LEED-Homes, EarthCraft and National Green Building Standard (NGBS) with the Energy Star path for energy performance. The applicant has provided a commitment to develop the property with options to pursue either EarthCraft or NGBS with the Energy Star path. Either of these options would meet the recommendations of the Comprehensive Plan for green building development. Staff feels that the proposed measures satisfy staff's recommendations on this issue.

Noise

The proposed development includes frontage on a portion of Chain Bridge Road (Route 123). Chain Bridge Road is a four-lane median divided roadway in this area, which can experience high traffic volumes with a mixture of vehicles including passenger vehicles, trucks and buses. Staff has expressed concerns to the applicant that the traffic noise impacts from this roadway might exceed 75 dBA Ldn. Current Comprehensive Plan guidance does not support residential development in areas impacted by noise at or above 75 dBA Ldn. As a result of this concern, staff had requested that the applicant provide a noise study to determine the extent of noise impacts to the proposed development.

A noise study was prepared by Hush Acoustics LLC and submitted to staff for review. The study concluded that noise levels would exceed 65 dBA Ldn without a noise barrier. The study also determined that noise levels "will be as high as 69.2 dB at the facades of the houses." The noise study concluded that a barrier designed to shield a portion of the rear yard for proposed Lot 4 would reduce noise in all of the rear yards to levels below 65 dB. However, the study also seemed to suggest that noise levels for the rear yard of Lot 1 would be highest, but no noise barrier was proposed for the rear yard of Lot 1. The study indicated that constructing a barrier to shield a portion of the rear yard for Lot 4 would result in sound levels of up to 64.9 dB for Lot 1. This is just below the Comprehensive Plan guidance of 65 dBA for outdoor noise levels. It appears that the noise barrier proposed for Lot 4 will be located entirely on that lot and will become the responsibility of that property owner. If the barrier should fall into disrepair or simply be removed by this property owner, then there would be no noise mitigation for the rear yards of the other proposed lots.

The applicant should be encouraged to explore alternatives which ensure adequate noise shielding for all lots in a manner that is more manageable for all of the proposed lots for the

foreseeable future. The applicant should also commit to provide a refined acoustical analysis at the time of subdivision plan submission in order to determine appropriate noise mitigation measures for each of the proposed dwellings as that was not included as part of the current study provided for staff at this time.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: January 15, 2015

TO: Suzanne Wright, Planner III
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: 2701 Chain Bridge Road; RZ 2014-PR-018

RE: Request for assistance dated January 9, 2015

This review is based on the Generalized Development Plan (GDP) RZ 2014-PR-018 stamped “Received, Department of Planning and Zoning, January 8, 2015.”

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted GDP were provided to DPZ in the memos dated October 17, 2014, and December 12, 2014. Several comments and recommendations contained in the previous memos were not adequately addressed and are similar to the following comments and recommendations. An additional comment and recommendation is provided to address the tree preservation target deviation request.

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

Recommendation: A directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director if DPWES, to permits a deviation from the tree preservation target percentage should be obtained.

2. Comment: The 150 sq. ft. of 10-year tree canopy credit claimed for the 6 ft. ht. Category III evergreen trees and the 75 sq. ft. of 10-year tree canopy credit claimed for the 6 ft. ht. Category II evergreen trees, as identified in the Plant Schedule on sheet 5, are incorrect. In order to claim 150 sq. ft. and 75 sq. ft. of 10-year tree canopy credit, Category III and Category II evergreen trees shall have a minimum height of 8 ft.



Recommendation: The Plant Schedule on sheet 5 should be revised to provide an 8 ft. ht. size specification for the Category II and Category III evergreen trees.

3. **Comment:** The draft proffers dated January 5, 2015, do not include the “Natural Landscaping” proffer.

Recommendation: Obtain proffer language similar to the following to promote natural landscaping:

Natural Landscaping: “The first submission of the site/subdivision plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75 percent of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs.
- Plant trees in areas to contribute to energy conservation for the dwelling on each lot, as depicted in Plate 4-12 of the Public Facilities Manual.
- Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.”
- Landscaping implemented with the subdivision plan can be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees, as may occur in a multi-layered wooded environment.
- Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.”

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #:196860

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: March 3, 2015

TO: Ms. Suzanne Wright, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III 
Forest Conservation Branch, DPWES

SUBJECT: 2701 Chain Bridge Road; RZ 2014-PR-018

This review is based on the Generalized Development Plan (GDP) RZ 2014-PR-018 stamped "Received, Department of Planning and Zoning, February 13, 2015."

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted GDP were provided to DPZ in memos dated October 17, 2014, December 12, 2014 and January 15, 2015. Two comments and recommendations contained in the previous memos were not adequately addressed and are restated in the following comments and recommendations.

1. Comment: The draft proffers do not include the "Natural Landscaping" proffer.

Recommendation: Obtain proffer language similar to the following to promote natural landscaping:

Natural Landscaping: "The first submission of the site/subdivision plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

- Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75 percent of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs.
- Plant trees in areas to contribute to energy conservation for the dwelling on each lot, as depicted in Plate 4-12 of the Public Facilities Manual.



2701 Chain Bridge Road
RZ 2014 PR-018
March 3, 2015
Page 2 of 2

- Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.”
 - Landscaping implemented with the subdivision plan can be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees, as may occur in a multi-layered wooded environment.
 - Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.”
2. **Comment:** A deviation from the tree preservation target has been requested in the GDP that states one or more of the justifications listed in Chapter 122-2-3-(b) of the County Code, along with a narrative that provides a site-specific explanation of why the tree preservation target cannot be met. The Urban Forest Management Division has reviewed the request and justification and does not object to the proposed deviation.

Recommendation: A directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director if DPWES, to permits a deviation from the tree preservation target percentage should be obtained.

Please feel free to contact me with any questions or concerns.

CSH/

UFMDID #: 196860

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: January 28, 2015

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Zoning Application No.: RZ 2014-PR-018
The Evergreen Companies, LLC (aka, 2701 Chain Bridge Rd)
Generalized Development Plan (dated January 6, 2015)
LDS Project No.: 007965-ZONA-004-1
Tax Map No.: 048-1-01-0050
Providence District

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

Note: The Stormwater Management Ordinance (SWMO – County Code, Chapter 124) Article 4 technical design criteria, and the current Public Facilities Manual (PFM), have been considered in the preparation of the comments that follow.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

Floodplains

There are no regulated floodplains on the property/site.

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-2). One onsite infiltration facility (Level 2 design) has been proposed as the combined SWM/BMP practice by which the project will meet its phosphorus reduction requirements. A preliminary VRRM (Virginia Runoff Reduction Method) analysis has been included in the Generalized Development Plan to support the design engineer's expectation that the Level 2 infiltration

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



facility should provide sufficient water quality compliance. Calculation and design details will be reviewed at the final design/site plan stage.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). One onsite infiltration facility has been proposed as the combined SWM/BMP practice by which the project will meet its detention requirements. A preliminary design analysis has been included in the Generalized Development Plan, which identifies that there is to be no release of surface flow from the proposed infiltration facility for all events less than or equal to the 10-yr. Therefore, it appears it is the design intent to retain and infiltrate the entire 10-yr/24-hr runoff volume for a contributing drainage area of about 0.92 ac. The total allowable site discharges for the 1-, 2- & 10-yr events are also to be constrained by the methodology identified in SWMO 124-4-4.B.3.a. Calculation and design details will be reviewed at the final design/site plan stage.

Note that the NOAA Atlas 14, Vienna, VA, rainfall data will need to be used, and facility-location-specific infiltration testing (per PFM 4-0700) will need to be conducted, for the development of the final infiltration facility design. Also, the adjusted CN values generated in the VRRM spreadsheet cannot be used for the water quantity design of the infiltration facility, as these lower values already incorporate the effects of the removal of the appropriate water quality runoff volume by the facility. The weighted CN values must be used for the infiltration facility design. Finally, the RV_DEVELOPED parameter must be the total runoff volume for the post-development condition prior to any runoff reduction and/or detention – this runoff volume will always be greater than the runoff volume associated with the “good forested” condition.

Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this proposed project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). A preliminary Outfall Narrative has been included, and has identified two site outfalls. Both outfalls ultimately drain to and through a large segment of the Nottoway Park stormwater conveyance system located within the extent of outfall review defined for the project. However, erosion and bed & banks issues currently exist along the Park’s conveyance system. These outfall issues should, though, be adequately mitigated for the site with the proposed reductions in total allowable 1-, 2- & 10-yr site discharges (per SWMO 124-4-4.B.3.a). The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

Stormwater Planning Comments

This site is located in the Accotink Creek Watershed, with a small portion of the northwestern corner of the property in the Accotink-Mainstem 1 Water Management Area (WMA) and the remainder of the site in the Accotink-Hunters Branch WMA. A BMP/LID project (AC-9555) has been identified for implementation within subwatershed AC-HB-0025, in Nottoway Park along a tributary to Hunter Branch, and is located about 3300’ downstream from the site’s natural outfall

Suzanne Wright, Staff Coordinator
Zoning Application No.: RZ 2014-PR-018
January 28, 2014
Page 3 of 3

location. However, with reduced post-development discharges and phosphorus loads, the site should have little impact on the future County project.

Dam Breach

The property is not located within a dam breach inundation zone.

Miscellaneous

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMP specifications. Virginia DEQ Stormwater Design Specification No. 8, in combination with PFM 6-1303, must be used for the design of the proposed Level 2 infiltration facility.

Please contact me at 703-324-1720 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

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



County of Fairfax, Virginia

DATE: October 15, 2014

TO: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ 2014-PR-018 (The Evergreen Companies, LLC)

After reviewing the application, we have only one comment to be considered. Health Department records indicate that there was an existing well on 2701 Chain Bridge Rd, Lot 50, which may have not been abandoned. The application states that the lot is vacant. If a well is encountered during the development of this property, the owner must call the Health Department immediately to obtain a permit to properly abandon the existing well.

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





County of Fairfax, Virginia

MEMORANDUM

DATE: February 20, 2015

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

CC: Suzanne Wright, Staff Coordinator
Zoning Evaluation Division, Department of Planning & Zoning

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

FILE: RZ 2014-PR-018

SUBJECT: RZ 2014-PR-018 The Evergreene Companies, LLC
2701 Chain Bridge Road, Vienna, VA 22181
Tax Map: 048-1 ((1)) 0050

This Department has reviewed the subject application and Generalized Development Plan GDP dated July 2014 and revised through February 13, 2015, and offers the comments below. Proffer comments were submitted under separate cover.

- The applicant should dedicate ROW along Chain Bridge Road to create a tapered half-section generally ranging from 61 feet at the west boundary to 73.5 feet near the intersection with Sutton Road. The 5-foot wide pedestrian walkway should be constructed in its ultimate location, per VDOT review and approval. This ROW dedication and pedestrian walkway improvement should be included in the proffers.
- The applicant should dedicate approximately 14.5 feet of property frontage along Sutton Road to create a 68-foot wide half-section. The applicant proposes to construct a service drive, curb and gutter, and a 5-foot wide pedestrian walkway with buffers on Sutton Road, per VDOT review and approval. Dedication of the additional ROW would allow these improvements to be wholly located within VDOT right-of-way. This ROW dedication and improvements construction should be included in the proffers.
- The applicant should construct vehicle and pedestrian improvements without any hindrances and/or pedestrian trip hazards from underground and surface hand- and manholes, gas valves, utility cabinets, and utility pole guy wires.
- The applicant should provide pedestrian walkways that are ADA accessible, as approved by DPWES.

MAD/RP

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





COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

March 17, 2015

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: RZ 2014-PR-018 The Evergreen Companies, LLC
Tax Map # 48-1((01))0050

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

I have reviewed the above plan submitted on February 18, 2015, and received on February 23, 2015. This plan appears to correctly indicate all of the previously discussed dimensions for Sutton Road and Rt. 123. I have no additional comments related to this submission.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning2014-PR-018rz4EvergreenCoLLC3-17-15BB



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

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

DATE: October 9, 2014

SUBJECT: RZ 2014-PR-018, 2701 Chain Bridge Road (Evergreene Companies)
Tax Map Number: 48-1 ((1)) 50

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated September 8, 2014, for the above referenced application. The Development Plan shows four new single-family detached dwelling units on a vacant 1.28-acre parcel to be rezoned from the R-1 to R-4 district. Based on the average single-family detached household size of 2.99 in the Vienna Planning District, the development could add 12 new residents to the Providence Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

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

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Nottoway, Oakton Community, Blake Lane, Borge Street, and Oak Marr Parks) meet only a portion of the demand for parkland generated by residential development in the Vienna area. In addition to parkland, the recreational facilities in greatest need in this area include rectangle fields, youth baseball diamonds, sport courts, playgrounds, neighborhood skate parks, and trails.

Recreational Impact of Residential Development:

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$10,716 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Cultural Resources Impact:

The parcels were subjected to archival cultural resources review. Structures were noted on historic 1937 aerial photography of the parcel. The parcel has high potential to contain significant historic resources. Therefore the Park Authority recommends the parcel undergo a Phase I archaeological survey in order to determine the presence or absence of archaeological resources. If significant sites are found, it is recommended they undergo Phase II archaeological testing in order to determine eligibility for inclusion onto the National Register of Historic Places. If sites are found eligible, avoidance or Phase III data recovery is recommended.

For any archaeological work done, please forward reports the Cultural Resource Management and Protection Branch (CRMP) of the Fairfax County Park Authority at 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. The Applicant should submit one hard copy report as well as a digital copy on disc. For artifact catalogues, please include the data base in Access TM format, as well as digital photography, architectural assessments, including line drawings.

SUMMARY OF RECOMMENDATIONS

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

- Contribute \$10,716 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.
- Conduct a Phase I archaeological survey (and any needed follow up studies) in order to determine the presence or absence of archaeological resources.

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

FCPA Reviewer: Andrea L. Dorlester
DPZ Coordinator: Suzanne Wright

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Suzanne Wright, DPZ Coordinator
Chron File
File Copy



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

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

October 17, 2014

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

FROM: Aimee Holleb, Assistant Director *AH*
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2014-PR-018, The Evergreen Companies, LLC

ACREAGE: 1.28 acres

TAX MAP: 48-1 ((1)) 50

PROPOSAL:

The application requests to rezone the site from R-1 to R-4 district. The proposal would permit a maximum of 4 single family detached houses. Under the current R-1 zoning, the site could be developed with 1 single family detached house.

ANALYSIS:

School Capacities

The schools serving this area are Marshall Road Elementary, Thoreau Middle, and Madison High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2013 / 2018	Enrollment (9/30/13)	Projected Enrollment 2014-15	Capacity Balance 2014-15	Projected Enrollment 2018-19	Capacity Balance 2018-19
Marshall Road ES	586 / 900	683	680	220	743	157
Thoreau MS	816 / 1,350	843	884	-68	950	400
Madison HS	2,059 / 2,059	1,984	2,101	-42	2,338	-279

*Capacities based on 2015-2019 Capital Improvement Program (December 2013)
Project Enrollments based on 2013-14 to 2018-19 6-Year Projections (April 2013)*

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2018-19 and are updated annually. At this time, if development occurs within the next five years, Marshall Road and Thoreau are projected to have surplus capacity; Madison is projected to have capacity deficits. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2015-19 Capital Improvement Program (CIP) includes funded capacity enhancements to be completed at Marshall Road in FY 2015, funded renovation and capacity enhancements to be completed at Thoreau in FY 2017.

Development Impact

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

Existing (Potential By-right)

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

0 total

2012 Countywide student yield ratios (September 2013)

Proposed

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

2 total

2012 Countywide student yield ratios (September 2013)

RECOMMENDATIONS:

Proffer Contribution

A net of 2 new students is anticipated (1 Elementary, 0 Middle, and 1 High). Based on the approved Residential Development Criteria, a proffer contribution of \$21,650 (2 x \$10,825) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

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

It is also recommended proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. The amount has decreased over the last several years because of the down turn in the economy and lower construction costs for FCPS. As a result, an escalation proffer would allow for payment of the school proffer based on either the current suggested per student proffer contribution at the time of zoning approval or the per student proffer contribution in effect at the time of development, whichever is greater. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

Proffer Notification

It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

AJH/gjb

Attachment: Locator Map

cc: Patty Reed, School Board Member, Providence District
Pat Hynes, School Board Member, Hunter Mill District
Kathy Smith, School Board Member, Sully District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Douglas Tyson, Assistant Superintendent, Region 1
Kevin Sneed, Special Projects Administrator, Design and Construction Services
Mark Merrell, Principal, Madison High School
Greg Hood, Principal, Thoreau Middle School
Jennifer Heiges, Principal, Marshall Road Elementary School

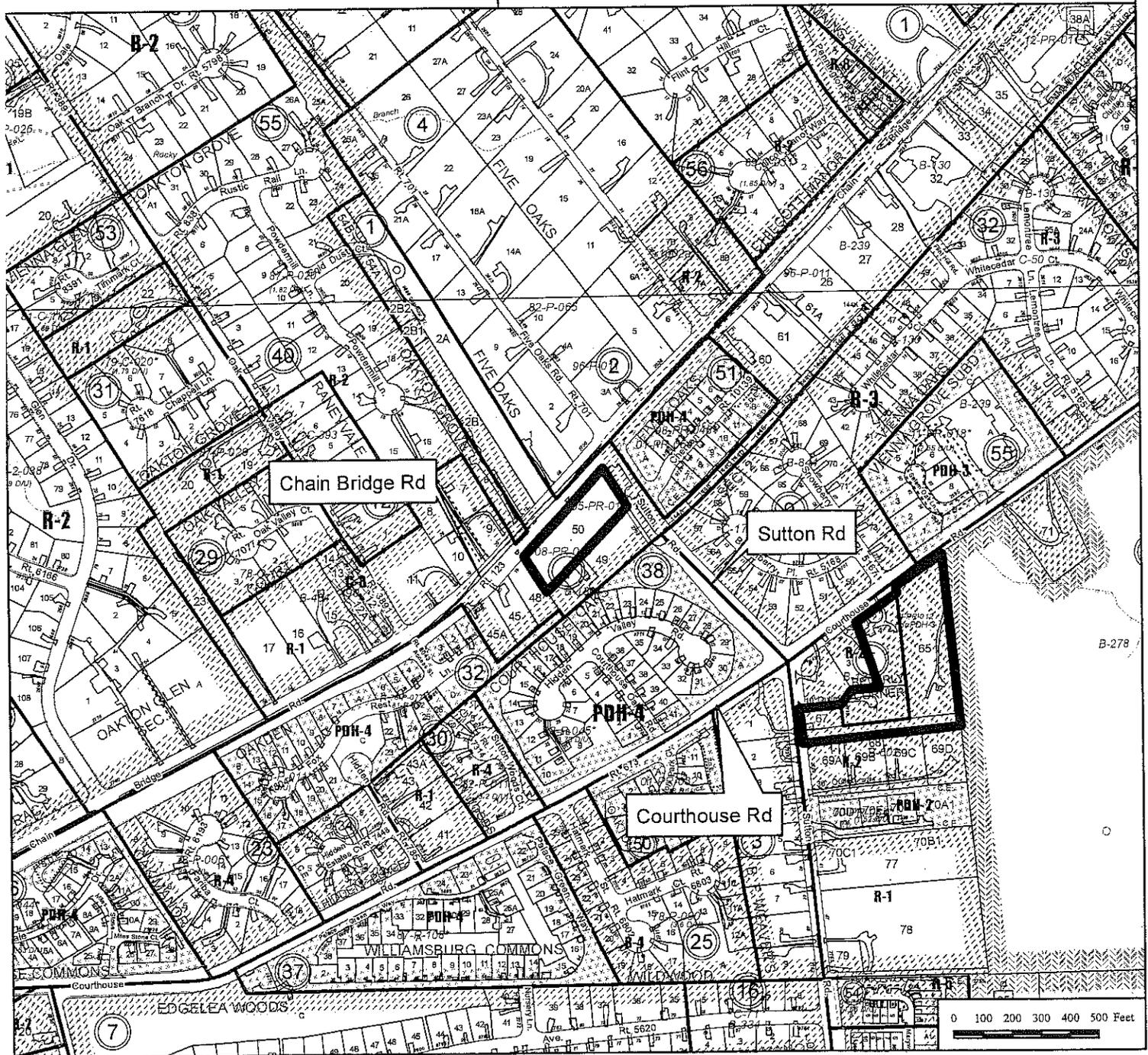
Rezoning Application

RZ 2014-PR-018



Applicant: THE EVERGREENE COMPANIES, LLC
Accepted: 09/16/2014
Proposed: RESIDENTIAL
Area: 1.28 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: SOUTH SIDE OF CHAIN BRIDGE ROAD, IN
THE SOUTHWEST QUADRANT OF ITS
INTERSECTION WITH SUTTON ROAD

Zoning: FROM R- 1 TO R- 4
Overlay Dist:
Map Ref Num: 048-1- /01/ /0050



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 29, 2014

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

Re: RZ 2014-PR-018
2701 Chain Bridge Road
Tax Map: 48-1

Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.
2. The closest water main available is an existing 12-inch diameter main located to the West of Chain Bridge Road (see the enclosed water system map).
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,



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

Enclosure

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation*: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

b) *Layout*: The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;
- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

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

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

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

3. Environment:

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

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the county, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and

sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

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

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.

- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.

- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

- The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.
- d) *Streets*: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the county.

Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the county or its communities. Some of these sites and structures have been 1) listed in, or determined eligible for listing in, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure or site within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed in, or having a reasonable potential as determined by the county, for meeting the criteria for listing in, the Fairfax County Inventory of Historic Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the county for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the county's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the “base level” of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the “high end” of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

**NONRESIDENTIAL
DEVELOPMENT CRITERIA**

While the Comprehensive Plan has no direct equivalent to the residential density range in areas planned for nonresidential or mixed uses, each rezoning application for such uses will be evaluated using pertinent development criteria, as found in the **Residential Development Criteria**, as a basis for such evaluation.

For commercial, industrial and mixed-use projects, fulfillment of Criterion #7 is based upon the provision of a number of units in appropriate residential projects, or land, or a contribution to the Housing Trust Fund sufficient for a number of units, determined in accordance with a formula established by the Board of Supervisors in consultation with the Fairfax County Redevelopment and Housing Authority.

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		